

Planning Statement

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.



MASTER

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1. Introduction

- 1.1. Master Land & Planning Ltd are instructed by Bargate Homes Ltd ('the Applicant') to submit an *'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'* ('the Proposal') at Land at Romsey Road, Whiteparish, Salisbury, Wiltshire ('the Site').
- 1.2. Bargate is a developer established in 2006 with a vision 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.
- 1.3. Outline Planning Permission was granted under application reference PL/2022/09532 on 10th June 2024. This was approved with all matters reserved except external access. The approved description of the development is provided below:

Outline application (all matters reserved except external access) for a residential development of up to 25 dwellings with access to Romsey Road, parking, open space, landscaping and drainage.
- 1.4. Pursuant to Condition 2 of the outline planning permission, requiring the submission of details for the scale, layout, external appearance and landscaping of the development ('the reserved matters'), this application will address the following:
 - The layout of the development;
 - The internal access arrangements within the site;
 - The housing mix and types;
 - The distribution of the affordable and open market homes;
 - The scale of the proposed dwellings;
 - The appearance of the proposed dwellings;
 - The landscaping and open space within the site, including the location and design of the children's play area.

The Submission

- 1.5. This Statement draws upon proposals established in the outline planning application and the findings of various technical assessments, which should be read in conjunction with the accompanying application material to provide a comprehensive understanding of the proposal and its associated benefits.



- 1.6. This detailed submission has been informed by the parameters approved by the outline planning permission (under Condition 4), as well as policies contained within the Development Plan, national planning policy, and other material considerations.
- 1.7. A full list of accompanying technical documents and drawings is provided within the covering letter. These have been prepared in line with the requirements of a Reserved Matters application within the Council's Local Validation Requirements.

Planning Conditions

- 1.8. The Application discharges Condition 2 of the outline planning permission. The reserved matters submission also addresses the following planning conditions that the outline planning permission required. The submission of details as part of the reserved matters applications include:

Requirement	Plan / Details
Condition 10 – Details of surface water drainage	Flood Risk & Drainage Statement Revision A dated 10 October 2025 by MJA Consulting 7191-MJA-SW-XX-DR-C-012/P3 Proposed drainage strategy 7191-MJA-SW-XX-DR-C-013/P2 Proposed drainage areas
Condition 20 - Noise	Noise Assessment by 24 Acoustics reference R10811-2 Rev 0 dated 30 September 2025
Condition 22 – Sustainable Energy Strategy	Sustainability Statement by JSP Sustainability Ltd dated October 2025

Planning Obligations

- 1.9. The Agreement under Section 106 of the Act dated 7th June 2024 is also relevant. The following details are submitted with the reserved matters:

Requirement	Plan / Details
Definition 'Open Space'	KSA_1371-PD125B Open Space Plan
Definition 'Play Area'	KSA_1371-PD125B Open Space Plan



Schedule 1 paragraph 3 'Affordable Housing Plan'	KSA/1371 Accommodation Schedule Rev E KSA_1371-PD124D Tenure Plan
Schedule 1 paragraph 3 'details of the Affordable Housing Mix'	KSA/1371 Accommodation Schedule Rev E KSA_1371-PD124D Tenure Plan

2. Site and Surroundings

- 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. The Site extents are shown at Figure 1.



Figure 1 – Site Location Plan (Not to Scale) – KSA

- 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. North-west of the Site is bordered by further residential land of Wykeham House that sits behind 'Melcombe', while to the south-west is open farmland.
- 2.3 The existing access to the site is taken from a track that runs south-west from the A27, along the north-western boundary of the field. Romsey Road is subject to a 30mph speed limit. A footway is provided along the northern side of Romsey Road from the Meadow Court junction to Dean Lane in the village centre. A footway is also provided on the southern side of Romsey Road from The Green to Common Road. The closest



bus stops to the site are located on Romsey Road at the junction with Meadow Court, between 250m and 350m from the Site.

- 2.4 A variety of local facilities in the Village are within reasonable walking distance by safe and convenient routes from the Site, as summarised in Table 1.

