

# Statement of Community Involvement

Land at Romsey Road, Whiteparish, Salisbury, Wiltshire

*Application for the approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) following Outline Planning Permission PL/2022/09532 for 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage.*



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**Project Ref:** 24056  
**Date of Issue:** 22.10.2025  
**Prepared By:** HC  
**Checked By:** AS

Master Land & Planning Ltd  
Postal Address – 46 Basepoint Business Centre, Rivermead Drive, Swindon, Wiltshire SN5 7EX  
Registered Office - Unit 7 Oakridge Office Park, Whaddon, Salisbury, Wiltshire, SP5 3HT  
✉ welcome@masterlp.co.uk  
🌐 masterlp.co.uk



# 1. Introduction

- 1.1. This Statement of Community Involvement (SCI) has been prepared by Master Land & Planning Ltd on behalf of Bargate Homes Ltd in relation to the Reserved Matters application (*internal access, appearance, landscaping, layout and scale*) following Outline Planning Permission PL/2022/09532 for 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage.
- 1.2. Outline permission was granted under application reference PL/2022/09532 on 10th June 2024. This was submitted with all matters reserved except external access. The outline planning permission set out the proposal in principle and now requires the submission of further details as set out under Condition 3 of the Decision Notice which states that an application for the approval of all of the reserved matters shall be made to the LPA before the expiration of three years from the date of the permission.
- 1.3. The Applicant has been committed to early and meaningful engagement with the community before submitting a planning application. The purpose of this SCI is therefore to outline the engagement with the community and stakeholders and to describe how this has influenced the proposal.



## 2. Site Overview and Proposed Development

- 2.1 The Site is located within the village of Whiteparish, south of the A27 Romsey Road. Whiteparish is located approximately 7 miles south east of Salisbury and 7 miles to the north west of Romsey. The greenfield site extends to a total area of 1.71 hectares comprising of agricultural pasture land in lowland grazing and is accessed from a track that runs south-west from the A27, along the north-western boundary of the field.
- 2.2 The Site borders the A27 (Romsey Road) to the north-east, with the modern residential development of Meadow Court directly opposite. Further beyond this to the north is agricultural land. To the south-east are a short terrace of three dwellings known as 'Bushey Cottages', behind which are a series of small, irregular paddocks. To the north-west the Site is bordered by further residential land of Wykeham House that sits behind 'Melcombe', while to the south-west is open farmland.



Figure 1 – Site Location



- 2.3 The nearest listed building, Chalkpit Farmhouse, is located some 150m to the north-west. There is no intervisibility between this heritage asset and the Site. The western boundary of the Whiteparish Conservation Area is some 500m west along the A27 with intervening built form ensuring the Site is not within its setting.
- 2.4 A Public Right of Way WHIT7 runs along the north-western boundary from Romsey Road south-west to Blaxwell Farm linking to footpaths WHIT10 and WHIT18. These footpaths provide additional routes westwards towards local services and facilities.
- 2.5 The Site is located on the boundary of NCA: 131. New Forest and NCA: 132. Salisbury Plain and West Wiltshire Downs.
- 2.6 The site is located within Flood Zone 1 and at lowest risk from fluvial flooding. There is no pluvial surface water flood risk at the site. The Site is also within the Lower Test and Southampton Streams catchment of the Rivers Test and Itchen as such the development is required to demonstrate nutrient neutrality.

#### Proposed Development

- 2.7 This SCI relates to a reserved matters application at Land at Romsey Road, Whiteparish, Salisbury, Wiltshire. The application seeks the *'Reserved Matters (internal access, appearance, landscaping, layout and scale) following Outline Planning Permission PL/2022/09532 for up to 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage'*.
- 2.8 The development proposes 25 dwellings, including a mix of 1 to 5 bedroom units, split over 1.5, and 2 storeys. Provision is made for the inclusion of 40% affordable units in line with Wiltshire's requirements, including Rent, Shared Ownership, and First Homes. The full breakdown on units is presented on the Accommodated Schedule that support this Reserved Matters Application.
- 2.9 The proposed development includes:
  - Improved pedestrian links along the site boundaries for connectivity into the local centre and potential connections to existing Public Rights of Way.
  - Respecting existing residential character & building lines evident in Whiteparish.
  - Buffer zones and effective boundary treatments in place for adjacent dwellings.
  - Integrated SuDS features including an indicative Attenuation Basin.
  - Open parkland to south and western end with views towards open countryside.
  - A Local Area of Play (LAP)



