Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/05287

Decision Date: 15/04/2025

Applicant:	Persimmon Homes South Coast Aviation House, George Curl Way, Eastleigh, Southampton, SO18 2RY
Particulars of Development:	Reserved matters application for Phase B3 pursuant to Outline consent S/2012/0814 relating to access, layout, scale, appearance and landscaping for the erection of 176 dwellings and associated works
At:	Land known as B3, Land North West of Fugglestone Red and Bemerton Heath, Salisbury

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

Conditions

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

Ref: 134-A-02-001-LP Rev B – Location Plan (Phase B3). Received – 26.04.2024

Ref: 134-A-02-002-TP Rev D – Tenure Plan (Phase B3). Received – 26.04.2024

Ref: 134-A-02-003-BN Rev D – Bedroom Numbers (Phase B3). Received – 26.04.2024

Ref: 134-A-02-004-BH Rev C – Building Heights (Phase B3). Received – 26.04.2024

Ref: 134-A-02-005-BT Rev C – Boundary Treatment (Phase B3). Received – 26.04.2024

Ref: 134-A-02-006-MP Rev C – Materials Plan (Phase B3). Received – 26.04.2024

Ref: 134-A-02-007-SL Rev C – Site Layout (Phase B3). Received – 26.04.2024

Ref: 134-A-02-008-ES Rev A – Energy Strategy (Phase B3). Received – 26.04.2024

Ref: 134-A-02-101-SS Rev B - Typical Street Scenes. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 1. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 2. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 3. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 4. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 5. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 6. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 7. Received – 26.04.2024

Ref: PERSC24231 11 Rev B – Soft Landscape Proposals Sheet 8. Received – 26.04.2024

Ref: 134_CYC_001 – Bike Store. Received – 26.04.2024

Ref: ASH/CORN/001 Rev A – Ashdown (Corner) P&E. Received – 26.04.2024

Ref: ASH/SEMI/001 Rev A – Ashdown (Semi) P&E. Received – 26.04.2024

Ref: BAR/DET/001 Rev A – Barnwood (Det) P&E. Received – 26.04.2024

Ref: BRA/DET/001 Rev A – Brompton (Det) P&E. Received – 26.04.2024

Ref: CHA/DET/001 Rev A – Charnwood (Det) P&E. Received – 26.04.2024

Ref: DAL/SEMI/001 Rev A – Dallington (Semi) P&E. Received – 26.04.2024

Ref: DAN/MID/001 Rev A – Danbury (Mid) P&E. Received – 26.04.2024

Ref: DAN/SEMI/001 Rev A – Danbury (Semi) P&E. Received – 26.04.2024

Ref: FLAT1/DET/001 Rev B – Selcey, Argyle & Kinver Elevs. Received – 26.04.2024

Ref: FLAT1/PLAN/001 Rev B – Selcey, Argyle & Kinver Plans. Received – 26.04.2024

Ref: FLAT2/ELEV/001 Rev B – Selcey, Argyle & Kinver Elevations. Received – 26.04.2024

