

Application – PL/2026/04444

Non-Material Amendment (Inclusion of Substation) relating to application PL/2025/04323 at Phase 4, Jubilee Gardens, Warminster

By way of some background to this NMA submission, the Council approved the Reserved Matters application for the fourth REM phase of the West Warminster extension on 4 June 2026, under application reference PL/2025/04323 which inter alia proposed the erection of 266 dwellings, along with the provision of public open space, landscaping and associated Infrastructure linked to that dedicated phase following the terms of approved outline application 15/01800/OUT in Dec 2020.

Following the approval of the 4th phase of REMs across the 15/01800OUT site area, 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.

Under s96 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.

The proposed introduction of a substation within the 4th phase via this s96 submission is accepted. It would be a minor change that not materially affect the overall character of the approved REM scheme. The facility would be a functional necessity for the development and would not lead to material effects.

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

The applicant therefore requests that the approved documents schedule referred to within Condition 1 of Decision Notice PL/2025/04323 (dated 4th June 2026) is amended to reflect this proposed change to the planning layout under this NMA. The following documents which supersede the previously approved plans are;

- **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**

These have been collated and contained within 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 NMA application.

Condition for this NMA

1. The NMA hereby approved and the remainder of the consented phased development shall be carried out in accordance with the updated schedule of documents and plans contained with the developer's Document Schedule Rev 5.0 dated 13/07/2026.

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