### 3. Policy Context

#### National Policy

- 3.1 The Planning Practice Guidance (PPG)<sup>1</sup> states that pre-application engagement is encouraged where it will add value to the process and the outcome.
- 3.2 *Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:*
- *providing an understanding of the relevant planning policies and other material considerations associated with a proposed development.*
  - *working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development, including, where relevant, the need to deliver improvements in infrastructure and affordable housing.*
  - *discussing the possible mitigation of the impact of a proposed development, including any planning conditions*
  - *identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage. The information requested must be reasonable.*
  - *putting in place a Planning Performance Agreement where this would help with managing the process and agreeing dedicated resources for progressing the application.*

*The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.*

- 3.3 This supports paragraphs 40, 41, and 137 of the updated National Planning Policy Framework (NPPF)<sup>2</sup> which state:

*Early Engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*

*Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should*

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<sup>1</sup> [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/planning-practice-guidance)

<sup>2</sup> [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/national-planning-policy-framework)



*also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*

*Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

### **Local Policy**

- 3.4 Wiltshire Council's Statement of Community Involvement in July 2020 sets out how the importance in involving a community within planning decisions to help guide future development within Wiltshire. It states at paragraph 1.1 that:

*Planning affects us all, shaping the places we work and live along with the services and facilities we use. Planning decisions shape our lives and it is important that everyone can comment on and be involved in making these decision. We need residents, businesses, and other organisations to use local knowledge and expertise to help shape places and provide ideas as to what works well and what doesn't work as well so that we can understand what you feel is best when making decisions in Wiltshire.*

- 3.5 With reference to Pre-Application, Paragraph 8.13 states that:

*We encourage pre-application discussions for all types of application with the objective to advise whether the principle of development is acceptable and to clarify any supporting information and level of detail required for us to determine a possible application. Due to the sensitive nature of these very early discussions, these will usually be confidential. However, as previously stated, applicants are encouraged to involve the community as early as possible in the process of developing their ideas especially where major development proposals are being brought forward. Town and Parish Councils are also encouraged to take advantage of pre-application discussions with developers and applicants when offered.*



## 4. Pre-Application Enquiry

- 4.1 A Pre-Application Enquiry was initially submitted in 2021 to Wiltshire Council, prior to the Outline Application for *'(all matters reserved except external access) for the erection of up to 25 dwellings with access, parking and associated landscaping. Provision of land for a new burial ground with access and car parking'*.
- 4.2 The purpose of this Pre-Application enquiry was to make the Local Planning Authority aware of the future planning application and to summarise how the development would positively contribute towards housing needs within the village of Whiteparish. The issues revealed within the response were considered and actions were taken where necessary to mitigate any potential impact to the infrastructure and character of the village. Subsequently, the Outline Permission was submitted and later granted in 2024.
- 4.3 A second Pre-Application Enquiry was submitted to Wiltshire Council in early 2025 for the *'Reserved Matters (internal access, appearance, landscaping, layout and scale) following Outline Planning Permission PL/2022/09532 for up to 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage'*. An initial meeting was held on 7<sup>th</sup> April 2025 with the case officer where the scheme was seen to be generally supported by the consultees subject to minor tweaks to the layout. The final response to this enquiry was received on 17<sup>th</sup> April 2025 once the additional information was compiled to the case officer, and the following was concluded.

### General Notes:

- It can be seen from plans that open space is being accommodated on site even though sizes are not given.
- Requirements have been met regarding the play provision of 285m<sup>2</sup> of equipped play in the form of LAP.

### Comments of Rights of Way Officer:

- Make sure the footway from the site meets with the tarmac bell mouth at the start of the Public Footpath WHIT7 so that the footway has a continuous tarmac surface.
- Suggestion for the hedge will need to be set back into the development so that it doesn't routinely grow out into the width of WHIT7.

### Key Feedback Includes:

- Location of the parking and garaging to serve the dwelling facing the open space to the south need to be amended to avoid conflict.
- Avoidance of anti-social behaviour by re-locating the garage adjacent to Plot 11.
- The re-location of the 3 visitor parking spaces within the area of open space to the north.



- 4.4 A full summary of the design response to the feedback received at Pre-Application stage is set out in the accompanying Design & Access Statement.
- 4.5 During this Pre-Application enquiry, an online consultation was held between 27<sup>th</sup> February 2025 and Sunday 16<sup>th</sup> March 2025 to seek the views of the community on the Reserved Matters Application. The responses are outlined within Section 5 (Public Engagement).

