

APPLICATION FOR RESERVED MATTERS CONSENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08543
APPLICATION TYPE:	Approval of reserved matters
SITE ADDRESS:	Land at Romsey Road, Whiteparish, Salisbury, Wiltshire
DEVELOPMENT DESCRIPTION:	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
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site lies outside of, but immediately adjacent to, the settlement boundary of Whiteparish, as defined in the Wiltshire Core Strategy, CP1, CP2, and CP23. The site lies on the eastern edge of the village of Whiteparish, to the south of the Romsey Road (A27) which passes through the settlement.

It consists of a grassy field, which gently slopes downward in a south-westerly direction. The land level is slightly higher than the adjacent main road, and there is a substantial hedge along the field edge. To the east and north-west are residential properties and there is a small cul de sac of 14 large dwellings known as Meadow Court to the north-east across the Romsey Road.

The site contains a small number of trees on what appear to be old hedgerow lines, as well as an area of scrub. Hedgerows also define the boundaries adjacent to the neighbouring dwellings. There is a low voltage power line that crosses the site from north to south. Running parallel to the north-south boundary adjacent to the two dwellings to the west is a Public Right of Way (footpath WHIT7), which lies outside of the application site. There is a bus stop on the north side of Romsey Road, along with a footpath that runs into the village centre.

PROPOSAL

This report considers a Reserved Matters application submitted pursuant to outline planning permission PL/2022/09532 granted on 10/06/2024. The application seeks approval for the reserved matters of internal access, appearance, landscaping, layout and scale in relation to the development proposed on the site at Land at Romsey Road, Whiteparish, Salisbury, Wiltshire. The application also seeks to discharge conditions 10, 20 and 22 PL/2022/09532. The outline permission was granted for '*Outline application (all matters reserved except external access) for a residential development of up to 25 dwellings with access to Romsey Road, parking, open space, landscaping and drainage*', with the current application seeking to address the specific reserved matters as required by the outline permission.

The outline permission was also subject to a Section 106 agreement with Wiltshire Council. These matters also need to be taken into account when considering this reserved matters application and are also discussed where relevant in the following sections of this report.

Proposed Site Plan



Proposed Street Scene

Street Scene A-A



Street Scene B-B



Street Scene E-E



Street Scene F-F



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The application is supported by a range of technical documents including the following:

- Design and Access Statement
- Planning Statement

- Drainage Strategy
- Flood Risk and Drainage Statement
- Landscape Concept Proposals
- Landscape and Environmental Management Plan
- Noise Assessment
- Arboricultural Impact Assessment and Method Statement
- Proposed Site Plan
- Site Location Plan
- Existing Block Plan
- Proposed Plans, Elevations, Sections and Roof Plans
- Sustainability Statement
- Construction Management Plan
- Refuse and Cycle Strategy
- Proposed Levels
- Open Space Plan
- Tenure Plan
- Hardscape Finishes Plan
- External Finishes Plan
- Storey Height Plan

RELEVANT PLANNING HISTORY

Proposal / Summary
S/1984/0625 Outline 13 detached dwellings, access and garages. Refused 27/06/1984. Appeal dismissed.
S/1986/0833 Outline 19 dwellings with garages and construction of estate roads and access. Refused 17/06/1986. Appeal withdrawn.
PL/2022/09532 Outline application (all matters reserved except external access) for a residential development of up to 25 dwellings with access to Romsey Road, parking, open space, landscaping and drainage. Approved 10/06/2024.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

Town and Country Planning Act 1990 (as amended): Under Section 91 of the Town and Country Planning Act 1990, outline planning permission grants permission in principle for the development, with reserved matters being determined at a later stage. The reserved matters must be in accordance with the principles and conditions set out in the outline permission.

