The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/10980

Decision Date: 23/05/2025

Applicant:	Persimmon Homes South Coast Aviation House, George Curl Way, Eastleigh, SO18 2RY
Particulars of Development:	Reserved matters application for Phase A2B pursuant to outline consent S/2012/0814 relating to access, layout, scale, appearance and landscaping for the erection of 164 dwellings and associated works.
At:	Land known As Phase A2B, 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: TBC-A-02-001-LP – Location Plan. Received – 12.03.2025

Ref: TBC-A-02-003-TP Rev I – Tenure Plan. Received – 05.05.2025

Ref: TBC-A-02-003-MP Rev H – Materials Plan. Received – 05.05.2025

Ref: TBC-A-02-004-BH Rev F – Building Heights. Received – 05.05.2025

Ref: TBC-A-02-005-BN Rev G – Bedroom Numbers. Received – 05.05.2025

Ref: TBC-A-02-006-BT Rev F – Boundary Treatments. Received – 05.05.2025

Ref: TBC-A-02-007-RS Rev F – Refuse Strategy. Received – 05.05.2025

Ref: TBC-A-02-008-SL Rev F – Site Layout. Received – 05.05.2024

Ref: TBC-A-02-009-EV Rev D – EV & PV Positions. Received – 05.05.2025

Ref: TBC-A-02-010-EH – Ecological Enhancements. Received – 05.05.2025

Ref: Street Elevations. Received – 12.03.2025

Ref: House Type Booklet – Phase A2B. Received – 12.03.2025

Ref: SK01 – Timber Shed. Received – 12.03.2025

Ref: PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 1. Received – 04.12.2024

Ref: PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 2. Received – 04.12.2024

Ref: PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 3. Received – 04.12.2024

Ref: PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 4. Received – 04.12.2024

Ref: PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 5. Received – 04.12.2024

Ref: PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 6. Received – 04.12.2024

Ref: PERSC24438 21 Rev A – Open Space Proposals Sheet 1. Received – 04.12.2024

Ref: PERSC24438 21 Rev A – Open Space Proposals Sheet 2. Received – 04.12.2024

Ref: PERSC24438 21 Rev A – Open Space Proposals Sheet 3. Received – 04.12.2024

Ref: 7078_MJA-SW-XX-DR-C-001 Rev C3 – Engineering Layout Sheet 1. Received – 12.03.2025

Ref: 7078_MJA-SW-XX-DR-C-002 Rev T4 – Engineering Layout Sheet 2. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-003 Rev T2 – Engineering Layout Sheet 3. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-004 Rev T2 – Engineering Layout Sheet 3. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-100 Rev T1 – Longitudinal Sections Sheet 1. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-101 Rev P2 – Longitudinal Sections Sheet 2. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-102 Rev P2 – Longitudinal Sections Sheet 3. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-103 Rev T1 – Longitudinal Sections Sheet 4. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-200 Rev T1 – Construction Details Sheet 1. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-201 Rev T1 – Construction Details Sheet 2. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-205 Rev T1 – Private Drainage Details. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-205 Rev P1 – Flood Exceedance Routing (Sheet 1). Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-207 Rev P1 – Flood Exceedance Routing (Sheet 1). Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-210 Rev P2 – Adoptable Sewer Details. Received – 04.12.2024

Ref: 7078-MJA-SW-XX-DR-C-300 Rev C2 – House Setting Out Sheet 1. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-305 Rev C2 – Road Setting Out Sheet 1. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-400 Rev C2 – External Works Sheet 1. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-401 Rev T4 – External Works Sheet 2. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-402 Rev T2 – External Works Sheet 3. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-403 Rev T2 – External Works Sheet 4. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-500 Rev P6 – Visibility Layout Sheet 1. Received – 12.03.2025

Ref: 7078-MJA-SW-XX-DR-C-501 Rev P4 – Visibility Layout Sheet 2. Received – 12.03.2025

Ref: 5416:75 Rev C3 – Infiltration Pond 2 Details Sheet 2. Received – 12.03.2025

Ref: 5416:76 Rev C4 – Infiltration Pond 3 Details Sheet 3. Received – 12.03.2025

Ref: 2024056 Rev B – Street Lighting Specifications. Received – 12.03.2025

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

2 Notwithstanding the approved Landscape Plans (Refs: Ref: PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 1; PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 2; PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 3; PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 4; PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 5; and PERSC24438 11 Rev A – Soft Landscape Proposals Sheet 6. Received – 04.12.2024) the detailed layout hereby approved is as per that shown on the approved Site Layout Plan (Ref: TBC-A-02-008-SL Rev F – Site Layout. Received – 05.05.2024).

REASON: For the avoidance of doubt

3 Notwithstanding Condition 33 on the Outline Permission (Ref: S/2012/0814), the approved open housing mix for this phase is 10 x 2 bed units; 46 x 3 bed units; 30 x 4 bed units; and 5 x 5 bed units (Total 91).

REASON: For the avoidance of doubt

4 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.

5 No dwelling/flat 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

6 Notwithstanding the approved plans, the cycle route hereby approved that extends through this parcel shall be 3 metres in width for the whole of its length including at road crossing points.

REASON: In the interest of highway safety and usability of this sustainable feature

7 Notwithstanding the approved plans, before any dwelling hereby approved is first occupied, an additional, lockable, shared gate shall be installed at the beginning of the shared alleyways between plots 1097 and 1129; 1108 and 1109; 1113 and 1114; 1163 and 1164; 1165 and 1166; 1172 and 1173; 1181 and 1182; 1199 and 1200; 1209 and 1210; and 1213 and 1214; and serving plots 137-1139; and 1142 and 1144. The gates shall be retained and maintained in situ for the lifetime of the development.

REASON: To reduce opportunities for crime across the site

8 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 1225 and 1226

• in the north western elevation of units 1233 and 1236

• in the eastern elevation of units 1205 and 1222

• in the southern elevation of units 1170 and 1205

• in the south eastern elevation of units 1106, 1107, 1129, 1161, 1168 and 1230

• in the southwestern elevation of units 1156 and 1159

• and in the western elevation of unit 1222

REASON: In the interests of residential amenity and privacy.

9 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.

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

• Ecological Enhancements Plan (Ref: TBC-A-02-010-EH)

• Reptile Impact Assessment (ECOSA, March 2025) (submitted for planning application ref: PL/2023/05287).

• Nutrient Allocation Notice Certificate (dated 7 November 2024) (submitted for planning application ref: PL/2023/05287).

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

11 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.

12 Notwithstanding the approved plans, the area identified as a Multi Use Games Area (MUGA) (on Plan Ref: PERSC24438 21 Rev A – Open Space Proposals Sheet 2. Received – 04.12.2024) shall be changed and designed and equipped as a Neighbourhood Equipped Area of Play (NEAP) instead. No development hereby approved shall commence on site until full details of the NEAP including its layout, design, type of equipment, enclosure and landscaping, have been submitted to and agreed in writing by the Local Planning Authority. The public open space shall be implemented in accordance with the approved details and in accordance with the requirements of Schedule 1 of the legal agreement completed as part of the outline permission (Ref: S/2012/0814)

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, meets the requirements of the outline permission and associated legal agreement; and to ensure that the site is adequately provided with appropriate public open space provision

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 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

6 Please note that the surface water drainage strategy must comply with Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk), which sets out the standards that must be met for planning approval and adoption.

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