



Persimmon Homes Wessex
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Your Ref: PL/2025/04323

Our Ref: 053/183

FAO Mr Kenny Green

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

13th July 2026

Dear Kenny,

Submission of Non-material amendment following approval of Reserved Matters application PL/2025/04323 (Erection of 266 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission 15/01800/OUT) in respect of Phase 4 of West Warminster Urban Extension

The Reserved Matters application for the third phase of the West Warminster extension was approved on the 4th June 2026, application reference PL/2025/04323. The application included the erection of 266 dwellings, public open space, landscaping and associated Infrastructure following Outline planning permission 15/01800/OUT.

Since the planning approval, an updated site strategy specification has been presented by the utility provider where the substation expected to be included within Phase 5 must now be brought forward into Phase 4. As such, Persimmon Homes seek approval via a Non-Material Amendment to incorporate this revision.

Included are updated Planning Layout Sheets 1 and 2 (location spans both sheets), the Composite Planning Layout, Landscape Sheets 2 and 5 (location spans both sheets) and a plan/elevation of the substation. In addition, an updated Document Schedule is also provided which lists these updated plans.

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.

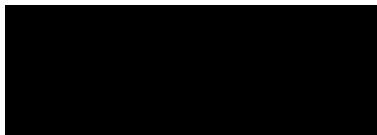
This change is considered to be minor and is appropriate to be dealt with under section 96 of the TCPA 1990. Persimmon Homes therefore request that the approved documents schedule referred to within Condition 01 of Decision Notice PL/2025/04323 (dated 4th June 2026) is amended to reflect this proposed change to the planning layout. The following documents are provided which supersede the previously approved plans;

- 5000 RevO – Composite Layout
- 5001 Rev E – Planning Layout Sheet 1
- 5002 Rev E – Planning Layout Sheet 2
- GL2423 LP 02 RevD – Landscape Sheet 2
- GL2423 LP 05 RevD – Landscape Sheet 5
- UKP9232_DWG100_ Rev1 – Substation Plan and Elevation

We have collated the updated list within a revised document schedule (Document Schedule Rev 5.0 dated 13/07/2026) which has been provided as part of the application.

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

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Persimmon Homes (Wessex)