

10th November 2025

Our Ref: 23.9010

Julie Mitchell
Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

21 Princess Victoria Street
Clifton
Bristol
BS8 4BX

T 0117 428 7970

Dear Julie,

Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS RESERVED BY CONDITIONS 2, 3 AND 4 RELATING TO APPLICATION NO. PL/2023/11196 AT LAND SOUTH OF NETHERHAMPTON ROAD, SALISBURY.

On behalf of our client, Vistry Homes, Boyer are pleased to submit this application which seeks approval of details required by Conditions 2 (Materials), 3 (Sustainable Energy Strategy) and 4 (Low Carbon and Renewable Technologies) attached to Reserved Matters Approval ref. PL/2023/11196. For completeness, please see the permitted description of development:

“Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (19/05824/OUT) for the erection of 406 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space, attenuation basin and drainage with associated infrastructure and engineering works.”

Reserved Matters approval for the above proposal was granted on 16th June 2025.

This Discharge of Conditions application seeks the approval of details by condition by providing the necessary information relating to each relevant condition in relation to Phase II of the development.

Condition 2 – Materials

Condition 2 relates to the proposed materials which is worded as follows:

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

Accordingly, the following documents have been supplied by Vistry to demonstrate the proposed roofing materials:

- Galloway Tile Typical Details Sheet; and
- Galloway Roof tiles brochure ref. v.2462

Insofar as the proposed external wall materials are concerned, these will comprise the following brick types from each respective manufacturer:

Ibstock

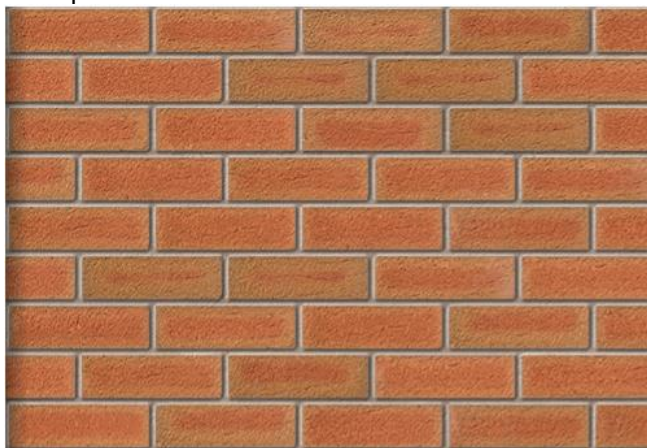
Coleridge Yellow



Brunswick Farmhouse



Grampian Red



New Cavendish Stock



Forterra

Clumber red Mixture



The information in the drawings provided and listed above is considered acceptable to discharge Condition 2.

Condition 3 – Sustainable Energy Strategy

Condition 3 relates to the Sustainable Energy Strategy which is worded as follows:

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

An Energy and Sustainability Statement has been prepared by AES Sustainability Consultants as follows:

- Land South of Netherhampton Road, Energy and Sustainability Statement October 2025

Specific attention is drawn to Sections 4 and 5 of the Statement which provide the detailed information relative to low-carbon technology, energy consumption and emissions, including the fabric first approach to energy reduction and building scale systems. The statement is considered sufficient to discharge Condition 3.

Condition 4 – Low Carbon and Renewable Technologies

Condition 4 relates to low carbon and renewable technologies including air source heat pumps and solar PV, which is worded as follows:

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

The Energy and Sustainability Statement prepared by AES also contains the necessary information relevant to Condition 4. Specific attention is drawn to Section 5 which sets out the details relating to Low Carbon and Renewable Energy Systems. This confirms that solar photovoltaic panels (PV) are the most appropriate solution to be implemented at the site, and these will be installed on all dwellings. Gas boilers will be used for each dwelling and it is also proposed to install electric vehicle charging ports across the site, which will be available to all dwellings.

Please note that air source heat pumps are not proposed.

These details are considered suitable to discharge Condition 4.

Summary

The planning application fee has been paid online via the Planning Portal (PP-14294740).

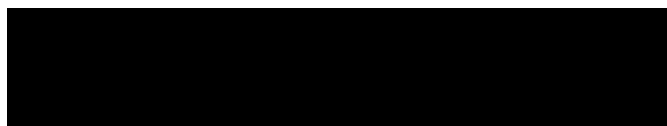
We trust that this letter, together with the enclosed information and application form provides sufficient detail to allow of the permission to be approved by the Local Authority.

We look forward to receiving notification that the application has been registered and we would be happy to assist the Authority in any way during the determination process.

Yours sincerely

Thomas Mead

Planner



Encl.

AES - Sustainability Report - 7938 - Land South of Netherhampton Road - Rev 3 - 27.10.2025

Galloway Tile Typical Details Sheet

Galloway Roof tiles brochure ref. v.2462