## 5. Public Engagement

### Consultation

- 5.1 An online consultation was held between Thursday 27<sup>th</sup> February 2025 and Sunday 16<sup>th</sup> March 2025, inviting comments on the proposals.
- 5.2 The consultation was advertised through a leaflet drop undertaken on Thursday 27<sup>th</sup> February 2025. Leaflets were delivered to all properties/cul-de-sac's situated off Romsey Road to the east of Dean Lane, as well as all properties/cul-de-sac's located to the east of Common Road and north of The Bramley's development. The leaflets consisted of a visual description of the proposed development and its aims alongside detailed information and instructions on how the community could respond.
- 5.3 A full copy of the Consultation leaflet is included at **Appendix A**.
- 5.4 The Parish Council were also informed of the consultation via email on 19<sup>th</sup> February 2025.
- 5.5 There were a total 14 responses to this consultation. The breakdown of responses are largely neutral, with most respondents raising questions to their concerns rather than objecting to the scheme. The negative responses have been outlined in the table below, referencing the respondent. All responses have been segregated into individual headings, with the Applicant's responses provided accordingly.
- 5.6 Some points have been raised multiple times by various respondents, however the table only outlines each concern once. Some responses also relate to concerns that have already been considered under the original Outline Planning Application. This has been noted where applicable.

| Summary of Public Comments                                                                                                                                                                                                                                                                                                                                                                  | Applicants Response                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overlooking and Privacy</b><br><u>Respondent 1</u> - Our house and Melcombe, will be most impacted. I am concerned about the 3-bed property that is in direct line of sight. 2 bathrooms at the front of our house, one of which has a circular feature window that would be difficult to provide a blind for privacy. There is a large window up the staircase that has given us a view | The layout of the units are set back from the boundary edge and are not situated directly in front of Wykeham House or Melcombe. Therefore, the distance between plot 17 and Wykeham House and the distance between |



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| <p><i>of the field for the 19 years we've lived here. We are reluctant to curtain this window and would like to know if you have any plans to provide privacy for us by way of planting new trees along this border.</i></p> <p><u>Respondent 6</u> - <i>I'm concerned that the plan will impact on the privacy of Wykeham House, in particular the 3 bedroom house that is shown directly in front of the house. This unit and anyone in the garden will be able to look directly into two bathrooms. Neither have frosted glass as when it was built, they overlooked fields. By placing this house directing in front of them will mean anyone looking out of the rear window of the property would have a view into the bathrooms. I would ask that consideration is made as to what can be put in place to prevent loss of privacy. Suitable measures could be planting at edge of your plot to obscure the view and offering to pay to replace the bathroom windows with frosted glass.</i></p> <p><u>Respondent 5</u> - (1 Bushey Cottage) <i>We spend lots of time in our garden, and the plan places a house directly on our boundary, the side of which would be metres away, completely dominating our view. The original drawings showed the houses closest to us as single-storey, and further away, this would be less imposing.</i></p> <p><u>Respondent 8</u> - <i>Having lived at Bushey Cottages for over 40 years these proposed houses are extremely close to my garden which will block the light and the view and I will become very overlooked by these houses.</i></p> <p><u>Respondent 12</u> - <i>We are unable to make any comment pertaining to privacy until we have seen the proposed window layout of all properties bordering the site. Similarly with light pollution.</i></p> | <p>plot 25 boundary and Melcombe are acceptable in accordance with the Wiltshire Design Guide as the Proposed dwellings do not 'overlook existing private amenity space' as stated at paragraph 9.2.4.</p> <p>Screening will be provided along the boundary by way of new tree planting and hedgerow to ensure privacy to the existing properties at the northwestern boundaries. The scheme has been amended post the consultation to identify additional planting to the rear of Plot 19 with 3 no. Amelanchier Lamarckii.</p> <p>No first floor windows have been proposed at Plot 25 and one single casement bathroom window at Plot 17 is proposed, which will be frosted, and therefore no overlooking will occur and privacy of existing properties will be retained.</p> <p>Chalet bungalows (Plots 8 &amp; 9) are proposed at the eastern corner of the site, where the site abuts Bushey Cottages, and so impact to views and amount of light is limited. The distance between the side boundary of plot 8 and Bushey cottages is 21m, which accords with paragraph 9.2.4 the Wiltshire Design Guide requirements.</p> <p>No first floor windows have been proposed at the chalet bungalows, facing Bushey Cottages and therefore no overlooking will occur and privacy of the cottage will be retained and further enhanced through vegetation and screening.</p> |
| <p><b>Facilities and Amenities</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>This was a consideration for the Outline Planning Application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><u>Respondent 8</u> - <i>The Doctors surgery can't cope with the patients they have already got let alone 50+ more people.</i></p> <p><u>Respondent 9</u> - <i>There is no need for another play area when there is already good facilities in the village which are not fully utilised including skate area, grass area, football pitch, tennis courts, cricket nets and play area with swings etc. This is established and already a dog free area, hence safe. It would also encourage residents up into the village which in turn should enhance usage of the local shop, post office and public houses.</i></p> <p><u>Respondent 11 and 12</u> - <i>Can the primary school in the village cope with the potential increase in pupils? If not what section 106 money is being put aside to pay for the expansion of the school? Please confirm if the public green space and park will form part of a section 108 agreement so we can be certain of their implementation?</i></p> <p><u>Respondent 2</u> - <i>What contribution will the builders make to the amenities of the village as 25 homes will make a significant impact to the location?</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>2,400sqm of open space is required for this sized site, in accordance with Policy R2 of the Salisbury District LP. This generally comprises play space with designated areas of movement. The population increase will enhance economic and social benefits to the existing infrastructure in Whiteparish.</p> <p>This was considered at the Outline Planning stage. The school is undersubscribed and has capacity for an increase in pupils.</p> <p>All infrastructure requirements will be secured under a S106 agreement which will provide financial contributions from the developer to improve infrastructure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



