



Persimmon Homes Wessex
Verona House
Tetbury Hill
Malmesbury
Wiltshire
SN16 9JR
Tel: 01666 824 721

Your Ref: PL/2024/03667

Our Ref: 053/182

FAO Mr Kenny Green

Wiltshire Council Planning Department Central Hub
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN

5th May 2026

Dear Kenny,

Submission of Non-material amendment following approval of Reserved Matters application PL/2024/03667 (Erection of 193 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission 15/01800/OUT) in respect of Phase 3 of West Warminster Urban Extension

The Reserved Matters application for the third phase of the West Warminster extension was approved on the 12th December 2024, application reference PL/2024/03667. The application included the erection of 193 dwellings, public open space, landscaping and associated Infrastructure following Outline planning permission 15/01800/OUT.

Two further NMA applications have been submitted and approved;

PL/2025/02054 – Material layout update

PL/2025/07932 – Spine road crossing update

Since the planning approval, updated fire appliance vehicle tracking regulations have been issued that results in some amendments to the approved planning layout. In addition, one of the proposed house types has been removed from the product range. As such, Persimmon Homes seek approval via a Non-Material Amendment to incorporate these revisions.

Fire appliance turning

Amendments are required to the layout of four private drives to incorporate fire appliance turning following the update to recent guidance issued by NHBC. The four locations are listed below;

- Turning facility introduced for access to plots 314 - 315
- Turning facility introduced for access to plots 324 - 327
- Turning facility introduced for access to plots 365 - 366
- Turning facility introduced for access to plots 375 - 378

In all of these locations, the associated plot parking spaces have moved back to create the turning facility without needing to amend plot positioning. It is also highlighted that plot P324 has been handed, and the parking moved to the eastern edge of the plot to better facilitate the appliance turning area. These four areas are highlighted in the following four extracts;

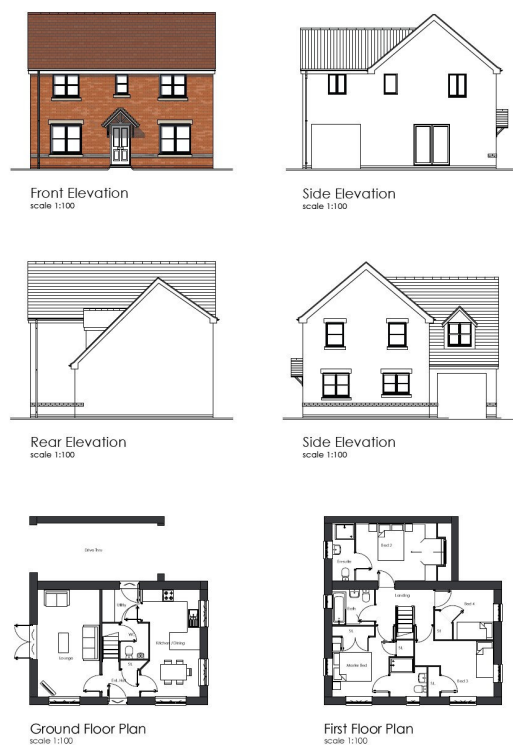


Barnwood DT houstype - plots 328, 332, 356 and 366

The Barnwood DT houstype has been removed from the product range and is no longer included at Jubilee Gardens. As such, these four dwellings included within phase P3 are proposed to be amended to Barnwood houstypes. The Barnwood DT included a side carport with first floor accommodation above – this is not included on the standard Barnwood, and instead simply has side parking with a detached garage.

Updated floor plans and elevations are provided for plots 328, 332, 356 and 336, and below is a comparison between the old and new houstype to demonstrate how the overall size and scale of the house is reduced. The Barnwood houstype is already provided elsewhere on site, and this amendment would increase the total number of this houstype from 8 to 12. The total number of units within this phase of development remains unchanged.

Barnwood DT;



Barnwood;



Summary

Under section 96 of the Town and County Planning Act 1990 (TCPA), a local planning authority may make a change to any planning permission if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change on the planning permission as originally granted. This

power also allows for changes to a permission that imposes new conditions or removes or alters existing conditions. To reiterate;

- The proposed amendment does not breach any conditions of the planning permission
- The proposed amendment does not increase the height, overall mass or quantity of the previously approved development

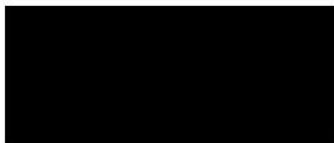
This change is considered to be minor and is appropriate to be dealt with under section 96 of the TCPA 1990. Persimmon Homes therefore request that the approved documents schedule referred to within Condition 01 of Decision Notice PL/2024/03667 (dated 12th December 2024) is amended to reflect this proposed change to the planning layout. The following documents are provided which supersede the previously approved plans;

- 182.002 Rev K – Planning Layout 2 of 4
- Bw_Det_R25 Rev A Barnwood Detached Elevations
- Bw_Det_R25 Rev B Barnwood Detached Floor Plans

We have collated the updated list within a revised document schedule (Document Schedule Rev 1.6 dated 08/05/2026) which has been provided as part of the application. It is noted that this updated document schedule also includes the revised documents approved within NMA applications PL/2025/02054 and PL/2025/07932.

I would be pleased to provide hard copies of plans should this be of assistance. If you wish to discuss any of the above information please do not hesitate to contact me.

Yours sincerely,



Tom Bostock
Senior Planner

email: thomas.bostock@persimmonhomes.com

Persimmon Homes (Wessex)