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;

- Core Policy 3 Infrastructure Requirements;
- Core Policy 23 Spatial Strategy: Southern Wiltshire Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020
- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance) and Wiltshire Council's Playing Pitch Strategy February 2017

ISSUES

The key considerations in the assessment of this Reserved Matters application are as follows:

- Compliance with Outline Planning Permission
- Access (external access established at Outline Stage)
- Layout
- Scale
- Appearance
- Landscaping
- Other relevant issues

CONSULTATION RESPONSES

WC Highways: No Objection, subject to condition. Comments stated below:

I note the revised details provided, which do not raise any highway concerns. The outstanding matter from previous comments was the reason for steps being required in the frontage footpath. This has been explained and can't be avoided due to levels, however, a separate pedestrian route is available avoiding the steps. I am aware that none of the internal

infrastructure will be adopted and it shall thus remain privately managed by a management company.

On this basis, I recommend that no Highway objection is raised, subject to the following conditions and informative being added to any consent granted;

CONDITIONS:

- No part of the development hereby permitted shall be occupied until the access, turning areas & parking spaces have been 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.

- Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.

INFORMATIVE:

- The developer/applicant will be expected to enter into a S278/S38 Agreement with the Highway Authority before commencement of works hereby approved.

WC Urban Design: No Objection, comments stated below:

Date: 08/12/2025, revised comments 16/02/2026

Comment on Revised drawings in bold.

Objection

No Objection remaining subject to specific points 4a) and 6) below being addressed/clarified for certainty.

There are matters of detail which would not represent a high quality of design to accord with CP57. These do not effect the fundamental layout and design approach.

Layout :

1) The car parking provision shown would meet the Wiltshire Council minimum car parking standard in 7.3 Table 1 of the Wiltshire Council Local Transport Plan 2011-2026 with garages sized at 3m x 6m internal to count as a parking space, apart from Plot 2b maisonette where only 1 car space is provided. This would need to be two car spaces for what is a two bedroom dwelling. The 6no visitor parking bays shown are appropriately distributed through the development.;

2) There is the potential for vehicle overrun and informal parking up encroaching on the public open space where this directly abuts the roadway with consequent damage and unattractive appearance. Measures to deter this should be provided such as typically a timber knee rail along the edge of the northern open space to the closes, opposite plots 1 to 4 and opposite plots 22 to 25 and returning across the ends of these closes. Similarly to the southern open space along the edge of open space in the gap across the turning head between the post and rail fence/hedge shown on the 'Boundary Treatment Plan'/Landscape Concept Proposals' plans, which otherwise appropriately prevents vehicle encroachment from the communal drives either side;

✓ **Satisfactorily addressed by knee rails and post and rail fencing to these open space/roadway edges on revised Boundary Treatment Plan 1371 PD126 Rev C indexed 3 Feb 2026.**

3) The reason for the surfaced maintenance strip running inside the site boundary along the rear of plots 1 and 8/9/10 as a narrow corridor contained by timber close boarded fences either side is not clear rather than this being within the back gardens, although in this form not overlooked is appropriately shown gated (presumably a high security gate) to deter informal

access at each end. The side living room window of plot 8 faces into this which would appear illogical where this is not within that plot.

✓ **Satisfactorily addressed with deletion of side window on revised house plan/elevation drawing 1371 PD204 Rev D.**

The proposed open space fronting Romsey Road would appropriately set back the proposed dwellings from the site perimeter to respect the general characteristic building line along this part of the road, and similarly the plots /dwellings are appropriately set back from the site perimeter to the fields to respect the general existing plot boundary line either side. This would accord with WDG expectation 4.5.6 'generally reinforce the predominant building line within a street'...

Appearance:

4) There are two features of the proposed dwellings where it is not apparent these would accord with WDG expectation 4.5.8 ie avoid using items which are visibly artificial in appearance such as sheets of plastic roof tiles and plastic false chimneys :

a) The sloping roofs to the: porches; bay windows; and dormers (shown on the elevations and illustrated in the Design & Access Statement) These should be as for their main roof plain tiling . This should be identified on the 'Material Schedule';

Clarification ie Street scene perspectives suggest as for main roof. x:- but for certainty indicate on Materials Schedule as elevations not annotated to identify. (Schedule not updated to identify- Still Rev B indexed 27 Oct 2026).

b) The chimneys which are included on some dwellings . WDG expectation 4.5.8 is that these '...should be of masonry construction and serve a practical purpose, continuing down as a stack with a flue serving a fireplace, vent or extract.' The Plans and drawings would suggest otherwise and with the chimneys set well inboard from and not continuing up from the gable end side façade or aligning with rooms below that they may purposefully serve. Unless they can be designed to meet expectation 4.5.8 they should be omitted. Suitable visual interest is achieved on the elevations with the variety in façade facings and other feature elements to these.

