



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2023/09203
Decision Date: 28 November 2024

Applicant: Vistry Homes Limited
Unit 5 Designer House, Sandford Lane, Wareham, United Kingdom, BH20 4DY

Particulars of Development: Variation of Conditions 1 and 2 of PL/2021/08735 - Proposed separate retail unit with an adjacent block of five apartments at the local centre.

At: Land South of Netherhampton Road, Salisbury, SP2 8RA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to compliance with the following conditions:

Conditions: (8)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of the approval of reserved matters (PL/2021/08735) on 21/10/2022.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the plans listed in the Documentation and Plans Schedule approved under PL/2021/08735 (dated 14/10/2022) with the following revisions:

Location Plan VIST200602 LP.01_A
Local Centre Site Layout NHS-COM-SL01 Rev 03 August 2023
Local Centre Approved vs Proposed NHS-COM-EX01 Rev 01 August 2023
Proposed Local Centre Elevations NHS-COM-EV-01 Rev 02 October 2023
Proposed Local Centre Floor and Roof Plans NHS-COM-FP-01 Rev 03 October 2023

Site Layout SL.01 Rev R dated 14.11.24
Affordable Housing Layout AHL.01 Rev J dated 14.11.24
Boundary Materials Layout BML.01 Rev H dated 14.11.24
Dwelling Materials Layout DML.01 Rev J dated 14.11.24
Refuse Strategy Layout RSL.01 Rev H dated 14.11.24
Electrical Vehicle Charging Point Layout EVCPL.01 Rev J dated 14.11.24
Bus Stop Walking Distance BSWD.01 Rev C dated 14.11.24
Delivery Vehicle Swept Path V060A.01 Rev B August 2023
Detailed Landscape Plan edp6767_d007 Rev q dated 22.01.24

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

- 3 The area of land immediately to the north of the commercial building hereby approved and adjoining the boundary with Plot 64 shall be used for the purposes of a staff refuge area only and shall not be used at any time for the purposes of loading and unloading of goods, storage and collection of refuse, external storage of goods or trolleys or the siting of ventilation and refrigeration plant and machinery.

REASON: To prevent activities which would be injurious to the amenities of the immediately adjoining properties.

- 4 The retail unit shall not be brought into use until the area of land to the rear (north) has been landscaped in accordance with details to be submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- all hard and soft surfacing materials;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- minor artefacts and structures (e.g. furniture, lighting etc);

REASON: To ensure a satisfactory landscaped setting for the development.

- 5 The development will be carried out in strict accordance with the following documents:

- Landscape and Ecology Management Plan. Edp6767_r005c. EDP (September 2020)
- Detailed Landscape Design Sheets 1 -6. Drawing edp6767_d007 Rev P (January 2024).

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

- 6 Prior to occupation a certificate of completion for the Phase 1 Country Park must be submitted to the council for approval. The certificate must demonstrate a functioning

SANG as detailed in the the LEMP and in accordance with the Country Park Detailed Landscape Design Sheets 1 to 7. Edp6767_d016c (29 September 2022) is available to new residents. As a minimum the certificate must demonstrate that all of the following features are present:

- A circular walk measuring a minimum 2.3-2.5km around the SANG and along designated paths.
- Access points appropriate for the visitor use the SANG.
- Ancillary furniture (signage, waste connection points and seats).
- Contract for removal of rubbish and dog waste.
- Largely unrestricted space where it is possible for dogs to exercise freely and safely off lead.
- Completion of all tree, scrub and hedge planting and seeding.
- Instillation of bat boxes, bird boxes and reptile hibernacula.

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

- 7 The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

- 8 The residential development hereby approved shall be designed to ensure the phosphorus load from the urban use is minimised by Sustainable Urban Drainage Systems. Within 3 months of the development being completed and the housing being brought into use, a SuDS report shall be submitted to the local planning authority for its written approval. The report will follow CIRIA guidance to calculate the reduction in phosphorus in the surface water runoff from the agreed SuDS treatment train.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk