

The Town and Country Planning Act 1990
Approval of non-material change to a planning permission
Application Reference Number: PL/2026/04942
Decision Date: 28/09/2026

Applicant:	Crest Nicholson C/O Agent, Bristol, BS8 1BQ
Particulars of Development:	Non-material amendment to 20/02383/REM to allow minor modifications to the approved plans. The amendments predominantly involve revisions to internal layouts, along with limited changes to window locations on side elevations.
At:	Rowden Park, Patterdown Road, Chippenham

I can confirm that having had regard to the effect of the proposed change, the Council is satisfied that the amendment is not material and accordingly has **APPROVED** the request for a non-material change to the planning permission. Any alterations to the conditions attached to the original planning permission as a result of this change are set out below.

This letter acts as official confirmation and therefore I suggest you attach it to the Decision Notice already in your possession.

Please note that this decision relates solely to the change described above. Any other change, regardless of whether or not it is shown on the Non-Material Amendment drawings, is not covered by this decision.

- 1** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Phase 5 Planning Layout, ref: 20361/5001E
- Strategy Plan – Facing Materials, ref: 20361/3170C
- Strategy Plan – Movement, ref: 20361/3171B
- Strategy Plan – Refuse, ref: 20361/3172B
- Strategy Plan – Building Height, ref: 20361/3173B
- Strategy Plan – Adoptable, ref: 20361/3174D
- Strategy Plan – Parking, ref: 20361/3175B
- Strategy Plan – Boundary, ref: 20361/3176B
- Strategy Plan – Ecology, ref: 20361/3177A
- Street Elevations, ref: 20361/3600C
- Romsey Floor Plans, ref: 20361/6003.1B
- Romsey Elevations, ref: 20361/6003.2B
- Maldon Floor Plans, ref: 20361/6004.1B
- Maldon Elevations, ref: 20361/6004.2B (uploaded: 25/09/2026)

- Winkfield Floor Plans, ref: 20361/6005.1A
- Winkfield Elevations, ref: 20361/6005.2A
- Dorking Floor Plans, ref: 20361/6006.1B
- Dorking Elevations, ref: 20361/6006.2B
- Stratford Floor Plans, ref: 20361/6007.1A
- Stratford Elevations, ref: 20361/6007.2A
- Ripon Floor Plans, ref: 20361/6008.1A
- Ripon Elevations, ref: 20361/6008.2A

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

Nic Thomas - Director of Planning, Economy and Climate