Ref: FLAT2/PLAN/001 Rev B – Selcey, Argyle & Kinver Plans. Received – 26.04.2024

Ref: FLAT3/P&E/001 Rev B – Cranbourne P&E. Received – 26.04.2024

Ref: FLAT4/PLAN/001 Rev B – Fernworthy, Tarbet Elevs. Received – 26.04.2024

Ref: FLAT4/PLAN/001 Rev B – Fernworthy, Tarbet Plans. Received – 26.04.2024

Ref: FLAT5-ELEV-001 Rev B – Fernworthy, Cranbourne Plans. Received – 26.04.2024

Ref: FLAT5/PLAN/001 Rev B – Fernworthy, Cranbourne Plans. Received – 26.04.2024

Ref: GAL/SEMI/001 Rev A – Galloway (Semi) P&E. Received – 26.04.2024

Ref: GAL/SEMI/002 – Galloway (Semi) P&E. Received – 26.04.2024

Ref: HAL/SEMI/001 Rev A – Haldon (Semi) P&E. Received – 26.04.2024

Ref: KEN/SEMI/001 Rev A – Kennet (Semi) P&E. Received – 26.04.2024

Ref: KIE-DET-001 Rev A – Kielder (Det) P&E. Received – 26.04.2024

Ref: LAM/DET/001 Rev A – Lambridge (Det) P&E. Received – 26.04.2024

Ref: RED/DET/001 Rev A – Redhill FoG (Det) P&E. Received – 26.04.2024

Ref: SAU/MID/001 Rev A – Saunton (Mid) P&E. Received – 26.04.2024

Ref: SAU/SEMI/001 Rev A – Saunton (Semi) P&E. Received – 26.04.2024

Ref: TAM/SEMI/001 Rev A – Tamar (Semi) P&E. Received – 26.04.2024

Ref: WAR/SEMI/001 Rev A – Wareham (Semi) P&E. Received – 26.04.2024

Ref: SUB/P&E/001 – Electricity Sub Station. Received – 26.04.2024

Ref: GAR/DOUB/001 Rev A – Double Garage. Received – 26.04.2024

Ref: GAR/SALE/001 Rev A – Sales Garage. Received – 26.04.2024

Ref: GAR/SING/001 Rev A – Single Garage. Received – 26.04.2024

Ref: BIN/P&E/001 – Bin Stores. Received – 26.04.2024

Ref: 5416-78 Rev T2 – Infiltration Pond 5 Details Sheet 5. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-001 Rev T3 – Engineering Layout Sheet 1. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-002 Rev T4 – Engineering Layout Sheet 2. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-003 Rev T2 – Engineering Layout Sheet 3. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-070 Rev T3 – Manhole Schedule. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-100 Ref T3 – Longitudinal Sections Sheet 1. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-101 Rev T2 – Longitudinal Sections Sheet 2. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-102 Rev T2 – Longitudinal Sections Sheet 3. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-200 Rev T2 – Construction Details Sheet 1. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-201 Rev T2 – Construction Details Sheet 2. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-205 Rev T1 – Private Drainage Details. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-210 Rev T1 – Adoptable Sewer Details. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-400 Rev T3 – External Works Sheet 1. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-401 Rev T4 – External Works Sheet 2. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-402 Rev T3 – External Works Sheet 3. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-530 Rev P3 – Visibility Layout Sheet 1. Received – 26.04.2024

Ref: 6741-MJA-SW-XX-DR-C-531 Rev P3 – Visibility Layout Sheet 2. Received – 26.04.2024

Ref: 2023092 Rev B – Street Lighting Specification. Received – 26.04.2024

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

2 Notwithstanding Condition 33 on the Outline Permission (Ref: S/2012/0814), the approved open housing mix for this phase is 6 x 1 bed units; 19 x 2 bed units; 54 x 3 bed units; and 18 x 4 bed units (Total 97).

REASON: For the avoidance of doubt

3 The roads, including footpaths and turning spaces, hereby approved shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

4 No dwelling hereby approved shall be first occupied until its allocated parking spaces together with the access thereto, have been provided in accordance with the approved plans. The spaces shall be retained as such for the lifetime of the development

REASON: In the interests of highway safety and the amenity of future occupants

5 The development hereby approved shall not commence on site until a surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy must include the following information:

• Calculations for Greenfield runoff rates using one of two methods: Flood Estimation Handbook (FEH); or Institute of Hydrology Report 124 (IH124) based on Flood Studies Report (FSR)

• Evidence that the surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event. Climate change rates can vary between 40% and 50% depending on location. For further information, refer to:

https://environment.data.gov.uk/hydrology/climate-changeallowances/rainfall

• Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event.

• Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development

• Calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.

• Evidence that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.

• Calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.

• Overland exceedance routes shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

6 As stated on the approved Infiltration Pond 5.pdf (Ref: 5416-78 Rev T2 – Infiltration Pond 5 Details Sheet 5. Received – 26.04.2024) additional infiltration and soakage testing is required to confirm the infiltration rate. The development hereby approved shall not commence on site until ground investigations, including soakaway testing in accordance with BRE365, have been carried out on site; and evidence to demonstrate that the results of these investigations have been considered in the drainage design have been submitted to and agreed in writing by the Local Planning Authority. The submitted evidence must include:

• Calculations that demonstrate that the soakaway has been designed for:

– 1 in 100yr + cc flows

– Half drain time <24hrs

– Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included

• The applicant should demonstrate that the appropriate factor of safety has been included as part of the design.

