

DELEGATED REPORT

APPLICATION REFERENCE: PL/2026/02806
APPLICATION TYPE: Discharge of conditions

SITE ADDRESS: SouthPoint Business Park, Patterdown Road, Chippenham, SN152NU
PROPOSAL: Approval of details pursuant to Conditions 10 (Soft Landscaping), 12 (Hard Landscaping), 13 (Earthworks) and 19 (EV Charging) of planning permission ref: PL/2024/03204
RECOMMENDATION: Partial discharge of conditions.

PROPOSAL

This is a proposal to deal with a number of planning conditions attached to full planning permission reference PL/2024/03204 granted on 25 October 2024:

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 application was submitted in April 2026. The applicant advises in the submission: *“This Application relates to the partial discharge of conditions to secure revised details in accordance with amendments sought via non-material amendment application ref: PL/2026/01800. Unless specified under this Application, all other details remain as already discharged.”*

Furthermore: *“A number of the amendments proposed under application ref: PL/2026/01800 have knock on impacts on the details previously approved via condition discharge applications. This Application, therefore, includes the submission of revised drawings to ensure that the details provided for the discharge of conditions are fully aligned with the amendments proposed under the concurrent non-material amendment application (Ref. PL/2026/01800), to ensure consistency between the approved condition details and the proposed changes.*

All proposed changes to documents and drawing revisions are detailed within this letter, along with the corresponding revised references. For clarity, all other previously approved documents listed on the relevant decision notices and not referenced within this application remain unchanged and the development will continue to be implemented in accordance with those approved details.”

Non-material amendment PL/2026/01800 was approved on 14 May 2026.

ASSESSMENT

This is effectively an administrative exercise to ensure that the discharge of condition details maintain consistency with the information now approved under non-material amendments.

The development has been commenced and from a site visit to the area in March 2026 the proposal has been substantially implemented. The proposals have been set out in detail within the covering letter, detailing that the development will be occupied in the Spring of 2026. The proposals 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 3 granted non-material amendments.

The changes included in the previous non-material amendments that are relevant to this current proposal 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;
- Alteration 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;

Condition 10 (Soft landscaping):

Amendments to the approved soft landscaping scheme include the removal of the bund located to the north of the building, along with minor changes to areas previously identified as concrete on the approved Site Masterplan (SMC-AHR-EX-ZZD-L-008104_P19-B), which are now proposed to be landscaped with grass. Furthermore, a very small area of grass needs to become hard standing to support a nitrogen tank.

These changes pose no concerns in the context of previous approvals and the wider development and local context.

Conclusion: Partial discharge.

Condition 12 (Hard landscaping including boundary treatments and external structures):

Conclusion: Partial discharge.

Amendments to the approved hard landscaping details include minor changes to the parking layout and approved boundary treatments, including main entrance gates, amendments to perimeter fencing and the removal of a turnstile and pedestrian gates within the line of the fencing. Details of ancillary external structures approved under NMA have also been included here.

These changes pose no concerns in the context of previous approvals and the wider development and local context.

Condition 13 (Earthworks):

Amendments to the approved earthworks scheme includes the removal of the bund located to the north of the building, to the east of the site access, whereby during the earthworks stage of construction it was determined that the bund is no longer required.

These changes pose no concerns in the context of previous approvals and the wider development and local context. In fact they return the proposals closer to what was original agreed.

Conclusion: Partial discharge.

Condition 19 (EV charging):

Amendments to the approved EV charging details include the reconfiguration of EV accessible parking bays. These are a consequence of the need to alter manhole locations and accessibility; they impact the location of EV bays.

These changes pose no concerns in the context of previous approvals and the wider development and local context.

Conclusion: Partial discharge.

RECOMMENDATION:

Partial discharge of conditions.

Text for Decision Notice on Discharge of conditions 10, 12, 13, and 19 relating to application PL/2024/03204:

I can confirm that the details submitted partially satisfy the following conditions of the above planning decision, as follows:

Conditions 10, 12, 13 and 19:

I can confirm that the submitted details within the covering letter dated 30 April 2026 are acceptable and partially satisfy the requirements of these conditions.

Please ensure that the development is implemented in accordance with the approved details.