

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01800
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	Land at SouthPoint Business Park, Patterdown Road, Chippenham, SN15 2NU
DEVELOPMENT DESCRIPTION:	Non Material Amendment to PL/2024/03204 - Various amendments to the Site, Building and Structures (Plantroom, Storage, Nitrogen Tanks, Bin and Racking Storage)
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

This is a proposal for non-material amendment to planning permission PL/2024/03204. This was a proposal for:

The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works.

The development has been commenced and from a site visit to the area in March 2026 the proposal has been substantially implemented. The NMA has been set out in detail within the covering letter, detailing that the development will be occupied in the Spring of 2026. The proposed non-material amendments seek to cover amendments that have been made during the course of implementing this significant development. They need to be considered in the context of 2 previously granted non-material amendments.

The changes subject to this application include:

- Removal of bund (that was only granted as part of the first non-material amendment) and is no longer required to dispose of inert construction waste;
- Removal, alteration and addition of minor ancillary structures / plant such as LV Plant Room, LOC Storage, Nitrogen Tank, Bin Store and Racking Storage with associated alterations to hard and soft landscaping;
- Revisions to boundary treatments including main gates replaced with bollards; removal of security razor wire toppings; and removal of pedestrian turnstiles;
- Alternation and addition of minor ancillary structures / equipment to training yard and test track area including associated compounds;
- Reconfiguration of parking bays for purposes of manhole locations and accessibility;
- Changes to building elevation details including fenestration;
- Alterations to roof layout including plant, equipment, maintenance facilities and reduction in rooflights; and

- Internal floorplan changes.

PLANNING HISTORY

PL/2024/03204 - The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works. – Approved subject to conditions in October 2024

PL/2025/01624 – Various changes to planning permission PL/2024/03204 -The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works. – Approved on 19 March 2025

PL/2026/00317 - Non Material Amendment to PL/2024/03204 to Amendments to roof level terrace, including omission of a small section of upper level vertical cladding which frames the eastern staff entrance, removal of an area of raised flat roof and addition of two trees. – Approved on 13 February 2026

RELEVANT LEGISLATION AND GUIDANCE

Town and Country Planning Act 1990 (as amended):

- Section 96A: This section provides the legal basis for non-material amendments to an existing planning permission. It allows Local Planning Authorities (LPAs) to make changes to a planning permission without the need for a new application, provided that the changes are considered to be "non-material."
- The Act does not define "non-material," and it is at the discretion of the LPA to determine whether a proposed amendment qualifies as such, considering the specific context of the development and its impacts.

CONSULTATION

As an application for a non-material amendment is not a full planning application, the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity do not apply. Consequently, local planning authorities have discretion regarding whether and how to inform interested parties or seek their views.

Given that the changes proposed are by definition non-material, consultation or publicity are typically not required. Additionally, as the proposed amendments are minor in nature, there are generally no significant effects that would necessitate consideration under the

Environmental Impact Assessment Regulations 2011. In this instance, it has not been considered necessary to consult.

ASSESSMENT

Non-material amendments are changes that do not significantly alter the scheme's overall impact. They can involve minor adjustments to the design or other aspects of the development but should not fundamentally change its character, scale, or overall effect on the surrounding area.

Whilst the proposed changes to the scheme are numerous, even taken cumulatively with the 2 approved non-material amendments, overall the scheme is still considered to have accord with the original grant of planning permission and the nature of that development.

This NMA proposal would reverse an earlier NMA in relation to bunding in the north east of the site. This cannot be objectionable given the bunding wasn't on the original approval.

The plans detail a number of changes to minor ancillary structures and plant around the yard area, including the removal of some development and the inclusion of some new or updated development. These changes involve a very small area of additional hard standing to provide for the proposed nitrogen tank, and a far greater level of area to be given over to soft landscaping in light of removed built form. These changes are minor in the context of the overall development, even taken cumulatively with other changes. Many of the changes can be considered equivalent to details that would be provided by condition post-planning approval.

Alterations are proposed to boundary treatments and these pose no concerns and would result in no material difference to the overall appearance of the development or accessibility. These details are matters that can be covered by condition discharge too.

The changes in terms of parking are nominal and impact only a very limited proportion of the overall site parking. They are necessary for reasonable accessibility requirements and/or to allow for maintenance of drainage. They pose no concerns.

The proposed elevational changes to the main building are numerous but of a minor nature, including changes to roller shutter doors, ventilation of windows etc. They are all changes that inevitably occur on a scheme of this scale post the grant of planning permission and would not influence the decision to grant planning approval or the conditions that would be reasonable and necessary in relation to that.

In terms of the changes to the roof these would not have made a material difference to the grant of planning permission. They will not be perceived from ground level in proximity to the development and whilst they may be observed from a distance, they would not impact any planning interests and would be inconsequential to assessing planning merits of the scheme. Many of the changes are of a conditional nature in any event such as the details of PV provision.

The internal reconfigurations are noted. If they had occurred post development, then they would have been beyond planning control. In any event they pose no concerns and are

rationalisations of the design that inevitably occur post the grant of planning permission on a large-scale development such as this.

CONCLUSION

In conclusion it is recommended that the non-material amendment application be granted.

SUMMARY OF REASONS FOR RECOMMENDATION:

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.

Amended Plans subject of this decision:

The approved plans list in Condition 2 of PL/2024/3204 (previously amended twice) is now amended as follows -

Site Masterplan	SMC-AHR-EX-ZZ-D-L-008104	P19-B changes to revision P23
Site Sections	SMC-AHR-EX-ZZ-D-L-008141	P05-B changes to revision P06
Sections Sheet 1	SMC-AHR-ZZ-ZZ-D-A-008301	P07-A changes to revision P09
Sections Sheet 2	SMC-AHR-ZZ-ZZ-D-A-008302	P07-A changes to revision P09
Ground Floor Plan	SMC-AHR-ZZ-00-D-A-008201	P07-B changes to revision P09
Roof Plan	SMC-AHR-ZZ-RF-D-A-008203	P06-B changes to revision P09
Elevations Sheet 2	SMC-AHR-ZZ-ZZ-D-A-008402	P10-B changes to revision P13
Upper-Level Plans	SMC-AHR-ZZ-ZZ-D-A-008202	P06-B changes to revision P08
Elevations Sheet 1	SMC-AHR-ZZ-ZZ-D-A-008401	P10 changes to revision P13
Boundary Treatment Plan	SMC-AHR-EX-ZZ-D-L-008106	P12 changes to revision P17

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.