Table 1 – Walking distances to local services and facilities

Service / Facility	Walking Distance	Preferred Maximum Distance
Post Office and Village Shop	800m	1200m
Whiteparish All Saints CoE Primary School	1100m	1200m
Pepperbox Pre-School	1100m	1200m
Bus Stops (Meadow Court)	50m	400m
Parish Lantern Public House	450m	1200m
Kings Head Public House	825m	1200m
Whiteparish GP Surgery	900m	1200m
Whiteparish Village Hall / Memorial Centre	900m	1200m
Memorial Ground Public Open Space, Children's Play Area, MUGA and Skateboard Park	900m	1200m

- 2.5 As mentioned above, the Site is within 300m of bus stops on Romsey Road which are served by services X7 / X7R, 624 and 634 linking Salisbury, Romsey and Southampton. Additional services are available via the All Saints Church bus stop.
- 2.6 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.
- 2.7 A Public Right of Way WHIT7 runs along the north-western boundary of the site from Romsey Road south west to Blaxwell Farm linking two footpaths WHIT10 and WHIT18. These footpaths provide additional recreational routes westwards towards local services and facilities identified in Table 1.
- 2.8 The Site is located on the boundary of NCA: 131. New Forest and NCA: 132. Salisbury Plain and West Wiltshire Downs.
- 2.9 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.
- 2.10 The Site is within the Lower Test and Southampton Streams catchment of the Rivers Test and Itchen as such the development is required to demonstrate nutrient neutrality.



3. Planning History

- 3.1 An Outline Planning Application was submitted to Wiltshire Council in December 2022 under reference PL/2022/09532 for the following development:

Outline application (all matters reserved except external access) for a residential development of up to 25 dwellings with access to Romsey Road, parking, open space, landscaping and drainage.

- 3.2 This application was approved at the Strategic Planning Committee held on 6th March 2024 and a Decision Notice was issued on 10th June 2024, subject to 23 conditions.

- 3.3 The outline planning application was accompanied by a range of plans and reports, and the reserved matters application must accord with Condition 4 which states:

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

- *Site Location Plan – drawing no. P22-1712_DE_001_A_01, received on 12 December 2022.*
- *Proposed Access Arrangement- drawing no. 1294-008, received on 12 December 2022.*
- *Land Use Plan- drawing no. P22-1712_DE_004_B_01, received on 12 December 2022.*

- 3.4 The reserved matters are defined under Condition 2:

No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

The scale of the development; The layout of the development; The external appearance of the development; The landscaping of the site;

The development shall be carried out in accordance with the approved details.

- 3.5 The reserved matters application has been submitted in accordance with the specified time limit of three years under Condition 3.

- 3.6 The outline planning permission requires conditions specific details to be addressed as part of the reserved matters application. Details are submitted pursuant to conditions 10, 20 and 22.

- 3.7 A Pre-Application Enquiry to Wiltshire Council was submitted 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 7th 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 17th 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 to be provided on site even though sizes are not given.
- Requirements have been met regarding the play provision of 285m² 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 PRoW 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.

- 3.8 A full summary of the design response to the feedback received at Pre-Application stage is set out in the accompanying Design & Access Statement.
- 3.9 During this Pre-Application enquiry, an online consultation was held between 27th February 2025 and Sunday 16th March 2025 to seek the views of the community on the Reserved Matters Application. The responses received have guided the proposal. A summary of engagement is set out in the accompanying Statement of Community Involvement.

4. Proposed Development

- 4.1 This application seeks the Council's approval of the proposed reserved matters application at Land at Romsey Road, Whiteparish, Salisbury, Wiltshire. The reserved matters are internal access, appearance, landscaping, layout and scale.
- 4.2 The proposed layout, landscaping, internal access, and open space are shown on the Proposed Site Plan below:



Figure 2 – Proposed Site Plan (Not to Scale) – KSA

- 4.3 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.
 - A proposal which respects the existing residential character and building lines evident in Whiteparish.
 - Buffer zones and effective boundary treatments in place for adjacent dwellings which also provide maintenance corridors to the east and southeast boundaries.
 - 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) and street furniture.



