



The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2025/00795
Decision Date: 27/11/2025

Applicant:	Persimmon Homes (South Coast) Aviation House, George Curl Way, Eastleigh, SO18 2RY
Particulars of Development:	Reserved Matters application for the western public open space and relates to the provision, layout, appearance, scale and landscaping. (pursuant to outline consent S/2012/0814)
At:	Land North West of Fugglestone Red and Bemerton Heath, Salisbury

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Application Form & Certificate

Ref: Site Location Figure 01. Received – 27.01.2025

Ref: PERSC24438 21 – Allotment Proposals – Sheet 1. Received – 27.01.2025

Ref: PERSC24438 21 – Allotment Proposals – Sheet 2. Received – 27.01.2025

Ref: PERSC24438 22 – LEAP – Play Area Proposals – Sheet 1 of 2. Received – 27.01.2025

Ref: PERSC24438 22 – MUGA – Play Area Proposals – Sheet 2 of 2. Received – 27.01.2025

Ref: PERSC24618 20 Rev B – Open Space Area Calculations – Sheet 1. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 1. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 2. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 3. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 4. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 5. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 6. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 7. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 8. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 9. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 10. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Sheet 11. Received – 22.07.2025

Ref: PERSC24618 20 Rev B – Open Space Proposals – Overview. Received – 22.07.2025

Ref: LEAP Data Sheets. Received – 15.10.2025

Ref: MUGA Technical Specification. Received – 15.10.2025

Ref: 2509.49595(Fugglestone Red(LEAP)Salisbury_Persimmion HomesSC) – Fugglestone Red (LEAP) – Salisbury. Received – 15.10.2025

Ref: 5416:75 Rev C2 – Infiltration Pond 2 Details Sheet 2. Received – 27.01.2025

Ref: 5416:76 Rev C3 – Infiltration Pond 3 Details Sheet 3. Received – 27.01.2025

Ref: 5416:83 Rev P2 – Shared Footway Proposals Sheet 1. Received – 27.01.2025

Ref: 5416:84 Rev P2 – Shared Footway Proposals Sheet 2. Received – 27.01.2025

Ref: 5416:85 Rev P2 – Shared Footway Proposals Sheet 3. Received – 27.01.2025

Ref: 5416:86 Rev P2 – Shared Footway Proposals Overall Layout. Received – 27.01.2025

Ref: 5416:620 Rev P2 – Shared Footway Proposals Sheet 1. Received – 27.01.2025

Ref: 5416:621 Rev P2 – Shared Footway Proposals Sheet 2. Received – 27.01.2025

Ref: 5416:622 Rev P2 – Shared Footway Proposals Sheet 3. Received – 27.01.2025

Ref: 5416:623 Rev P1 – Shared Footway Proposals Sheet 4. Received – 27.01.2025

Ref: 5416:624 Rev P2 – Shared Footway Proposals Sheet 5. Received – 27.01.2025

Ref: 5416:625 Rev P2 – Shared Footway Proposals Overall Layout. Received – 27.01.2025

Ref: 5416:1003 Rev C1 – Engineering Sheet Sheet 4. Received – 27.01.2025

Ref: 5416:1100 Rev T1 – POS Levels. Received – 27.01.2025

Ref: Email (Dated: 18.11.2025) clarifying MUGA Detailed Design

Ref: SOCO-FuggRed-001 Rev A – PHSC Phased Plan. Received – 14.10.2025
(ONLY INSOFAR AS IT SHOWS THE SITE IN CONTEXT)

Ref: Fugglestone Red (LEAP/MUGA) – Salisbury (Proludic). Received – 15.10.2025

Ref: Map 3 – Reptile Compensation. Received – 15.10.2025

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

- 2** All soft landscaping comprised in the approved details of landscaping hereby approved shall be carried out in the first planting and seeding season following the area being first brought into use for the general public; or completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. All hard landscaping shall also be carried out in accordance with the approved details prior to the public open space land being first brought into use for the general public.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 3** The development hereby approved will be carried out in strict accordance with the following documents:

- Open Space Proposals. Dwg: PERSC24618 20 Rev B. (sheets 1-11 & Overview) (ACD Environmental)
- Open Space Proposals Calculations. Dwg: PERSC24618 20 Rev B). (ACD Environmental)
- Reptile Impact Assessment (Ecosa, Rev 2, July 2025)
- Mitigation Strategy POS (Ecosa, Rev 2, September 2025)
- Public Open Space Mitigation and Enhancement Report Rev 2 (Ecosa, July 2025)
- Reptile Mitigation Strategy POS. Map 3 – Reptile Compensation. (Ecosa, 15/10/2025)
- Soft Landscape Management and Maintenance Plan Rev C (ACD Environmental, 07/10/2025)
- Soft Landscape Specification (ACD Environmental, November 2024)

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

- 4 No development hereby approved shall commence on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
 - b) Working method statements for protected/priority species, such as nesting birds and reptiles.
 - c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for reptiles the pre-construction/construction related elements of strategies only.
 - d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
 - e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
 - f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner to ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 5 No development hereby approved shall commence on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The development will be managed in accordance with the approved details for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner to ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

Informative

- 1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

- 2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 3 Please note that this development is also subject to the accompanying legal agreement and conditions identified on the original outline permission (Ref: S/2012/0814).

Informative

- 4 Please note that whilst a number of Outline condition details have been submitted and agreed as part of this Reserved Matter application, a separate Discharge of Condition application will still be required to formally agree and discharge these conditions.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)