



The Town and Country Planning Act 1990
Approval of non-material change to a planning permission
Application Reference Number: PL/2026/02756
Decision Date: 05/06/2026

Applicant:	Redcliffe Homes Limited 4 High Street, Chipping Sodbury, BS37 6AH
Particulars of Development:	Non material amendment on PL/2025/07732 to correct discrepancy between planning approval and affordable housing contract
At:	Rowden Park, Patterdown, Chippenham

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.

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.

Condition 1 (amended)

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

Street Elevations D-D, D1-D1 SE.03-02 D

Dwelling Materials Layout Phase 3 DML.03 A

(received 8 November 2023)

Phase 3 Infrastructure Plant Schedule 138-sch-3-001 B

Engineering Layout Sheet Location Plan 210164-RAP-XXXX-DR-C-3000 F

Engineering Layout Sheet 1 of 6 210164-RAP-XX-XX-DR-C-3001 F

Engineering Layout Sheet 2 of 6 210164-RAP-XX-XX-DR-C-3002 F

Engineering Layout Sheet 3 of 6 210164-RAP-XX-XX-DR-C-3003 F

Engineering Layout Sheet 4 of 6 210164-RAP-XX-XX-DR-C-3004 F

Engineering Layout Sheet 5 of 6 210164-RAP-XX-XX-DR-C-3005 F
Engineering Layout Sheet 6 of 6 210164-RAP-XX-XX-DR-C-3006 G
SE.03-04 B Coloured Street Elevations – Sections across Northern Path
SE.03-5 B Coloured Street Elevations L-L (Plot 105 to 107)
(received 18 October 2023)

Refuse Layout – Phase 3 RL.03 G
Parking Plan – Phase 3 PAP.03 G
Highway Sheet Location Plan C100 G
Highway Layout 3 of 6 C103 K
Highway Layout 5 of 6 C105 J
Long Section 8 of 14 C207 G
Long Section 9 of 14 C208 G
Long Section 11 of 14 C210 F
Long Section 13 of 14 C212 F
Drainage Sheet Location Plan C300 G
Drainage Layout 2 of 5 C302 G
Drainage Layout 4 of 5 C304 G
Flow Route Plan C307 G
Exceedance Flow Routes Plan – Phases 3 – 5 C308 D
Adoption Plan Layout Overview C500 F
Adoption Plan 1 of 2 C501 F
Adoption Plan 2 of 2 C502 F
Site Vehicle Tracking 1 of 2 C900 G
Site Vehicle Tracking 1 of 2 C901 G
(received 24 August 2023)

House Type - 5B8P - Elevations HT.5B8P.e D
House Type - 5B8P - Semi Detached -Elevations HT.5B8PSEM.e D
(received 17 July 2023)

Coloured Street Elevations – Phase 3 CSE.03 E
House Type - Axminster - Elevations, Option -3 HT.AXM-3.eB
House Type - Axminster - Floor Plans HT.AXM.p D
House Type - Banbury - Elevations, Option - 1 HT.BAN-1.e c
House Type - Banbury - Floor Plans HT.BAN.p D
House Type - Dyrham - Elevations, Option - 1 HT.DYR-1.Ed
House Type - Dyrham - Floor Plans HT.DYR.p C
House Type - Foxham - Elevations, Option - 1 HT.FOX-1.e C
House Type - Foxham - Floor Plans HT.FOX.p D
House Type – Lowden – Elevations, Option – 3 HT.LOW-3.e C
House Type - Lowden - Floor Plans HT.LOW.p D
House Type - Sherston - Elevations, Option 1 HT.SHER-1.e E
House Type - Sherston - Elevations, Option 3 HT.SHER-3.e E
House Type - Sherston - Floor Plans HT.SHER.p E
House Type - Sherston - Semi Detached Option 3 Elevations HT.SHER-SEM-3.e D
House Type - Sherston-Sem - Floor Plans HT.SHER-SEM.p E
House Type - Wimbourne - Elevations, Option – 1 HT.WIM-1.e D
House Type - Wimbourne - Elevations, Option- 2 HT.WIM-2.e D
House Type - Wimbourne - Floor Plans HT.WIM.p C
House Type - York - Elevations, Option 1 HT.YORK-1.e E
House Type - York - Floor Plans HT.YORK.p E
Two Bed Maisonette Elevations, Option 1 HT.2BM-1.e B
House Type - 2 Bed Maisonette - Floor Plan HT.2BM.p D
Two Bed Maisonette – Variation A Elevations, Option 1 HT.2BMA1.e B

Two Bed Maisonette – Variation A Elevations, Option 2 HT.2BMA2.e B
House Type - 2 Bed Maisonette - Variation A - Floor Plan HT.2BM-A.p D
Two Bed Maisonette – Block Elevations HT.2BMBlk.e B
House Type - 2B4P Option 1 – Elevations HT.2B4P-1.e C
House Type - 2B4P Option 2 – Elevations HT.2B4P-2.e B
House Type - 2B4P - Floor Plans HT.2B4P.p D
House Type – 2B4P – Variation A – Elevations, Option 2 HT.2B4P-A-2.e B
House Type - 2B4P - Variation A - Floor Plans HT.2B4PA.p C
House Type - 3B5P - Option 1 – Elevations HT.3B5P-1.e D
House Type - 3B5P - Option 2 – Elevations HT.3B5P-2.e C
House Type - 3B5P - Floor Plan HT.3B5P.p D
House Type - 3B5P Variation A - Option 2 – Elevations HT.3B5P-A-2.e C
House Type - 3B5P - Variation A - Floor Plans HT.3B5PA.p D
House Type - 4B6P Option 2 – Elevations HT.4B6P-2.e B
House Type - 4B6P Option 3 – Elevations HT.4B6P-3.e C
House Type - 4B6P - Floor Plan HT.4B6P.p C
House Type - 4B6P Variation A – Elevations HT.4B6PA.e C
House Type - 4B6P Variation A - Floor Plans HT.4B6PA.p C
House Type - 5B8P - Semi Detached – Floor Plans HT.5B8PSEM.p B
Highway Layout 1 of 6 C101 G
Highway Layout 2 of 6 C102 G
Highway Layout 4 of 6 C104 G
Highway Layout 6 of 6 C106 F
Long Section 1 of 14 C200 E
Long Section 2 of 14 C201 E
Long Section 3 of 14 C202 E
Long Section 4 of 14 C203 E
Long Section 5 of 14 C204 E
Long Section 6 of 14 C205 E
Long Section 7 of 14 C206 E
Long Section 10 of 14 C209 E
Long Section 12 of 14 C211 E
Long Section 14 of 14 C213 E
Drainage Layout 1 of 5 C301 E
Drainage Layout 3 of 5 C303 E
Drainage Layout 5 of 5 C305 E
Flood Routing Plan C306 E
(received 24 February 2023)

House Type - Axminster - Elevations, Option -1 HT.AXM-1.e C
House Type - Axminster - Elevations, Option -2 HT.AXM-2.e C
House Type - Foxham - Semi Detached – Floor Plans HT.FOX-SEM.p B
House Type - Lowden - Elevations, Option – 1 HT.LOW-1.e C
House Type - Sherston - Semi Detached Option 1 Elevations HT.SHER-SEM-1.e B
Two Bed Maisonette Elevations, Option 2 HT.2BM-2.e A
Phase 3 Plot Landscape Plant Schedule 138-SCH-3-002 C
(received 23 May 2022)

Location Plan – Phase 3 LP.03 B
House Type - Foxham - Semi Detached - Elevations HT.FOXSEM.e A
House Type - 4B6P Option 1 – Elevations HT.4B6P-1.e B
House Type - 5B8P - Floor Plans HT.5B8P.p B
Garage G01 - Floor Plans and Elevations GAR.01.pe B
Garage G02 - Floor Plans and Elevations GAR.02.pe A
Garage G06 - Floor Plans and Elevations GAR.06.pe B

Garage G07 - Floor Plans and Elevations GAR.07.pe B
Garage G08 - Floor Plans and Elevations GAR.08.pe B
Garage G12 - Floor Plans and Elevations GAR.12.pe B
Garage G17 - Floor Plans and Elevations GAR.17.pe A
Garage G18 - Floor Plans and Elevations GAR.18.pe A
Garage G19 - Floor Plans and Elevations GAR.19.pe A
Arboricultural Impact Assessment Report Ref: 211129-1.2-RPP3-AIA-MW
Ecology Compliance Check engain ref: eg13547.014a
(received 16 December 2021)

Phase 3 Infrastructure Landscape Plan 1 of 3 138-3-010 W
Phase 3 Infrastructure Landscape Plan 2 of 3 138-3-011 Y
Phase 3 Infrastructure Landscape Plan 3 of 3 138-3-012 Z
Phase 3 Plot Landscape Plan Sheet 1 of 10 138-3-021 P
Phase 3 Plot Landscape Plan Sheet 2 of 10 138-3-022 R
Phase 3 Plot Landscape Plan Sheet 3 of 10 138-3-023 Q
Phase 3 Plot Landscape Plan Sheet 4 of 10 138-3-024 S
Phase 3 Plot Landscape Plan Sheet 5 of 10 138-3-025 S
Phase 3 Plot Landscape Plan Sheet 6 of 10 138-3-026 Q
Phase 3 Plot Landscape Plan Sheet 7 of 10 138-3-027 T
Phase 3 Plot Landscape Plan Sheet 8 of 10 138-3-028 S
Phase 3 Plot Landscape Plan Sheet 9 of 10 138-3-029 T
Phase 3 Plot Landscape Plan Sheet 10 of 10 138-3-030 T
Phase 3 NEAP and MUGA 138-3-003 H
Location Plan – 01 LP.01 A
Strategic Landscape Plan Phase 3 138-003_N
Drainage Layout 6 of 6 C306 A
S38 Legal Agreement Sheet Layout Plan 210164-RAP-XX-XX-DR-C-5000 H
S38 Legal Agreement Plan Sheet 2 of 3 210164-RAP-XX-XX-DR-C-5002 H
S38 Legal Agreement Plan Sheet 4 of 4 210164-RAP-XX-XX-DR-C-5003 C
(received 25 September 2025)

CSL.03 L Coloured Site Layout – Phase 3
Affordable Housing Layout – Phase 3 AHL.03 K
(received 29 April 2026)

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

Condition 7 (amended):

Notwithstanding the approved drawings, the property boundaries to the north of plots 17, 19, 24, 25, 33, 34, 43 (shown in Coloured Site Layout Phase 3 CSL.03 L) shall be constructed in Bekstone Natural light weathered recon stone.

All stone boundary walls shall be constructed or faced in Bekstone Natural light weathered recon stone.

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

Condition 9 (amended):

No dwelling, without an associated garage, shall be occupied until a wooden shed as shown on approved plan Drg CSL.03 L, or alternative cycle storage provision in the case of maisonette plots 52 to 59 details of which are first submitted to and approved in writing by the Local Planning Authority, has been provided within the rear garden of the dwelling.

REASON: In the interests of providing bicycle storage for all properties to promote sustainable means of transport.

Nic Thomas - Director of Planning, Economy and Regeneration