Housing Mix

- 4.4 The development proposes the following mix of dwellings. This includes a total of 25 dwellings, with 40% to be affordable in line with local and national policies.

Figure 3 – Proposed Housing Mix

Market Housing – Plots 5-19			
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 – Plots 1-4 & 20-25			
Size		Tenure	No. of Units (+%)
1-Bed Maisonette	1-Storey	Rent	2 Units (20%)
2-Bed House	2-Storey	Rent	3 Units (30%)
3-Bed House	2-Storey	Rent	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%)



5. Planning Policies

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission, the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2 For the purposes of this application, the development plan comprises the Wiltshire Core Strategy 2006 to 2026 (WCS) adopted January 2015, the Wiltshire Housing Site Allocation Plan (HSAP) adopted February 2020 and retained saved policies of the Salisbury District Local Plan 2011 (LP) adopted June 2003.
- 5.3 Relevant Policies from the WCS for the reserved matters include:
- Policy CP3 (Infrastructure Requirements)
 - Policy CP23 (Spatial Strategy for the Southern Wiltshire Community Area)
 - Policy CP41 (Sustainable Construction and Low-Carbon Energy)
 - Policy CP43 (Providing Affordable Homes)
 - Policy CP45 (Meeting Wiltshire's Housing Needs)
 - Policy CP50 (Biodiversity and Geodiversity)
 - Policy CP51 (Landscape)
 - Policy CP52 (Green Infrastructure)
 - Policy CP57 (Ensuring High Quality Design and Place Shaping)
 - Policy CP58 (Ensuring the Conservation of the Historic Environment)
 - Policy CP60 (Transport and New Development)
 - Policy CP64 (Demand Management)
 - Policy CP67 (Flood Risk)
 - Policy CP68 (Water Resources)
- 5.4 Relevant Policies within the Salisbury District LP
- Policy C6 (Special Landscape Area)
 - Policy R2 (Open Space Provision)
- 5.5 Other material considerations include the National Planning Policy Framework (the Framework) as revised December 2024, that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The Planning Practice Guidance (PPG) provides further interpretation of the policies of the Framework.



- 5.6 In terms of emerging plans, the review of the Wiltshire Local Plan was submitted to the Secretary of State on 28th November 2024 following the Regulation 19 consultation between 27th September and 22nd November 2023.
- 5.7 In respect of neighbourhood planning, there is no designated neighbourhood area for the civil parish of Whiteparish.
- 5.8 Other relevant planning documents include:
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy
 - Swindon and Wiltshire Strategic Housing Market Assessment
 - Wiltshire Design Guide 2023
 - National Design Guide



6. Planning Analysis

6.1 Relevant policies from the development plan as set out in section 5 of this statement have been applied during the preparation of this application. Therefore, this section considers the reserved matters against the provisions of the Development Plan and any other material considerations, including:

- Principle of Development
- Layout
- Appearance
- Scale
- Landscape and Open Space
- Access
- Parking
- Housing Mix
- Drainage
- Heritage and Archaeology
- Ecology and Biodiversity
- Amenity
- Sustainability

Principle and Amount of Development

6.2 The principle of development has been established within the outline planning permission. The reserved matters proposal accords with the description of the approved development providing 25 dwellings, open space, parking, drainage and landscaping. The amount of development, 25 dwellings, accords with Condition 23 which states:

"For the avoidance of doubt, the number of dwellings to be developed on the site shall not exceed 25 in number."

Layout

6.3 The 'layout' reserved matter is influenced by the outline planning permission as discussed below.

6.4 The external access for the development was approved on Drawing No.1294-008 'Access Arrangements'. The submitted layout accords with these arrangements for the vehicular and pedestrian connectivity to Romsey Road.

6.5 The distribution of land uses within the site was defined on Drawing No.P22-1712_DE_004_B_01 'Land Use Plan' as part of the Outline Application and has been confirmed on the supporting Open Space Plan. The submitted layout accords with the land use principles, namely:

- A single point of vehicular access to Romsey Road.



