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SUBMITTED VIA PLANNING PORTAL REF.PP-15102390

Dear James,

APPLICATION FOR NON-MATERIAL AMENDMENT UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RESPECT OF APPLICATION REF: PL/2024/08632 & PL/2025/03847 – APPROVAL OF (E.G. RESERVED MATTERS, FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE ERECTION OF 225. DWELLINGS

LAND AT PHASES 4 & 5 ROWDEN CHASE

An application has been submitted to Wiltshire Council today via the Planning Portal for a Non-Material Amendment (NMA) to Planning Approval LPA Ref. PP-15102390. The application for NMA is made under Section 96A of the Town and County Planning Act 1990, in respect to the above development and site.

Accordingly, please find enclosed:

- Completed Application form and Certificates;
- A Location Plan;
- Revised phase 4 boundary treatment layout
- Revised phase 5 boundary treatment layout

Background

Bellway obtained planning approval for Reserved Matters (RM) approval LPA Ref. PL/2024/08632 & PL/2025/03847 on phased 4 & 5 Rowden Chase for appearance, scale, layout and landscaping for the erection of 225 dwellings and formation of vehicular access. Since obtaining approval, it has become necessary to make small amendments to the approval for varying reasons. For completeness, I have prepared a table below which sets out the required changes, reasoning, and a summary of the submitted information under this NMA for consideration.

As you will be aware, there is no statutory definition of 'non-material'. Any application should be assessed in the context of the overall scheme and as such, the LPA must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990.

Summary of Changes
In summary, approval is sought to reduce extent of screen walling along non-key routes due to procurement and practicality.

Summary of small (non-material) changes sought:

Changes	Reasons	Approved Drawing Under RM LPA Ref. PL/2024/08632 & PL/2025/03847	Revised Drawing submitted under this NMA
Amendment of screen walling to close board fencing.	Gives the option to source from local supplier and is considered an appropriate alternative for local sourcing.	Phase 4 - Boundary Treatment Materials Layout PH 4 BTML.01_C Phase 5 - Boundary Treatment Materials Layout BTML.01 Rev D	Phase 4 - Boundary Treatment Materials Layout PH5 BTML.01_Rev E Phase 5 - Boundary Treatment Materials Layout PH4 BTML.01_Rev E

The above small changes are still within the area of the original application, the changes are considered to not change or alter the description of the original application. The proposals are small in nature, thus considered non-material and as such would not materially affect the appearance of the building / proposals and would not result in visual intrusion or cause impact on amenity of future residents or neighbours.

We look forward to receiving confirmation that the application has been validated in due course, and that the application can be determined within the target determination of 28 days (unless otherwise agreed in writing). If there is anything we can do in the meantime to expedite matters, please do not hesitate to contact me.

Yours Faithfully,

Owen Leaworthy – *Senior Techncial Coordinator for Bellway Homes*