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| <b>Highways and Parking</b>                 | <p>Parking is designed to meet local standards and to ensure it does not overbear the street scenes, whilst also being convenient for residents and visitors. The parking strategy proposes a mix of garages, driveways, laybys and parking courts with visitor parking evenly distributed in the site.</p> <p>Covenants is not a planning consideration.</p> <p>Visibility Splays have been calculated in accordance with average speed percentile and agreed as part of the outline planning permission that approved access.</p> <p>It's recognised that development will result in more vehicle movements, and this cannot be an objection to the principle of more housing. The Transport Statement submitted in the Outline Permission addresses trip rates to/from development as being satisfactory along with mitigation measures.</p> <p>The Transport Statement considered that the nearby bus stop provides good public connections services to nearby towns and cities throughout the day to support leisure and domestic travel requirements. The Proposed Access Arrangement at Appendix E of the Transport Statement outlines two pedestrian crossing areas from the site to the pavement at Romsey Road.</p> |
| <b>Climate Change and Energy Efficiency</b> | <p>A detailed Sustainable Energy Strategy (SES) has been submitted in line with Condition 22 of the Outline Application. It considers the sustainability elements of the proposal in detail, in accordance with national and local policies/standards. This is summarised in the Supporting Planning Statement that ##</p> <p>More detail is provided in the supporting Sustainable Energy Strategy where these matters have been addressed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Character and Appearance</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



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| <p><u>Respondent 9</u> - The development is too big for the size of the plot and will be out of character with local surroundings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>This was a consideration for the Outline Planning Application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Natural Environment and Wildlife</b></p> <p><u>Respondent 3 and 13</u> - Will the public open space, play area etc be owned and maintained by Wiltshire Council on an ongoing basis? They don't maintain similar areas in the village at present.</p> <p>Who will own the public landscaped areas on the site and in particular the large area to the rear of the site? Who will be responsible for maintaining them? Who will monitor the growth of newly planted trees and shrubs and water them in summer droughts until they are well established? Who will replace the single oak tree when it dies due to root disturbance from the construction works? Who will maintain the children's play area and the pond? Who will pay for all this year after year? If the areas become neglected and overgrown with brambles and litter who should be contacted to sort it out? How can maintenance be enforced?</p> <p><u>Respondent 9</u> - The site in question is a haven for rabbits, deer, various birds and small reptiles with two ponds within close proximity. All of these will be driven away by development. The hedgerow, on Romsey Road is natural, very much in keeping with the local environment and is already well planted with daffodils. To break this up for access to a housing development is terrible. Enhanced fauna and planting scheme needed to retain countryside feel and encourage wildlife.</p> <p><u>Respondent 13</u> - The verge along the roadside frontage of the site is currently carpeted with hundreds of yellow daffodils. Behind the daffodils is a substantial mature hedgerow of medium size trees and a larger oak tree. This is virtually the first thing one sees when entering the village from the Romsey direction and it is a glorious sight and in keeping in a rural location. Your plans seem to indicate that all the daffodils will be grubbed up and replaced with a tarmac footpath.</p> <p><u>Respondent 12</u> - Please confirm that the two oak trees on the West and North boundaries won't be harmed, in any circumstances, and will be retained. Can a preservation order be obtained for them?</p> <p>It will have an adverse impact on the area which you acknowledge is a Special Landscape Area and in the New Forest National Park designated landscape. Therefore please retain the mature hedgerow, not just one oak tree, to provide a natural screen from the main road and also please replace and replant all the daffodils.</p> <p>It is stated that the garden fences will have gaps at the base to allow wildlife to permeate the site e.g. hedgehogs, newts, frogs and toads. However the images of the proposed buildings in your leaflet show a brick wall boundary. How will a hedgehog get through a brick wall?</p> <p>The public open space to the rear of the site must be accessible for all. This includes those who use wheelchairs and mobility scooters. All paths should</p> | <p>The site's open space and landscape areas will be delivered through a management company or other management process to be agreed with the Local Authority.</p> <p>The layout complies with the terms of the Outline Planning Permission that will provide functional and biodiverse open spaces and habitats within the site, including reinforcement of the site boundaries.</p> <p>In response to respondent 9 and 13, A final Landscaping Scheme will be provided as part of this reserved matters application which considers any additional and loss of existing landscaping.</p> <p>The reserved matters application outlines the confirmation to the LPA of any losses and necessary replacement planting, with a supporting Tree Protection Plan. Full details outlined in the final Landscaping Scheme.</p> <p>The LVIA states that the proposal has moderate landscape effect, so appropriate mitigation is considered, including additional structural planting in the site and boundary planting to define edge of site from the countryside. Additional tree planting to filter views &amp; create appropriate setting in the SLA.</p> <p>Boundary treatments will provide a mixture of brick walls, timber fencing, and hedges where appropriate. A Landscape Ecology Management Plan has been submitted which demonstrates the ecological mitigation measures, such as hedgehog highways.</p> |