• Evidence that soakaways have been sited at least 10 m away from any building, road or structure foundations.

• The applicant must demonstrate that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of the soakaway.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

7 The development hereby approved shall not commence on site until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The details shall include:

• Evidence that clear arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.

• A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

8 Notwithstanding the approved plans, before any dwelling hereby approved is first occupied, an additional, lockable, shared gate shall be installed at the top of the alleyways between plots 1011 and 1012; 1017 and 1018; 1024 and 1025; 1048

and 1049; 1050 and 1051; and 1055 and 1056. The gates shall be retained and maintained in situ for the lifetime of the development.

REASON: To reduce opportunities for crime across the site

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted:

• in the northern elevation of units 951, 1054 and 1058

• in the eastern elevation of units 911, 990, 995, 996, 1001, 1008, 1021, 1028 and 1075

• in the southern elevation of units 938, 940, 947

• in the western elevation of unit 1052

• and in the southern, western or northern elevations of unit 949

REASON: In the interests of residential amenity and privacy.

10 The dwelling/s hereby approved shall be designed to ensure they do not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

11 The development hereby approved shall be carried out in strict accordance with the following documents:

• Reptile Impact Assessment (ECOSA, March 2025).

• Reptile Mitigation Strategy Parcel B3 (ECOSA), March 2025).

• Parcel B3 Ecological Mitigation and Enhancement Report Rev 2 including Map 1a - 1b Ecological Enhancement Measures (ECOSA Ltd, March 2025).

• Nutrient Allocation Notice Certificate (dated 7 November 2024)

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

12 In accordance with the agreed Reptile Mitigation Strategy, no more than 20 adult reptiles can be translocated into the Receptor Site (refer to the Reptile Impact Assessment Map 4 – Reptile Mitigation). Once the cap of 20 adult reptiles has been reached the translocation exercise must be halted and no further development can commence on site until consultation with the Local Planning Authority has been carried out. The development hereby approved can only recommence and reptile translocation can only re-start once an alternative reptile mitigation strategy has been agreed with the Council and works continue in accordance with that agreed strategy

REASON: To ensure compliance with the prevailing mitigation strategy, ensure the protection and mitigate impacts on the protected and notable species slow-worm and common lizard.

13 No development hereby approved shall commence above slab level until an ecological enhancement plan showing proposed bat & Swift bird boxes at a ratio of 1 per house; and their proposed position on each house has been submitted to and agreed in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed in accordance with the approved details and shall be retained and maintained for the life time of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of biodiversity and ecological enhancement across the site

Informative

1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

3 Please note that this development is also subject to the accompanying legal agreement and conditions identified on the original outline permission (Ref: S/2012/0814).

Informative

4 Please note that whilst a number of Outline condition details have been submitted and agreed as part of this Reserved Matter application, a separate Discharge of Condition application will still be required to formally agree and discharge these conditions.

Informative

5 Please note that in order to satisfy conditions 6, 7 & 8 on this decision, the MADD factor must be set to zero and the margin for "flood risk" warning in hydraulic models been set to >= 300mm in any calculations. If a value other than 0m3/ha is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.

Informative

6 All soakaway drainage details must conform to CIRIA C574 Engineering in Chalk, and Wiltshire Council's Soakaway Guidance.

Informative

7 Please note that the submitted information is not satisfactory for the discharge of condition 16 on the outline permission specifically in relation to how biodiversity loss from the site biodiversity in relation to Brown Hares and farmland birds will be offset by specific biodiversity gains. Any forthcoming application in pursuant of the discharge of condition 16 must include, but not exclusively, a compensation strategy for impacts on Brown Hares and farmland birds.

Informative

8 Please note the agreed mitigation is only relevant to this reserve matters application. Any forthcoming reserve matters application will need a site-specific Reptile Mitigation Strategy and updated Reptile Impact Assessment that re-assesses the suitability of the compensation strategy based on updated reptile survey of application site. The council is of the view that the current Receptor Site

has reached its reptile carrying capacity and the translocation of adult reptiles above the agreed cap of 20 adults will not be acceptable.

Parvis Khansari - **Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website Community Infrastructure Levy (CIL) - Wiltshire Council