



The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2025/08543
Decision Date: 31/07/2026

Applicant:	Bargate Homes Ltd c/o Agent - Master Land & Planning Ltd, 46 Basepoint Business Centre, Rivermead Drive, Swindon, Wiltshire, United Kingdom, SN5 7EX
Particulars of Development:	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
At:	Land at Romsey Road, Whiteparish, Salisbury, Wiltshire

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

Arboricultural Impact Assessment and Method Statement ref: 24108-AIA-3-CR
Date Received: 27/10/2025

Tree Protection Plan ref: 24108-3 Date Received: 27/10/2025

Flood Risk and Drainage Statement ref: KTG/25/RP/0857/7191 Rev B Date
Received: 29/05/2026

Planning Noise Assessment ref: R10811-2 Rev O Date Received: 27/10/2025

Sustainability Statement dated October 2025 Date Received: 27/10/2025

Landscape and Environmental Management Plan Date Received: 27/10/2025

Landscape Concept Proposals ref: BAR1528-12 Rev A Date Received: 18/02/2026

LLFA Drainage Construction Details Plan ref: 7191-MJA-SW-XX-DR-C-250 P1
Date Received: 13/01/2026

Construction Management Plan ref: 221225 Date Received: 13/01/2026

Material Schedule ref: KSA_1371 Rev C Date Received: 18/02/2026

Plots 1 & 2 Plans and Elevations ref: KSA_1371-PD200B Date Received:
27/10/2025

Plots 3-4 Plans and Elevations ref: KSA_1371-PD201B Date Received: 27/10/2025

Plots 5-6 ref: KSA_1371-PD202B Date Received: 27/10/2025

Plot 7 ref: KSA-1371-PD203B Date Received: 27/10/2025

Plot 8 Plans and Elevations ref: PD204D Date Received: 03/02/2026

Plot 9 Plans and Elevations ref: PD205B Date Received: 27/10/2025

Plot 10 Plans and Elevations ref: PD206D Date Received: 03/02/2026

Plot 11 Plans and Elevations ref: PD207D Date Received: 03/02/2026

Plot 12 Plans and Elevations ref: PD208B Date Received: 27/10/2025

Plot 13 Plans and Elevations ref: PD209D Date Received: 03/02/2026

Plot 14 Plans and Elevations ref: PD210D Date Received: 03/02/2026

Plot 15 Plans and Elevations ref: PD211B Date Received: 27/10/2025

Plot 16 Plans and Elevations ref: PD212D Date Received: 03/02/2026

Plot 17 Plans and Elevations ref: PD213D Date Received: 03/02/2026

Plot 18 Plans and Elevations ref: PD214D Date Received: 03/02/2026

Plot 19 Plans and Elevations ref: KSA_1371-PD215B Date Received: 27/10/2025

Plots 20-22 Plans and Elevations ref: PD216F Date Received: 03/02/2026

Plots 23-25 Plans and Elevations ref: PD217B Date Received: 27/10/2025

Typical Shed, Bin and Bike Store ref: KSA_1371-PD402B Date Received:
27/10/2025

Garages Plan ref: PD404D Date Received: 27/10/2025

Refuse Vehicle Tracking Layout ref: 7191-MJA-SW-XX-DR-C-502-P4 Date
Received: 27/10/2025

Boundary Wall with Gate ref: PD405A Date Received: 03/02/2026

Boundary Treatment Plan ref: PD126C Date Received: 03/02/2026

Storey Height Plan ref: PD127C Date Received: 03/02/2026

External Finishes Plan ref: PD128C Date Received: 03/02/2026

Hardscape Finishes Plan ref: PD129B Date Received: 03/02/2026

Tenure Plan ref: PD124E Date Received: 03/02/2026

Open Space Plan ref: PD125C Date Received: 03/02/2026

Schedule of Accommodation Ref G Date Received: 21/07/2026

Site Plan ref: PD110D Date Received: 03/02/2026

Coloured Site Plan ref: PD111C Date Received: 03/02/2026

Refuse and Cycle Strategy ref: PD120B Date Received: 03/02/2026

Fire Access Strategy ref: PD121B Date Received: 03/02/2026

Parking Strategy Plan ref: PD122B received 03/02/2026

Access and Movement Strategy Plan ref: PD123B received 03/02/2026

Coloured Street Scenes Elevations A-D ref: PD300C Date Received: 03/02/2026

Coloured Street Scenes Elevations E-G ref: PD301C Date Received: 03/02/2026

Retaining Wall Details Date Received: 11/02/2026

Visibility Splay Layout ref: 7191-MJA-SW-XX-DR-C-015 P2 Date Received:
17/02/2026

Proposed Levels ref: 7191-MJA-SW-XX-DR-C-011-P6 Date Received: 17/02/2026

Proposed Drainage Strategy ref: 7191-MJA-SW-XX-DR-C-012 P5 Date Received:
29/05/2026

Exceedance Flow Route ref: 7191-MJA-SW-XX-DR-C-014 P10 Date Received:
29/05/2026

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

- 2 Prior to the occupation of each dwelling, the access, turning areas & parking spaces will be completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 3** Prior to the installation of the Local Area for Play (LAP) shown on the approved Open Space Plan, full details of the LAP shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a) The size, layout and dimensions of the LAP;
- b) The type, specification, location and number of all play equipment and play features to be provided;
- c) Details of play value, demonstrating how the proposed play opportunities meet the needs of a range of younger children;
- d) Details of surfacing materials, including any safety surfacing;
- e) Details of seating, bins, boundary treatments and any other ancillary infrastructure;
- f) Details of hard and soft landscaping within and adjacent to the LAP; and
- g) Details of the future management, inspection and maintenance of the LAP.

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 in order that the development is undertaken in an acceptable manner, to ensure a satisfactory Local Area for Play is implemented for the development.

- 4** Prior to occupation, the windows marked as obscure glazed on the approved plans shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 5** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows other than those shown on the approved plans, shall be inserted in the side elevations of plot 8, plot 17, and plot 25, of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 6** No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 7 The development hereby permitted shall not be occupied until the approved drainage works proposed in the drainage strategy (ref: 7191-MJA-SW-XX-DR-C-012 P5, submitted 29/05/2026), associated with the plot being occupied, have been completed in accordance with the submitted and approved details.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

Informatives

- 1 This approval of matters reserved refers only to outline planning permission PL/2022/09532 dated 10/06/2024 but does not by itself constitute a planning permission.
- 2 This approval relates solely to the reserved matters submitted. The time period for implementation of the development remains governed by the conditions attached to the outline planning permission.
- 3 Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

Wiltshire Council's land drainage bylaws can be downloaded. The land drainage consent application form and guidance notes can be found on our website.

The applicant must ensure the drainage strategy and associated maintenance regime and included in the title deeds of each property for the owner's information.

Nic Thomas - Director of Planning, Economy and Climate

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](#)