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| <p><i>have accessible surfaces and any gates must also be suitable to allow disabled access.</i></p> <p><u>Respondent 2</u> - how will the public open space area be controlled and policed?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Shared spaces and footpaths will provide dropped kerbs and comprise of appropriate hard surfacing and materials.</p> <p>The open space will be controlled by a management company.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Noise and Disruption</b></p> <p><u>Respondent 5</u> - We are concerned about the impact the development will have on our property value. The additional noise and activity from these homes will likely reduce the value, and if a house is built right on our boundary, the negative impact will be greater.</p> <p><u>Respondent 12 and 14</u> - Is a plan in place to minimise disruption to neighbouring properties and the community during construction?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>More detail is provided in the supporting Acoustic Report where these matters have been addressed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Connectivity</b></p> <p><u>Respondent 12 and 14</u> - What is meant by 'increased connectivity through the village'?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Increased connectivity related to the improvement of the existing footpaths and networks by offering additional connections/ routes into and throughout the village centre to allow new residents to help enhance social, economic, &amp; environmental benefits. Connectivity has been clearly evidenced within the Design and Access Statement and supporting Planning Statement.</p>                                                                                                                                                                                                                                                                                                                                 |
| <p><b>Drainage</b></p> <p><u>Respondent 11</u> - What is happening to upgrade the foul waste drainage for the village as I can see more of these developments in the village coming soon?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>The water companies have an obligation to undertake any necessary upgrades to allow new development to come forward within 2 years of permission, if required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Other</b></p> <p><u>Respondent 5</u> - we were aware of the first pre-application. Although we didn't fully agree, we chose not to object, as we understand the need for new housing and the original layout of the proposed homes was not overly intrusive.</p> <p><u>Respondent 9</u> - Whilst I acknowledge the need for new housing, I feel this development is too big and impact on wildlife, highway safety &amp; infrastructure is out of balance.</p> <p><u>Respondent 12</u> - Could the placing of gardens and parking be improved to move properties away from boundary edges?</p> <p>Is there an agreement with the neighbouring landowner to access the public footpath on the north-west boundary? Otherwise, this appears to be a pointless 'access' path as there is a gap between the boundary of the site and the location of the footpath.</p> <p><u>Respondent 13</u> - Entering Whiteparish will be more like entering a suburban housing estate, not a rural village.</p> | <p>The layout is considered in accordance with local and national standards and as set out in the Wiltshire Design Guide.</p> <p>Impact on wildlife, highway safety, and infrastructure was a consideration of the Outline Planning Application. Evidence is provided in the supporting documents.</p> <p>Each plot has been situated appropriately in accordance with the requirements of the Wiltshire Design Guide.</p> <p>The connection routes within the site allow for a potential point of connection to the existing right of way on the north west boundary. This may be delivered subject to ownership / consent.</p> <p>The amount and location of housing was a consideration for the Outline Permission.</p> |

5.7 Many of the respondents were appreciative of the consultation for their comments and concerns to be considered.



- 5.8 The community engagement has also revealed some support for the development where some respondents understand the need for new housing to meet local housing need, some of which are in favour of the scheme as a whole.

### **Parish Council Meeting**

- 5.9 Representatives for Bargate attended a Parish Council meeting on Tuesday 18<sup>th</sup> March 2025 at the Memorial Centre to present the emerging proposals set out in the public consultation and answer questions.
- 5.10 Many public comments at the meeting related to 'in-principle' concerns, the land use areas, the creation of a safe access or the amount of development, however these are matters have already been approved by the Outline Planning Permission.
- 5.11 Comments from site neighbours concerning the proximity of built form to boundaries and the height of those buildings are addressed by the layout and design according to the principles in the Wiltshire Design Guide.
- 5.12 Concerns were raised concerning the affordable housing and how these are defined or to be delivered, which is an 'in-principle' matter defined by the Section 106 Legal Agreement.