- Two points of pedestrian connections, including a route to the public right of way beyond the north west boundary.
- Two areas of green infrastructure.
- A play area (LAP) within the larger open space to the south west of the site.
- A developable area between the existing built form to the north west and south east, extending into the site to broadly align with the rear boundaries of the houses to the north west.

6.6 The detailed design of the layout has had regard to the final informative which reads:

The layout for the Reserved Matters application shall closely follow that set out on the Illustrative Masterplan (drawing no. P22- 1712_DE_003_B_01)

- 6.7 The approved principles of the Land Use Plan and the Illustrative Masterplan are adhered to, however there are some minor deviations required following further development of the detailed design. This is to be expected as only illustrative material was submitted as part of the outline planning application.
- 6.8 The Illustrative Masterplan has informed the overall layout of the proposal where the developable area has been designed to follow the existing building line along the frontage to fit within the existing linear pattern along Romsey Road. The block structure is highly permeable with strong degrees of natural surveillance as further outlined in the updated Design and Access Statement (DAS).
- 6.9 The internal layout of the proposal has been amended to allow for better connectivity through the site for the retention of key sight lines towards important vegetation near the access. The layout helps to maximise sustainable connections and permeability, whilst the roads have been simplified to minimize the dominance of roads with an emphasis on private drives and landscape features. The proposed open space to the southwest, use of boundary treatments, and the block formation of the developable area helps to provide a clear distinction between the public and private spaces to enhance the enjoyment and safety of the community.
- 6.10 The layout is furthermore informed by residential amenity considerations of overlooking, dominance and privacy within the site and to the neighbours.
- 6.11 The amount and layout of development has been informed by the further evaluation of the site context and constraints. Developing the site for 25 dwellings will make an efficient use of land in compliance with the Framework.

Appearance

- 6.12 CP57 requires a high standard of design in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. CP57 has been considered in conjunction with the



National Design Guide, as addressed within the updated DAS produced by KSA, which has been submitted as part of this Reserved Matters.

- 6.13 The proposed development ensures the design and materiality of the dwellings are sympathetic to existing architecture and are in keeping with the local character of Whiteparish. This has been achieved by proposing a material palette comprising a mixture of red brick, red hanging tiles with decorative club tiles and cladding for added texture to the façade and to mirror the existing dwellings in the parish, whilst also giving a nod to a contemporary style. The roof proposes a red tile to match the hanging tiles. Specific details of the materials will subsequently be agreed pursuant to the discharge of condition 5.
- 6.14 A variety of dwelling types have been provided in order to create a visually appealing and interesting street scene whilst also ensuring the housing needs are being met. Each dwelling type will see subtle variations in detailing and materials to create a contrast whilst also being read well within the village. Key features include:
- Pitched Dormer Windows
 - Bay Windows as a distinctive element.
 - Lantern Rooflights
 - Decorative Eaves
 - Tile Hanging variations
 - Balconies
 - A Range of Porch Forms
 - Barn Hip Roofs
 - Decorative Brickwork.
 - Chimneys as a distinctive element.
- 6.15 The associated Elevation Drawings provide visual representations to the materiality and style and should be read in conjunction to this Statement.

Scale

- 6.16 CP57 set out that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire. This will be achieved inter alia through (iii.) responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.
- 6.17 The proposal comprises a maximum dwelling height of 2 storeys to coincide with the existing street scene and traditional style within Whiteparish. The layout and scale have also been strategically considered with regard to its immediate surroundings so to not impact the amenity of existing neighbours. It is proposed to locate 2no. chalet



bungalows (1.5 storeys) within the eastern corner of the site, where the site abuts existing residential development at Bushey Cottages.

- 6.18 Whilst each dwellinghouse remains a similar height and scale consistent with the development in the village, there is a variety of differing ridge heights and detailing which have been considered in order to create and improve the street scene. This helps to effectively integrate the plots into its setting in line with CP57.

