



The Town and Country Planning Act 1990
Approval of non-material change to a planning permission
Application Reference Number: PL/2026/01800
Decision Date: 14/05/2026

Applicant:	C/O Agent C/O Agent, C/O Agent, C/O Agent, C/O Agent, C/O Agent, C/O Agent
Particulars of Development:	Non Material Amendment to PL/2024/03204 - Various amendments to the Site, Building and Structures (Plantroom, Storage, Nitrogen Tanks, Bin and Racking Storage)
At:	Land at SouthPoint Business Park, Patterdown Road, Chippenham, SN15 2NU

I can confirm that having had regard to the effect of the proposed change, the Council is satisfied that the amendment is not material and accordingly has **APPROVED** the request for a non-material change to the planning permission. Any alterations to the conditions attached to the original planning permission as a result of this change are set out below.

Overall, even taken cumulatively with other changes, the proposals would have no material impact on the planning merits of the proposals including the character and appearance of the area, impact on adjoining land uses and biodiversity and as such it is considered that the changes are non-material. The proposed changes are considered to be a non-material amendment pursuant to s96A of the Town and Country Planning Act 1990. The application is therefore approved.

Condition 2 (amended):

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Masterplan SMC-AHR-EX-ZZ-D-L-008104 P23
Site Sections SMC-AHR-EX-ZZ-D-L-008141 P06
Sections Sheet 1 SMC-AHR-ZZ-ZZ-D-A-008301 P09
Sections Sheet 2 SMC-AHR-ZZ-ZZ-D-A-008302 P09
Ground Floor Plan SMC-AHR-ZZ-00-D-A-008201 P09
Roof Plan SMC-AHR-ZZ-RF-D-A-008203 P09
Elevations Sheet 1 SMC-AHR-ZZ-ZZ-D-A-008401 P13
Elevations Sheet 2 SMC-AHR-ZZ-ZZ-D-A-008402 P13

Upper-Level Plans SMC-AHR-ZZ-ZZ-D-A-008202 P08
(received 17 March 2026)

Boundary Treatment Plan SMC-AHR-EX-ZZ-D-L-008106 P17
Photos of the Test Track Control Equipment Enclosure
(received 30 April 2026)

Soft Landscape Masterplan SMC-AHR-EX-ZZ-D-L-008123 P07-B
Soft Landscaping Plan 02 SMC-AHR-EX-ZZ-D-L-008123 P06-B
(received 16 January 2026)

Site Location Plan SMC-AHR-EX-ZZ-D-A-008101 P07
Existing Site Plan SMC-AHR-EX-ZZ-D-A-008102 P06
(received 4 July 2024)

Arboricultural Method Statement (Arbtech AMS 01)
Tree Constraints Plan (Arbtech TCP01 Overview and Sheets 1-5)
Tree Protection Plan (Arbtech TPP 01 Overview and Sheets 1-5)
Framework Waste Management Plans -Occupation & Development
Framework Travel Plan SMC-ARUP-XX-XX-RP-OM-00002 C01
Noise Assessment SMC-ARUP-XX-XX-RP-OA-00001 P03
(received 28 March 2024)

REASON: For the avoidance of doubt and in the interests of proper planning

Condition 12 (amended):

No hard surfacing materials, railings, fences, gates, walls, bollards, other means of enclosure or ancillary external structures as indicated on the Site Masterplan SMCAHR-EX-ZZ-D-L-008104 P23 shall be constructed or erected within any phase of the development hereby permitted until details of their respective design, external appearance and decorative finish in respect of such phase have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

All hard landscaping shall be carried out in accordance with the approved details prior to the occupation of the relevant phase of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

This letter acts as official confirmation and therefore I suggest you attach it to the Decision Notice already in your possession.

Please note that this decision relates solely to the change described above. Any other change, regardless of whether or not it is shown on the Non-Material Amendment drawings, is not covered by this decision.

Nic Thomas - Director of Planning, Economy and Regeneration