## **6. Conclusion**

- 6.1 This Statement of Community Involvement outlines the steps that the Applicant has undertaken to engage with all stakeholders prior to the submission of a Planning Application for residential development at the Land at Romsey Road, Whiteparish.
- 6.2 The engagement with the community has revealed some common issues that were raised by respondents around impacts on residential amenity, noise disturbance, loss of landscaping and habitats, and highway safety where further assessments and studies will be conducted to mitigate any issues. All additional issues raised will be considered and acted upon.



## **Appendix A – Copy of the Consultation Leaflet and extracts from the consultation website**

# LAND AT ROMSEY ROAD, WHITEPARISH, SALISBURY



## *Get involved and have your say*

The land at Romsey Road has recently been approved under an Outline application for a residential development of up to 25no dwellings with access to Romsey Road, parking, open space, landscaping and drainage. (ref: PL/2022/09532) after developing a sound understanding of the existing landscape character, visual amenities, ecological requirements and other constraints.

Since the approval, work has been undertaken to prepare a Reserved Matters application which will set out all necessary details including Internal Access, Appearance, Landscaping, Layout, and Scale. Prior to any further application being made, we want your views on the detailed proposal.

The purpose of this consultation is to provide an opportunity for local residents, businesses and organisations to learn about the proposal in more detail and welcome your views. We will take into account all the comments and suggestions as part of this consultation to assist in the Reserved Matters application.

Comments can be submitted using an online feedback form found at the consultation website:

<https://masterlp.co.uk/romsey-road-whiteparish/>

or alternatively in writing to: Master Land and Planning, Unit 7 Oakridge Office Park, Whaddon, SP5 3HT.

**Please submit your comments by Sunday 16th March**



A new residential development proposed on the 1.71ha parcel of land at Romsey Road, comprising of:

- Erection of 25 homes. The houses proposed are a mix of 1 to 5 bedroom units, split over 1, 1.5, and 2 storeys. Provision is made for the inclusion of 40% affordable homes.
- High-quality dwellings that are characteristic of the village and reinforce the local distinctiveness of the area.
- Public open space with a play area (LAP), drainage features (SuDS), landscaping, and biodiversity net gain (BNG) measures.
- New vehicular and pedestrian access onto Romsey Road, and increased connectivity through village.

Bargate Homes will consider all correspondence received and our response to the issues raised will be set out in the Planning Submission. As part of a planning application, submitted to the Local Planning Authority a complete copy of all comments received may be published however all personal details (including any details such as your name, address and email where you have provided them) will be confidential. The Council may publish any Planning submission documents online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, we may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

# PROPOSED STREET SCENE

Not to Scale



Elevation A



Elevation B

The proposed dwellings are to be designed using traditional materials including red brick, tile hanging, and red tiled roofs. It is proposed to add additional distinctive elements including chimneys, brick detailing, eaves detailing and traditional fenestration styles to add character to the development and reflect the existing style of Whiteparish.

The built form will be set back from Romsey Road, with the existing feature oak tree retained and new hedgerow planting. A new footpath will be created at the front of the site to provide connections to existing footway networks. The open space to the south of the site will be fully accessible, and include a new local area of play.

The road layout has been simplified to minimise vehicle dominance throughout the site. Material variety has been used for the road landscaping in order to separate and define public & private spaces. Each unit makes provision for appropriate off-street parking in line with relevant Parking Standards.





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## About Us

The Applicant is Bargate Homes, a developer established in 2006 to be a truly differentiated homebuilder in its product and guiding principles. Bargate's vision is to reject the malaise of mediocrity in new homes design and build standards and

appalling levels of customer service. To recognise corporate responsibility; to have a purpose beyond profit. To demonstrate a duty of care in development, to enhance the beautiful local area we all choose to call home and give back to the communities in which we develop. To be the brand that cares in a marketplace that seemingly does not.

Vivid are a leading provider of affordable homes and extensive support services in the south of England, with around 72,000 customers, 33,000 homes and 900 employees. Our vision is “more homes, bright futures” and our mission is to give customers a safe and secure home and provide the foundations for their wellbeing by: Delivering high-quality services so people can live independently in a safe and secure home and be proud of where they live

## **Background**

An Outline Planning Application (ref: PL/2022/09532) with all matters reserved (except access) was made in 2022 for ‘*a residential development of up to 25 dwellings with access to Romsey Road, parking, open space, landscaping and drainage*’. This application was approved by Wiltshire Council in June 2024 and sets out the suitability of the site for residential development. The permission establishes the parameters which must be followed, including the maximum number of houses (25), distribution of land uses, and the access design. The site location is shown below.