Landscaping

- 6.19 CP51 confirms that it seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. Therefore, any negative impacts must be mitigated where possible through sensitive design and landscape measures outlined under criteria (i) to (ix). The landscaping details are set out in the LVIA Ltd proposals for hard and soft landscaping. These have been informed by the principles established in the outline planning permission on the distribution of the land uses and up-to-date evidence on natural features and biodiversity. The proposed landscaping framework maintains features of value and supplements with substantial areas of new planting. This will provide an attractive landscape setting to the development that also incorporates functional areas for relax, recreation, play and biodiversity.
- 6.20 The proposal is landscape-led and includes a small area to the Romsey Road frontage and a larger area to the south west designated as open space consistent with the parameters of the outline planning permission. As shown on the submitted Site Plan, the proposal includes the following:
- Integrated SuDS features (further details in '*Flood Risk and Drainage*' section)
 - Areas of open space for biodiversity and recreational provisions equipped with street furniture for the enjoyment of the residents.
 - Retention and enhancement of existing vegetation at the site boundaries.
 - Retention of and connections to public rights of ways through landscaped areas.
 - Local Area of Play (LAP) - 285sqm
 - Street trees to enhance road frontages and to provide screening between units.
 - Planting of additional trees to allow development to integrate well into the village through appropriate screening.
 - Maintenance access and corridors for regular upkeep and enhancement.
- 6.21 Proposed tree and hedgerow planting will include a variety of mixed native species. A Landscape Concept Proposals Plan has been prepared by LVIA Ltd which shows the retention of and the location of new trees, including fruiting and ornamental tree species in open spaces, comprising mountain ash, crab apple, and bird cherry. The plan confirms that additional soft landscaping includes a variety of traditional hay meadow mix, butterfly & honeybee mix, and bulb & mixed shrub planting.



- 6.22 With regards to hard landscaping, a mixture of permeable surfaces are proposed, including block paving of varying colours proposed for the turning heads, roads, driveways and gravel proposed at the maintenance access and some plot frontages. Boundary treatments propose a variety of red brick walls, timber close board fencing, and chestnut post & rail fencing. Grass verges are also present around the perimeter of the garden space and between each unit to provide appropriate screening from public areas and for privacy between plots. Further details on hard landscaping and boundary treatments are provided on the supporting Hardscape Finishes Plan and the Boundary Treatment Plan submitted as part of this reserved matters application.
- 6.23 The landscaping elements of this proposal have been considered in line with the requirements set out in Policy R2, CP51, and CP52. The Illustrative Masterplan and DAS should be read in conjunction with this Statement to show a visual representation of the detailed landscaping features.

Trees

- 6.24 An Arboricultural Impact Appraisal & Method Statement (AIA) and Tree Protection Plan have been prepared by Barrell Tree Consultancy which considers the effect on local character from a tree perspective. The AIA concludes that, whilst the proposal would result in the removal of some moderate and low-quality trees and hedges, which would have a slight adverse impact on public amenity, this will be compensated by the planting of at least two replacement trees of a similar species. It also confirms that, along Romsey Road, the comprehensive new landscaping plans and the retention of large over-mature trees will buffer the loss of the lower-quality trees and hedges, which will better enhance the character of the area in the long term.

Open Space

- 6.25 Open space provision will be delivered on-site in accordance with the legal agreement with the size and position of the Open Space and 'LAP' shown on Drawing 1371/SK125.

Access

- 6.26 External access was approved under the Outline Permission as shown on Proposed Access Arrangements Drawing no. 1294-008. This approved a new vehicular and pedestrian access off Romsey Road with visibility splays defined under condition 15. The approved access works also comprise the provision of a new footway on the south side of the highway, and within the site boundary required under condition 17. The access scheme for these reserved matters remains in accordance with the approved plan and conditions.
- 6.27 Detailed engineering plans and sections have been commissioned to inform the implementation of the approved access scheme, and wider reserved matters scheme. The approved route is deliverable from an engineering perspective, and the visibility



splays are achievable, however, tree and hedgerow loss beyond that indicated in the outline application is inevitable. In line with the advice received at Pre-Application stage, any loss and any necessary replacement planting will need to be confirmed on a draft Tree Protection Plan. This has been prepared by Barrell Tree Consultancy Ltd and is supported by the Landscape Concept Proposals Plan has been prepared by LVIA Ltd.

