Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/11196

Decision Date: 16/06/2025

Applicant:	Vistry The Jacobs Building, Berkeley Place, Clifton, Bristol, United Kingdom, BS8 1EH
Particulars of Development:	Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (19/05824/OUT) for the erection of 406 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space, attenuation basin and drainage with associated infrastructure and engineering works
At:	Land to the South of Netherhampton Road, Netherhampton, Salisbury, Wiltshire

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 and documents:

Location Plan Phase 2 LP.02 Rev C
Site Layout Phase 2 SL.02 Rev M
Site Layout Phase 2 - Parcel 1 SL.02-1 Rev M
Site Layout Phase 2 - Parcel 2 SL.02-2 Rev M
Affordable Housing Layout AHL.02 Rev J
Dwelling Materials Layout DML.02 Rev J
Boundary Materials Layout BML.02 Rev J
Parking Strategy Layout PSL.02 Rev J
Refuse Strategy Layout RSL.02 Rev J
Coloured site layout CSL.02 Rev M

Affordable Housing Schedule Revision C
Accommodation Schedule VIST200602

Street Elevations SE.02 Rev E
Street Elevations SE.03 Rev D
Street Elevations SE.04 Rev D
Street Elevations SE.05 Rev D

House Type Alder Elevations - Brick HT.ALD.e_Rev B
House Type Aspen Elevations - Brick HT.ASP.e1_Rev F
House Type Aspen Elevations - Render HT.ASP.e3_Rev D
House Type Aspen Elevations - Tile Hanging HT.ASP.e2_Rev D
House Type Aspen Elevations - Weatherboarding HT.ASP.e4_Rev C
Plot 511 (House Type Aspen) Elevations - Tile Hanging P.511.e_Rev B
House Type Birch Elevations - Brick HT.BIR.e1_Rev E
House Type Birch Elevations - Render HT.BIR.e4_Rev C
House Type Birch Elevations - Tile Hanging HT.BIR.e3_Rev C
House Type Bluebell Floor Plans and Elevations - Brick HT.BLU.pe_Rev A
House Type Bluebell - (2 Block) Plans and Elevations - Brick HT.BLU(2blk).pe_Rev A
House Type Bluebell (3 Block) Elevations - Brick HT.BLU(3blk).e_Rev A
House Type Chestnut Elevations - Brick HT.CHE.e1_Rev B
House Type Chestnut Elevations - Render HT.CHE.e4_Rev A
House Type Chestnut Elevations - Tile Hanging HT.CHE.e3_Rev A
House Type Chestnut-A Elevations - Brick HT.CHE-A.e1_Rev C
House Type Chestnut-A Elevations - Tile Hanging HT.CHE-A.e2_Rev B
House Type Chestnut-B Elevations - Brick HT.CHE-B.e1_Rev B
House Type Chestnut-B Elevations - Render HT.CHE.e2_Rev A
House Type Cypress Elevations - Brick HT.CYP.e1_Rev F
House Type Cypress Elevations - Flint HT.CYP.e3_Rev B
House Type Cypress Elevations - Tile Hanging HT.CYP.e2_Rev D
House Type Cypress (2 Block) Elevations - Brick HT.CYP(2blk).e_Rev C
Plots 410 422 and 425 (House Type Cypress) Elevations - Render P.410_422_425.e_RevB
House Type The Dahlia (2 Block) Elevations HT.DAL(2blk).e Rev D
House Type Daisy (2 Block) Elevations - Brick HT.DAI(2blk).e1_Rev A
House Type Daisy (2 Block) Elevations - Weatherboarding Brick HT.DAI(2blk).e2_Rev B
House Type Forget-Me-Not (2-Block) - Elevations Brick HT.FMN(2blk).e1_Rev B
House Type Forget-Me-Not (2-Block) - Elevations Render HT.FMN(2blk).e3_Rev A
House Type Forget-Me-Not (2-Block) - Elevations Tile Hanging HT.FMN(2blk).e2_Rev A
House Type Forget-Me-Not - Floor Plans and Elevations - Brick HT.FMN.pe1_Rev B
Plots 621-622 and 623-624(House Type Forget-Me-Not) Elevations Tile Hanging P.621-622_623-624.e_Rev A
House Type Hyacinth Elevations - Brick HT.HYA.e1_Rev D
House Type Hyacinth Elevations - Weatherboarding HT.HYA.e2_Rev C
Plot 600 (House Type Hyacinth) Elevations - Flint P.600.e_Rev A
House Type Lavender Elevations - Brick HT.LAV.e1_Rev B
House Type Lavender Elevations - Render HT.LAVE.e2_Rev A