The development is being brought forward to respond to local needs whilst providing high quality, sustainable development which responds to the site and the local context.

The land is situated at the eastern end of Whiteparish, off Romsey Road and extends to 1.71ha. The location of the application site is outlined below in red.

## Proposal

Bargate Homes have acquired the site and are now proceeding with a Reserved Matters application which will be made to Wiltshire Council for the following:

- The erection of 25 homes proposed as a mix of 1 to 5 bedroom dwellings, with the inclusion of 40% affordable housing, as set out in the schedule of accommodation below.
- Public open space – The development provides a positive contribution to the green infrastructure and public open space of Whiteparish and encompasses approximately 0.7ha of formal and informal multi-functional open space, including a local area of play area, as well as biodiversity improvements and SuDS. The development also makes provision for new pedestrian connections the existing Rights of Way Network.

The development proposes to accommodate for all housing needs which includes provision for 15no. (60%) Market and a total of 10no. (40%) Affordable Housing Units, including:

|                |
|----------------|
| Market Housing |
|----------------|

| Size        |            | Tenure            | No. of Units (+%) |
|-------------|------------|-------------------|-------------------|
| 2-Bed House | 2-Storey   | Private Ownership | 2 Units (13%)     |
| 3-Bed House | 2-Storey   | Private Ownership | 3 Units (20%)     |
| 3-Bed House | 1.5-Storey | Private Ownership | 2 Units (13%)     |
| 4-Bed House | 2-Storey   | Private Ownership | 7 Units (47%)     |
| 5-Bed House | 2-Storey   | Private Ownership | 1 Unit (7%)       |
| TOTAL       |            |                   | 15 Units (60%)    |

| Affordable Housing |          |                  |                   |
|--------------------|----------|------------------|-------------------|
| Size               |          | Tenure           | No. of Units (+%) |
| 1-Bed Maisonette   | 1-Storey | Rental           | 2 Units (20%)     |
| 2-Bed House        | 2-Storey | Rental           | 3 Units (30%)     |
| 3-Bed House        | 2-Storey | Rental           | 1 Unit (10%)      |
| 2-Bed House        | 2-Storey | Shared Ownership | 1 Unit (10%)      |
| 2-Bed House        | 2-Storey | First Homes      | 2 Units (20%)     |
| 3-Bed House        | 2-Storey | First Homes      | 1 Unit (10%)      |
| TOTAL              |          |                  | 10 Units (40%)    |

The detailed proposal has been informed by a wide project team and will be supported by a number of reports as summarised below:



## Landscape

▼ Click to find out more

The landscape character of the site and its vicinity typifies the rural context of many villages. The landscape and visual effects have been evaluated as part of the Outline Application. This concluded that the landscape effects would be within a 'localised' area and would have a moderate effect. The site also falls within the New Forest National Park designated landscape and a Special Landscape Area

(SLA) but despite this, there are detracting features which indicate that the value of the landscape of the study area is medium, which means that it is not a valued landscape (NPPF amended Dec 2024). Mitigation and enhancement recommendations were outlined in the report and have been considered to mitigate any potential adverse effects.

LVIA Ltd have been instructed to prepare the detailed hard and soft landscape design for the site. Their proposals ensure the scheme is integrated into the wider landscape through a comprehensive scheme of strategic planting to avoid adverse impact to the landscape and surroundings. Specific landscape mitigation seeks to implement extensive planting in the south-western area to create a well-defined edge between the site and the countryside whilst additional structural planting is proposed throughout the site to break up the built form. Implementation of roadside vegetation, herb rich grassland, specimen trees, and scrub planting have also been considered.



## Ecology

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A suite of ecological and bat surveys were undertaken for the Outline permission to enable an informed understanding of the biodiversity of the site, including reptiles, bats, great crested newts, badgers, birds and invertebrates. The site comprises arable land with arable field margins and elements of grassland. Hedgerows are of varying quality along the site boundaries, with denser hedgerow along the road frontage.

ECOSA Ltd have been instructed to detail the biodiversity protection and enhancement scheme for the development. Their proposals have been designed to retain habitats of greatest ecological value wherever possible and providing

opportunities for species post-development by retaining the majority of hedgerows and provision of green corridors. A water source is also provided which will exploit natural drainage conditions while enhancing the site for invertebrates and amphibians, including great crested newts as well as providing water for reptiles and mammals. This will also enhance foraging opportunities for birds and bats. This contributes towards delivering at least 10% biodiversity net gain as well as significant hedgerow unit gains as confirmed within the Outline Permission.