- 6.28 In terms of internal access, this Reserved Matters application provides further details on the internal access arrangements. This includes the accessibility within the site for vehicles, cyclists and pedestrians in regard to the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- 6.29 Pedestrian circulation within the proposal has been successfully integrated with provision made for additional pedestrian/cycle footways within the site. This has been integrated alongside the internal vehicular access and within the open space which connects to existing Public Rights of Way paths. This helps to promote active travel between the site and the village.
- 6.30 Details on access are shown on the supporting Access & Movement Strategy and Refuse & Cycle Strategy Drawings and should be read in accordance with the submitted Site Plan which presents the internal and external access arrangements in context.

Parking

- 6.31 Policy CP64 states that measures should be taken to efficiently and effectively manage the car parking stock through the implementation of appropriate supply, maintenance, charging, and enforcement measures. Additionally, the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy sets out parking requirements for development.
- 6.32 In line with Core Policy 64 and the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy, the appropriate number of off-street parking spaces have been proposed for each plot as confirmed in the Parking Strategy. This includes a minimum of:

Figure 4 – Minimum Parking Standards (Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy)

Dwelling Size	Minimum No. of Parking Spaces
1-Bed	1 Space
2 to 3-Beds	2 Spaces
4-Beds +	3no. Spaces
Visitor Spaces	0.2 spaces per dwelling (unallocated)

- 6.33 In terms of visitor spaces, the Car Parking Strategy also requires 0.2no. visitor spaces per dwelling as outlined above. This equates to a total of 1no. spaces per 5no. units. A total of 6 visitor spaces have been implemented throughout the scheme.



Housing Mix

- 6.34 CP43 sets out when affordable housing provision will be required as part of new development, taking into account evidence of local need and the viability of provision, whereby the South Wiltshire Community Area is within a 40% affordable housing zone.
- 6.35 The scheme fully accords with Policy CP43 with a policy compliant mix of 40% of the total units being delivered for affordable rent and intermediate tenures. The proposed mix of affordable housing is in accordance with the requirements of the S106 agreement, which states in Schedule 1 that the proposal should provide at least 40% of the Residential Units as Affordable Housing, including 60% as Affordable rent, 15% as Shared Ownership and 25% as first homes. The development proposes a mix of 10% Shared Ownership and 30% First Homes units which have been rounded accordingly. However, the applicant welcomes the views of the Council's Housing Officers on the proposed split of affordable housing tenure.
- 6.36 Additionally, CP45 requires the type, mix and size of both market and affordable housing to be designed to address local housing needs to create mixed and balanced communities. The Strategic Housing Market Assessment (SHMA) outlines that the assessed need for housing in Swindon and Wiltshire is 73,000 homes over the 2016-2036 period, including 8,250 in the Salisbury Housing Market Area. It also identifies a substantial need for additional affordable housing, which totals 23,100 dwellings out of the 73,000 between 2016-2036 in Swindon and Wiltshire, including 10,700 as affordable rent and 3,900 as affordable housing in Wiltshire alone. The breakdown of the SHMA Market and Affordable Housing Mix is outlined below:

Figure 5 – Market and affordable housing mix by LA (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

Dwellings		Swindon UA	Wiltshire UA	TOTAL
MARKET HOUSING				
Flat	1 bedroom	380	-80	300
	2+ bedrooms	630	260	890
House	2 bedrooms	3,480	1,990	5,470
	3 bedrooms	12,250	18,060	30,310
	4 bedrooms	3,160	7,350	10,510
	5+ bedrooms	600	1,820	2,420
Total Market Housing		20,500	29,400	49,900
AFFORDABLE HOUSING				
Flat	1 bedroom	2,080	1,470	3,550
	2+ bedrooms	1,170	1,640	2,810
House	1 bedroom	400	650	1,050
	2 bedrooms	1,630	4,620	6,250
	3 bedrooms	2,800	5,440	8,240
	4+ bedrooms	420	780	1,200
Total Affordable Housing		8,500	14,600	23,100



- 6.37 The below tables outline the proposed Housing Mix which has considered the data set out within the SHMA to meet the needs of the community.