House Type Lime Elevations - Brick HT.LIM.e1_Rev E
House Type Lime Elevations - Tile Hanging HT.LIM.e3_Rev E
House Type Lime Elevations - Weather Boarding HT.LIM.e2_Rev C
Plot 319 (House Type Lime) Elevations - Tile Hanging P.319.e_Rev B
House Type Lupin Floor Plans and Elevations Brick HT.LUP.pe1_Rev C
House Type Lupin Floor Plans and Elevations - Render HT.LUP.pe2_Rev C
Plot 620 (House Type Lupin) Plans and Elevations - Brick P.620.pe_Rev A
House Type Magnolia (2 Block) Elevations - Brick HT.MAG(2blk).e_Rev C
House Type Maple Elevations - Brick HT.MAP.e1_Rev D
House Type Maple Elevations - Tile Hanging HT.MAP.e3_Rev D
House Type Maple Elevations - Weatherboarding HT.MAP.e2_Rev C
House Type Oak Elevations - Brick HT.OAK.e1_Rev B
House Type Oak Elevations - Tile Hanging HT.OAK.e2_Rev B
House Type Pine Elevations - Brick HT.PIN.e_Rev B
House Type Rowan - (2 Block) Elevations - Brick HT.ROW(2blk).e_Rev B
House Type Rowan - (3 Block) Elevations - Brick HT.ROW(3blk).e_Rev B
House Type Spruce Floor Plans and Elevations - Flint HT.SPR.pe3_Rev B
House Type Spruce Floor Plans and Elevations - Brick HT.SPR.pe1_Rev C
House Type Spruce-A Floor Plans and Elevations - Brick HT.SPR-A.pe_Rev D
House Type Spruce Floor Plans and Elevations - Render HT.SPR.pe2_Rev B
Plots 300-301 (House Types Spruce and Magnolia) Elevations - Brick P.300-301.e_Rev B
House Type Sunflower Plans and Elevations - Brick HT.SUN.pe1_Rev B
House Type Sunflower Plans and Elevations - Flint HT.SUN.pe4_Rev C
House Type Sunflower Plans and Elevations - Render HT.SUN.pe2_Rev B
House Type Sunflower Plans and Elevations - Weatherboarding HT.SUN.pe3_Rev C
House Type Sunflower-A Plans and Elevations - Brick HT.SUN-A.pe3_Rev B
House Type Sunflower-A Plans and Elevations - Flint HT.SUN-A.pe2_Rev B
House Type Sunflower-A Plans and Elevations - Render HT.SUN-A.pe1_Rev B
House Type 5B8P Elevations - Render HT.5B8P.e_Rev C
House Type B4 (2 Block) Elevations - Brick HT.B4(2blk).e1_Rev E
House Type B4 (3 Block) Elevations - Brick HT.B4(3blk).e_Rev D
House Type B4 (2 Block) Elevations - Render HT.B4(2blk).e2_Rev A
House Type B6 (2 Block) Elevations - Brick HT.B6(2blk).e_Rev E
House Type B9 Floor Plans & Elevations HT.B9.pe_Rev B
House Type L4 (2 Block) Elevations - Brick HT.L4(2blk).e1_Rev E
House Type L4 (2-Block) Elevations Render HT.L4(2blk).e2_Rev A
House Type L4 (3 Block) Elevations - Brick HT.L4(3blk).e_Rev B
House Type L6 (2-Block) Elevations Brick HT.L6(2blk).e1_Rev A
House Type L6 (2-Block) Elevations Tile Hanging HT.L6(2blk).e2_Rev A
House Type L9 Plans and Elevations HT.L9.pe_Rev B
Plots 235-236 (House Type B4) Proposed Elevations - Render P.235-236.e_Rev B
Plots 237-238 (House Type B4) Elevations P.237-238.e_Rev C
Plots 250-253 (House Type B6) Elevations - Render P.250-253.e_Rev D
Plots 293-295 (House Type B4) Elevations - Brick P.293-295.e_Rev B
Plots 302-305 (House Type B6) Elevations - Brick P.302-305.e_Rev E
Plots 306-309 (House Type B4) Elevations P.306-309.e_Rev D
Plots 359-361 (House Type L6) Elevations P.359-361.e_Rev B