To provide additional biodiversity enhancements, the following are also included:

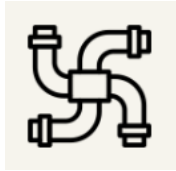
- Bat and bird boxes included within the development to target species such as house sparrow (*Passer domesticus*) and swift (*Apus apus*).
- Hedgehog friendly fencing to ensure hedgehogs can still move through the development. This will include maintaining a gap at the bottom of fences..
- The inclusion of wildflower areas will also provide additional foraging opportunities for hedgehogs.



## Trees

▼ Click to find out more

A Tree Survey has been undertaken by Barrell Tree Consultancy. This has influenced the layout of the residential development so that the important trees and hedgerows (primarily to the site boundaries) can be retained. Some removal of the vegetation to the north eastern boundary is required to facilitate the access scheme as permitted by the Outline Planning Permission. Replacement planting can be achieved.



## Drainage

▼ Click to find out more

A Flood Risk Assessment and Surface Water Drainage Strategy have been included as part of the application for the proposed development. It has been concluded that the overall flood risk within the development area is considered low from all sources.

MJA have been instructed to lead on the engineering and drainage design. The drainage scheme makes provision for an attenuation pond located at the lowest point of the site. This is an effective form of Sustainable Drainage Systems (SuDS) that helps provide onsite storage for surface water during periods of heavy rainfall, ensuring flood water does not flow off site affecting surrounding land and any existing & proposed dwellings. This also has the potential to provide benefits for water quality, ecology, and amenity for the development and the local area.



## Noise

▼ Click to find out more

A Preliminary Noise Assessment by 24 Acoustics was undertaken in line with Condition 20 of the approved Outline permission. This considered any impacts on the proposed development with regards to noise levels. It was concluded that the site is subject to noise from road traffic and so mitigation recommendations were

provided within the report to ensure suitable noise criteria are achieved. Therefore, mitigation measures integrated into the development to reduce noise impact within the proposal have seen the orientation of plots 1-4 to face Romsey Road, so the associated gardens are screened from the road traffic and, for an acceptable internal environment, thermal double glazing and sound attenuated trickle vents are proposed



## Climate Change

▼ [Click to find out more](#)

Our approach towards transitioning towards carbon neutrality is:

- The biodiversity of the Site will be protected, diversified and improved through new planting and habitat creation. Overall the proposals are expected to achieve a net gain in biodiversity
- Integrate Sustainable Urban Drainage systems
- Design homes using a 'fabric first' approach where the materials and construction are designed to reduce energy demand as far as possible first
- Achieving energy conservation standards that exceed Building Regulations.
- Homes designed to reduce water demand through efficient appliances and fitting
- Integration of low carbon energy sources such as the potential incorporation of photovoltaic arrays and heat pumps
- Electric Vehicle charging points provided for all new homes
- Providing new footway connections on Romsey Road and to the public right of way to the north west, to encourage residents to utilise easy access to alternative modes of transport (e.g. walking, cycling and public transport) from the Site to reduce reliance on the private car.

## Design

Cooper Baillie have been instructed to prepare the detailed design scheme for the reserved matters. The Proposed Site Plan below outlines how development is proposed on the site, it provides details on the following:

- Points of access into the site and movement of vehicles, cycles, and pedestrians within the site and to spaces outside of development.
- The detailed layout of the proposed development.
- Proposed housing mix, type, and size to meet local needs.
- The appearance, scale, and positioning of the proposed dwellinghouses in relation to open space.
- Landscaping including boundary treatments, garden layouts, amount of open space, tree planting, and biodiversity net gains.

The site presents itself as a logical extension to Whiteparish. The masterplan responds directly to the sites character and context and naturally integrates into the village whilst providing high-quality and beautifully designed homes that meet the housing needs of the community.



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## Comments

Bargate Homes would like to know your view on their more detailed proposal. If you would like to share your thoughts about the development, you can type in comments within the comments box below and click 'submit'.

In order to help inform the eventual planning application, responses are sought by Friday 14th March 2025.

**Name** (required)

**Email** (required)

**Comments** (required)

Submit

Bargate Homes will consider all correspondence received and our response to the issues raised will be set out in the Planning Submission. As part of a planning application, submitted to the Local Planning Authority a complete copy of all comments received may be published however all personal details (including any details such as your name, address and email where you have provided them) will be confidential. The Council may publish any Planning submission documents online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, we may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.



**MASTER LAND & PLANNING**

Postal Address – 46 Basepoint Business Centre, Rivermead Drive, Swindon SN5 7EX

Registered Address – Unit 7 Oakridge Office Park, Whaddon, Salisbury, Wiltshire, SP5 3HT

01722 562188 – Planning

welcome@masterlp.co.uk



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