

31 July 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/08543
Proposal:	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 and approval for pursuant to conditions 10, 20 and 22 of PL/2022/09532
Site Address:	Land at Romsey Road, Whiteparish, Salisbury, Wiltshire
On Behalf Of:	Bargate Homes Ltd c/o Agent - Master Land & Planning Ltd, 46 Basepoint Business Centre, Rivermead Drive, Swindon, Wiltshire, United Kingdom, SN5 7EX

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 27 October 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 10:

Details of the surface water drainage scheme, (including sustainable drainage details), the foul water drainage scheme and timetables for their implementation shall be submitted to the local planning authority for approval with or before the submission of reserved matters. No development shall commence until those schemes have been approved in writing by the local planning authority, and the surface water drainage scheme and the foul water drainage scheme shall then be implemented in accordance with the approved schemes and timetables, and thereafter retained.

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 that the development can be adequately drained.

Details Submitted for Approval:

Application for Approval of Reserved Matters following Outline Approval (dated 24/10/2025).

- Decision Notice for Planning Application Reference PL/2022/09532 (dated 10/06/2024).
- Flood Risk & Drainage Statement – 26th May 2026, Rev B
- Proposed Drainage Strategy (7191-MJA-SW-XX-DR-C-012-P5)
- Exceedance Flow Route drawing (Dwg no. 7191-MJA-SW-XX-DR-C-014 Rev. P10)

- Consultation Response: Drainage, under Planning Application Reference PL/2025/08543 (dated 16/04/2026).
- Flood Risk & Drainage Statement, prepared by Bargate Homes (Ref. KTG/25/RP/0857/7191 Rev. A, dated 10/10/2025).

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: (Following submission of revised plans and information) The applicant has now provided revised plans, including a filter drain to intercept exceedance flows directed towards the eastern border, before being piped to the attenuation basin (see 7191-MJA-SW-XX-DR-C-012-P5). The applicant has provided sizing calculations, updated maintenance plans and a cross section of the filter drain. The applicant has proposed inspection chambers at each change in direction to enable maintenance access.

The applicant has removed the infiltrating swale from proposals as the filter drain is now connected into the basin. Any exceedance flow towards the south eastern corner of the attenuation basin will pool in a low point adjacent to the boundary on drawing 7191-MJA-SWXX-DR-C-014 P10. The boundary is raised above adjacent land to the south east of the basin, creating a natural bund system. Additionally the exceedance flow towards this boundary is expected to be minimal, with no impact on flood risk across the boundary.

Condition 20:

Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 Guidance on sound insulation and noise reduction for buildings (or any subsequent version) and WHO Guidelines for Community Noise (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this

which, if approved, must be implemented in full and maintained in that way in perpetuity.

General: In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB L_{Amax} between the hours of 23:00 and 07:00.

REASON: In the interests of the amenities of local residents and the occupiers of the new dwellings.

Details Submitted for Approval:

Noise Assessment Technical Report (R10811-2 Rev O)

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: Public Protection provided the following response: *I have reviewed 24 Acoustics Noise Impact Assessment which has been submitted in support of condition 20 of PL/2022/09532, and note it concludes, based on the proposed layout of the site, no mitigation is required to be implemented to achieve suitable internal and external amenity levels in accordance with BS8233/ WHO guidelines. Therefore, providing there are no changes to the layout of the site and residential dwellings are not any closer to the road than demonstrated on the plans submitted and considered as part of the NIA, this is acceptable.*

As the plans and layout are conditioned on the Reserved Matters consent, the layout of the site and positioning of the residential dwellings is secured via planning condition. As such, it is considered that condition 20 can be discharged.

Condition 22:

Concurrent with the reserved matters application a Sustainable Energy Strategy (SES) shall be submitted for the approval in writing by the local planning authority. The SES shall set out the measures to deliver sustainable construction and climate change adaption, and include an implementation schedule and any approved infrastructure shall be provided in accordance with the approved schedule.

REASON: To ensure that the development is carried out to the prevailing sustainable construction and climate change adaption principles.

Details Submitted for Approval:

Sustainability Statement

Parking Strategy Plan

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: Public Protection provided the following response: *I have reviewed the Parking Strategy Plan and note EV charging points have been identified and this department is therefore satisfied that that the proposed EV charging scheme is acceptable as part of the Sustainable Energy Strategy (condition 22).* The Sustainability Statement states that in the construction of the 25 dwellings, each home will be constructed to an efficient fabric and building services specification capable of delivering CO2 and fabric energy efficiency savings in line with the Building Regulations Part low carbon heating, in the form of air source heat pumps (houses) and electric panel, heaters with exhaust air heat pump cylinders (maisonettes), will be included in the service designs of every home, photovoltaic array will be installed on the roof slope of every property, and each home will achieve a low internal water consumption. The energy efficiency measures included in the Sustainability Statement are in line with the Wiltshire Climate Strategy (2022-2027), NPPF, Approved Document L, and Wiltshire Core Strategy Policy 41.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.