Plots 373-374 (House Type L4) Elevations P.373-374.e_Rev C
Plots 378-380 (House Type L6) Elevations - Brick P.378-380.e_Rev D
Plots 406-407 (House Type B4) Elevations P.406-407.e_Rev B
Plots 408-409 (House Type B4) Elevations P.408-409.e_Rev B
Plots 469-470 (House Type B4) Elevations P.469-470.e_Rev A
Plots 471-472 (House Type B4) Elevations P.471-472.e_Rev A
Plots 473-474 (House Type B6) Elevations - Render P.473-474.e_Rev E
Plots 483-486 - (Flat Block) Elevations P.483-486.e_Rev C
Plots 487-489 (House Type B4) Elevations - BrickP.487-489.e_Rev B
Plots 490-493 (4 x1BF) Elevations P.490-493.e Rev B
Plots 518-520 (HT. B1&B4) Elevations P.518-520.e_Rev B
Plots 521-523 (House Type B4) Elevations - Brick P.521-523.e_Rev B
Plots 524-526 (House Type B4) Elevations - Brick P.524-526.e_Rev C
Plots 560-562 (House Type L6-L9) Elevations P.560-562.e_Rev A
Plots 563-565 (House Type L9-L6) Elevations P.563-565.e_Rev A
Plots 629-630 (House Type L4) Elevations P.629-630.e_Rev A
Plots 631-632 (House Type L6) Elevations P.631-632.e_Rev A
Plots 633-634 (House Type L4) Elevations P.633-634.e_Rev A
Plots 635-636 (House Type L4) Elevations P.635-636.e_Rev A
Plots 637-638 (House Type L4) Elevations P.637-638.e_Rev B
Plots 639-640 (House Type L4) Elevations P.639-640.e_Rev B

House Type Alder Floor Plans HT.ALD.p_Rev B
House Type Aspen Floor Plans HT.ASP.p_Rev F
Plot 511 (House Type Aspen) Floor Plans P.511.p_Rev B
House Type Birch Floor Plans HT.BIR.p_Rev F
House Type Bluebell (3 Block) Floor Plans HT.BLU(3blk).p_Rev A
House Type Chestnut Floor Plans HT.CHE.p_Rev C
House Type Chestnut-A Floor Plans HT.CHE-A.p_Rev C
House Type Chestnut-B Floor Plans HT.CHE-B.p_Rev B
House Type Cypress Floor Plans HT.CYP.p_Rev G
House Type Cypress (2 Block) Floor Plans HT.CYP(2blk).p_Rev D
Plots 410, 422 and 425 (House Type Cypress) Floor Plans P.410_422_425.p_Rev B
House Type Daisy (2-Block) - Floor Plans HT.DAI(2blk).p_Rev B
House Type The Dahlia (2 Block) Floor Plans HT.DAL(2blk).p_Rev D
Plots 476 - 477 (House Type Forget-Me-Not) - Floor Plans P.476-477.p_Rev A
Plots 478 - 479 (House Type Forget-Me-Not) - Floor Plans P.478-479.p_Rev A
Plots 621 - 622 and 623 - 624 (House Type Forget-Me-Not)Floor Plans P.621-622_623-624.p_Rev A
House Type Hyacinth Floor Plans HT.HYA.p_Rev C
Plot 600 (House Type Hyacinth) Floor Plans P.600.p_Rev A
House Type Lavender Floor Plans HT.LAV.p_Rev D
House Type Lime Floor Plans HT.LIM.p_Rev E
Plot 319 (House Type Lime) Floor Plans P.319.p_Rev B
Plots 620 (House Type Lupin Floor Plans P.620.p_Rev A
House Type Magnolia (2 Block) Floor Plans HT.MAG(2blk).p_Rev C
House Type Maple Floor Plans HT.MAP.p_Rev E

House Type Oak Floor Plans HT.OAK.p_Rev B
House Type Pine Floor Plans HT.PIN.p_Rev B
House Type Rowan - (2 Block) Floor Plans HT.ROW(2blk).p_Rev B
House Type Rowan - (3 Block) Floor Plans HT.ROW(3blk).p_Rev B
Plots 300 - 301 (House Types Spruce and Magnolia) Floor Plans P.300-301.p_Rev A
House Type 5B8P Floor Plans HT.5B8P.p_B_Rev B
House Type B4 (2 Block) Floor Plans HT.B4(2blk).p_Rev E
House Type B4 (3 Block) Floor Plans HT.B4(3blk).p_Rev D
House Type B6 (2 Block) Floor Plans HT.B6(2blk).p_Rev E
House Type L4 (2 Block) Floor Plans HT.L4(2blk).p_Rev E
House Type L4 (3-Block) Floor Plans HT.L4(3blk).p_Rev A
House Type L6 (2-Block) Floor Plans HT.L6(2blk).p_Rev B
Plots 235 - 236 (House Type B4) Floor Plans P.235-236.p_Rev B
Plots 237 - 238 (House Type B4) Floor Plans P.237-238.p_Rev C
Plots 250 - 253 (House Type B6) Floor Plans P.250-253.p_Rev C
Plots 293 - 295 (House Type B4) Floor Plans P.293-295.p_Rev B
Plots 302 - 305 (House Type B6) Floor Plans P.302-305.p_Rev C
Plots 306 - 309 (House Type B4) Floor Plans P.306-309.p_Rev C
Plots 359 - 361 (House Type L6) Floor Plans P.359-361.p_Rev B
Plots 373 - 374 (House Type L4) Floor Plans P.373-374.p_Rev C
Plots 378 - 380 (House Type L6) Floor Plans P.378-380.p_Rev D
Plots 406 - 407 (House Type B4) Floor Plans P.406-407.p_Rev B
Plots 408 - 409 (House Type B4) Floor Plans P.408-409.p_Rev B
Plots 469 - 470 (House Type B4) Floor Plans P.469-470.p_Rev A
Plots 471 - 472 (House Type B4) Floor Plans P.471-472.p_Rev A
Plots 473 - 474 (House Type B6) Floor Plans P.473-474.p_Rev B
Plots 487 - 489 (House Type B4) Floor Plans P.487-489.p_Rev B
Plots 490 - 493 (4 x1BF) Floor Plans Sheet 1 of 2 P.490-493.p_Rev C
Plots 490 - 493 (4 x 1BF) Floor Plans Sheet 2 of 2 P.490-493.p2_Rev A
Plots 518 - 520 (House Type B1&B4) Floor Plans P.518-520.p_Rev B
Plots 521 - 523 (House Type B4) Floor Plans P.521-523.p_Rev B
Plots 524 - 526 (House Type B4) Floor Plans P.524-526.p_Rev C
Plots 560 - 562 (House Type B4) Floor Plans P.560-562.p_Rev A
Plots 563 - 565 (House Type L9-L6) Floor Plans P.563-565.p_Rev A
Plots 629 - 630 (House Type L4) Floor Plans P.629-630.p_Rev A
Plots 631 - 632 (House Type L6) Floor Plans P.631-632.p_Rev A
Plots 633 - 634 (House Type L4) Floor Plans P.633-634.p_Rev A
Plots 635 - 636 (House Type L4) Floor Plans P.635-636.p_Rev A
Plots 637 - 638 (House Type L4) Floor Plans P.637-638.p_Rev B
Plots 639 - 640 (House Type L4) Floor Plans P.639-640.p_Rev B

Garage - Single - Plan and Elevations Type 1 GAR.01-1.pe_Rev A
Garage - Single - Plan and Elevations Type 2 GAR.01-2.pe_Rev A
Garage - Twin - Plan and Elevations Type 1 GAR.02.1-1.pe_Rev A
Garage - Twin - Plan and Elevations Type 2 GAR.02.1-2.pe_Rev A
Garage - Double - Plan and Elevations Type 1 GAR.02.2.pe_Rev B
Garden Shed - Plan and Elevations SH.01.pe_Rev A

