

3<sup>rd</sup> August 2026

Mr D Millinship,  
Economic Development and Planning,  
Wiltshire Council,  
Monkton Park Offices,  
Monkton Hill  
Chippenham,  
Wiltshire,  
SN15 1ER

Dear David,

**Application for approval of non-material amendments following the grant of planning permission 14/12118/OUT (and Reserved Matters Approval 20/02383/REM)  
Rowden Park, CNSW Phase 5, Patterdown Road, Chippenham (PP Ref: PP-15029254)**

Avison Young is instructed on behalf of Crest Nicholson South West (CNSW) to submit an application for the approval of non-material amendments to planning permission 14/12118/OUT (Reserved Matters Approval 20/02383/REM) relating to CNSW Phase 5 at Rowden Park, Chippenham.

**Background Context**

Outline planning permission 14/12118/OUT was granted on 24<sup>th</sup> March 2017: *'Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure'*.

Following this, an application for the approval of reserved matters (appearance, landscaping, layout and scale) for the *'erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking'* (reference 20/02383/REM) was approved in February 2026 (CNSW Phase 5).

**Current application proposals**

This non-material amendment application seeks approval for minor amendments to the approved plans relating to the dwellings. The majority of amendments are to the internal layout of the dwellings, with some minor impacts to window positions on side elevations. The 'Winkfield' and 'Stratford' house types are proposed to be replaced with dwelling types that have the same footprint but different internal layouts. Elevational style and material treatments remain the same as the consented scheme ref. 20/02383/REM. The proposed changes are summarised in the below table.

| House Type                    | Changes                                                                                                                                                                                                                                                                                                                 |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Romsey                        | <ul style="list-style-type: none"> <li>• Enlarged kitchen and utility</li> <li>• Cylinder added under stairs</li> <li>• Bathroom window repositioned.</li> </ul>                                                                                                                                                        |
| Maldon (formerly Marlborough) | <ul style="list-style-type: none"> <li>• Study and bays introduced, with full width roof over bays</li> <li>• Ground floor WC relocated</li> <li>• Kitchen / dining replanned</li> <li>• First floor reconfigured with relocated ensuite and revised staircase.</li> </ul>                                              |
| Dorking                       | <ul style="list-style-type: none"> <li>• Kitchen layout change</li> <li>• Ensuite 2 door relocated</li> <li>• Airing cupboard enlarged</li> <li>• Store 2 introduced</li> <li>• Bathroom and 'Ensuite 2' windows repositioned</li> <li>• Bedroom 4 enlarged, 'Bedroom 2' reduced</li> </ul>                             |
| Ripon (formerly Roydon)       | <ul style="list-style-type: none"> <li>• Study added, WC and utility relocated</li> <li>• Kitchen / dining / family replanned</li> <li>• Bathroom handed with relocated window</li> <li>• Bedrooms 2 and 4 reworked</li> <li>• Bedroom 5 revised to single</li> <li>• Half height boxing added to Ensuite 2.</li> </ul> |
| Winkfield and Stratford       | <ul style="list-style-type: none"> <li>• No changes</li> </ul>                                                                                                                                                                                                                                                          |

Section 96A(1) of the Town and Country Planning Act (1990) (as amended) confers local planning authorities with the power to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. There is no statutory definition of 'non-material'. The Government has deliberately not provided a definition of 'non-material' as it considers this to be a matter for local authority discretion. Whether or not a proposed amendment is 'non-material' will depend on the effects of the amendment, bearing in minds its context.

The above changes are not considered to be significant, noting only a small number of predominantly internal amendments that accommodate for a change in floorplans and titles. Such changes will not impact on the overall layout, built form or elevations of the scheme. The changes will solely seek to regularise minor, predominantly internal amendments to bring the approved housing types.

This non-material amendment application complies with national guidance which advocates flexibility and pragmatism when applicants seek to secure minor amendments to approved schemes. Given the non-material nature of these amendments and the provisions of section 96A(1) of the Town and Country Planning Act (1990) as amended, we request this non-material amendment application be approved to assist in the delivery of dwellings at this important strategic residential development.

**Documents submitted with this application**

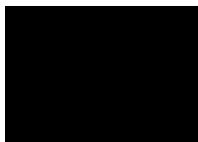
Submitted electronically to accompany this planning covering letter, please see attached:

- The completed application form;
- An updated Plans List and associated plans listed on the Plans list.

In addition, the requisite application fee will be paid to the Planning Portal.

We trust the contents of this application pack are sufficient to determine these applications but please do not hesitate to contact myself or my colleague Charlotte Leach ([charlotte.leach@avisonyoung.com](mailto:charlotte.leach@avisonyoung.com)) if you have any queries.

Yours sincerely,



**Sally Davis MRTPI  
Director**



[sally.davis@avisonyoung.com](mailto:sally.davis@avisonyoung.com)

**For and on behalf of Avison Young (UK) Limited**