Figure 6 – Proposed Housing Mix

Market Housing – Plots 5-19			
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 – Plots 1-4 & 20-25			
Size		Tenure	No. of Units (+%)
1-Bed Maisonette	1-Storey	Rent	2 Units (20%)
2-Bed House	2-Storey	Rent	3 Units (30%)
3-Bed House	2-Storey	Rent	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%)

Flood Risk and Drainage

- 6.38 In accordance with Policy CP67, the proposal makes provision for an Attenuation Basin as the Sustainable Drainage System (SuDS) to manage and control any excess rainwater to help prevent any flooding. It has been designed as 1m deep, situated within the southern end of the site, and makes up part of the proposed open space.

Heritage and Archaeology

- 6.39 Policy CP58 aims to ensure that Wiltshire's important monuments, sites, landscapes, and areas of historic and built heritage are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. The proposal does not impact any designated heritage assets or their setting.
- 6.40 A Heritage Impact Assessment (HIA) was produced by Foundations Heritage which outlines any impact to known and potential heritage assets. It was concluded that the assessment has identified a neutral effect on the setting of any heritage asset and so conserving and enhancing the setting of any heritage asset is not required.
- 6.41 It is not anticipated that there is any significant archaeology within the site. However, in line with Condition 9 of the Outline permission, no development shall take place until an archaeological investigation of on-site and off-site works is submitted and approved by the LPA and for work to be carried out in line with the approved details. This matter will be addressed through discharge of planning conditions in due course.



Ecology and Biodiversity

- 6.42 ECOSA are instructed to advise on the biodiversity implications for the reserved matters and discharge of condition 11 (CEMP) and 12 (LEMP). 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. The implementation of the approved site access design requires an element of tree and hedgerow felling to the Romsey Road frontage to ensure compliance with the Outline Planning Permission. Full details on how this will be undertaken, including protection measures for ecological species, will be set out within the CEMP and LEMP.

Sustainability

- 6.43 Policy CP41 states that new development will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer. In line with Condition 22 of the Outline permission, a detailed Sustainability Statement has been prepared by JSP Sustainability Ltd to review the sustainability measures proposed for the scheme to assess if they are suitable in line with policy. The sustainable measures include:
- Efficient fabric and building services specification capable of delivering CO₂ and fabric energy efficiency savings in line with Building Regulations Part L.
 - Low carbon heating in the form of air source heat pumps for the houses and electric panel heaters with exhaust air heat pump cylinders for the maisonettes.
 - A photovoltaic array to be installed on the roof slope of every plot.
 - Low internal water consumption in each house.
 - Site waste management plan to operate during the construction phase.
 - 65.46% emission rate saving over Part L.
- 6.44 JSP conclude that the measures proposed by Bargate will achieve a sustainable development in line with national and local policy. JSP recommends the approval of these measures by the Local Planning Authority.



7. Conclusion

- 7.1 This statement outlines why Wiltshire Council should grant permission for the *'application for the approval of 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'* at Land at Romsey Road, Whiteparish, Salisbury, Wiltshire.
- 7.2 The preparation of this application and the scheme has been informed by the outline permission granted on 10th June 2024 and the pre-application advice received on 17th April 2025 for the reserved matters application. The design work has established that the development of the site for 25 dwellings is feasible and is an efficient use of land, which is strongly advocated by the Framework. Delivering these much needed homes at the earliest opportunity will make a welcome contribution towards addressing the Council's housing land supply and local needs.
- 7.3 Our client looks forward to working with Wiltshire Council to assist the grant of permission on this Reserved Matters application *without delay*.