Bin and Bicycle Store - Plan and Elevations BSS.01.pe_Rev A

Sustainability Report: 7938 Revision Number: 1
Construction Ecological Management Plan: 231205_P1356 Revision Number: 2
Ecological Compliance Note: 231215_P1356 Revision Number: 2
BNG Proposals Plan/Proposed Habitat Condition Assessment: 240122_P1356
Wildlife Box Plan: P1356
Hard Landscape Proposals: GL2224 14A-21A
Hard Landscape Proposals: Dwg. Number: GL2224 14A Revision Number: A
Hard Landscape Proposals: GL2224 15A Revision Number: A
Hard Landscape Proposals: GL2224 16A Revision Number: A
Hard Landscape Proposals: GL2224 17A Revision Number: A
Hard Landscape Proposals: GL2224 18A Revision Number: A
Hard Landscape Proposals: GL2224 19A Revision Number: A
Hard Landscape Proposals: GL2224 20A Revision Number: A
Hard Landscape Proposals: GL2224 21A Revision Number: A
Soft Landscape Proposals: GL2224 01D Revision Number: D
Soft Landscape Proposals: GL2224 02D Revision Number: D
Soft Landscape Proposals: GL2224 03D Revision Number: D
Soft Landscape Proposals: GL2224 04D Revision Number: D
Soft Landscape Proposals: GL2224 05D Revision Number: D
Soft Landscape Proposals: GL2224 06D Revision Number: D
Soft Landscape Proposals: GL2224 07D Revision Number: D
Soft Landscape Proposals: GL2224 08D Revision Number: D
Soft Landscape Proposals: GL2224 09D Revision Number: D
Soft Landscape Proposals: GL2224 10D Revision Number: D
Soft Landscape Proposals: GL2224 11D Revision Number: D
Soft Landscape Proposals: GL2224 12D Revision Number: D
Soft Landscape Proposals: GL2224 13D Revision Number: D
Indicative Finished Floor Levels Sheet 1 of 2: V060/301 Revision Number: E
Indicative Finished Floor Levels Sheet 2 of 2: V060/302 Revision Number: F
Surface Water Drain Strategy Sheet 1 of 2: V060/303 Revision Number: E
Surface Water Drain Strategy Sheet 2 of 2: V060/304 Revision Number: E
Foul Water Drainage Strategy Sheet 1 of 2: V060/305 Revision Number: E
Foul Water Drainage Strategy Sheet 2 of 2: V060/306 Revision Number: E
Proposed Adoption Plan Sheet 1 of 2: V060/307 Revision Number: D
Proposed Adoption Plan Sheet 2 of 2: V060/308 Revision Number: D
Refuse Strategy Sheet 1 of 2: V060/309 Revision Number: E
Refuse Strategy 2 of 2: V060/310 Revision Number: E
Fire Tendency Strategy Sheet 1 of 2: V060/311 Revision Number: C
Fire Tendency Strategy Sheet 2 of 2: V060/312 Revision Number: C
Indicative Street Lighting Plan Sheet 1 of 2: V060/313 Revision Number: B
Indicative Street Lighting Plan Sheet 2 of 2: V060/314 Revision Number: B
Large Car Vehicle Swept Paths Sheet 1 of 2: V060/323 Revision Number: B
Large Car Vehicle Swept Paths Sheet 2 of 2: V060/324 Revision Number: B
Extract Road 17 Section: V060/327
Highway Geometry Plan Sheet 1 of 2: V060/332 Revision Number: A

Highway Geometry Plan Sheet 2 of 2: V060/333 Revision Number: A
Highway Details: V060 – SR - 0704
Exceedance Flow Route Plan Sheet 1 of 2: V060/317 Revision Number: A
Exceedance Flow Route Plan Sheet 2 of 2: V060/318 Revision Number: A
Infiltration Basin B1-V2.2 10Y: B1-V2.2 10Y Revision Number: 2
Infiltration Basin B1-V1.1 10Y: B1-V1.1 10Y Revision Number: 1

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

2 No development above slab level shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

3 Prior to development above slab level a final Sustainable Energy Strategy, explaining the low-carbon approach of the scheme taken in the technical design stages, including details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41 and CP57 of the Wiltshire Core Strategy are achieved.

4 No development above slab level shall occur until final details of the low carbon and renewable energy technologies (such as air source heat pumps and roof-mounted solar PV) has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41, CP55 and CP57 of the Wiltshire Core Strategy.

5 Prior to the first occupation of each dwelling the cycle parking for that property shall be provided and made available for use in accordance with the approved details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

6 Prior to the first occupation of each dwelling the electric vehicle charge point for that property shall be provided and made available for use in accordance with Dwg no PSL.02 Rev J. The installation of the charge points shall be in accordance with the manufacturing details to be approved pursuant to Condition 29 of the outline planning permission 19/05824/OUT.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved as well as meeting the NPPF aims to radically reduce greenhouse gas emissions.

7 The dwellings shall be constructed to meet, as a minimum, the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised, to mitigate the impacts of climate change, in the interests of sustainability and to use natural resources prudently in accordance with the National Planning Policy Framework.

8 No dwelling within Phase 2 of the development approved by planning application PL/2023/11196 or any planning application superseding that permission shall be occupied until a management scheme for the monitoring of the Country Park SANG has been approved in writing by the Local Planning Authority.

REASON: In the interests of securing monitoring for the Country Park.

Informative

The development hereby permitted requires the diversion of a public right of way. Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the Council's Countryside Access Team to make an application for a Footpath Diversion Order.

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited/undertaken which obstruct or adversely affect the public right of way whilst development takes place, without prior consultation and permission of the highways authority at Wiltshire council.

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