✓ **Satisfactorily addressed -Chimneys deleted on revised drawings .**

5) On the 'Boundary Treatment Plan' across the end of the close serving plots 8 and 9, and parking bays P5/P6, a 0.9m high post and rail fence timber fence /gravel strip is shown inside of a 1.8 m high timber fence to the site boundary. The timber fence in this public setting for robustness should be a high brick wall to maintain lasting appearance and 16/02/2026 revised drawings longevity as for other boundary walls proposed facing the closes. The contained gravel strip would appear incongruous and visually poor in this street scene setting. This should be a shrub planted strip as for the other margins fronting the boundary walls in the street scene. This would be from the corner of plot 8 across to and continuing down the side of car bays 'P5' (allowing for the high gated security access at each end to the 'Maintenance Access' corridor) .(Re CP57 xii)

✓ **Satisfactorily addressed on revised Boundary Treatment plan Rev C and with brick wall and gate now shown across this end of the close – elevation drawing 1371 PD405 Rev A indexed 3 Feb 2026.**

6) A planted and contained edge to the site alongside Romsey Road appears to be removed with the appropriate introduction of a pavement leaving two isolated lengths of hedgerow shown on the Landscape Concept Proposals Plan. This would appear incongruous in this street scene setting where the characteristic continuing boundary to neighbouring properties fronting this main road is hedging. A mid height native hedge could be planted inside the proposed pavement which would also maintain an appreciation of the public open space created and backdrop of proposed dwellings beyond. Incorporating mid height fencing inside this could also deter a short cut through the proposed shrub planting onto the trafficked main

road other than via the pavements leading round from the vehicle entrance, ie such as the traditional timber post and rail proposed to the hedge planting edge proposed for the south vision of Landscape open space. This is identified as ornamental species hedge planting' whereas native species rural hedging would be characteristic of the rural context and setting. (re CP57 ii). I question whether traditional metal estate type railings would be more robust for lasting appearance, longevity and long term maintenance in these public settings.

✓ **Satisfactorily addressed with continuation of hedge shown and with annotation – 'replacement hedge' on revised Boundary Treatment Plan Rev C and revised Coloured Site Plan Rev C indexed 3 Feb 2026.- X : but appears to be no corresponding revision to 'Landscape Concept Proposals' plan BAR 1528-11 still indexed 27 Oct 2025.**

An appealing variety and disposition of built form, building elements, facing materials and finishes to elevations and with these containing side return windows as BfHL page is shown across the development, appropriately relating to the intrinsic character of the village and its centre, well conveyed in the Design & Access Statement.

WC Education: Comment, stated below:

We note the details of this REM application, and that the Education requirements are secured by an S106 dated 07/06/24

We therefore have no further comment to make regarding this application.

WC Housing Enabling: Comment, stated below:

25/11/2025 comments:

Thank you for consulting the Housing Enabling Team on the above Reserved Matters application. My comments and observations in respect of the Affordable Housing requirements will follow on from comments made at Outline application stage, as well as the resulting S106 agreement which was signed 07/06/24. My comments are as follows:

Policy Requirements:

As per the extant S106 for this development, as well as Core Policy 43 of the Wiltshire Core Strategy (as amended by the National Planning Policy Framework), There is a requirement for a 40% on-site Affordable Housing provision within the 40% Affordable Housing Zone in which this scheme is situated. It is noted that this requirement has been adhered to within this Reserved Matters application, with 10 units being provided as Affordable Housing at nil subsidy. This is supported by the Housing Enabling Team.

Tenure and Unit Size Mix:

The tenure and unit size mix which was secured within the S106 has largely been adhered to, however, there does seem to be one deviation. It is noted that the schedule of accommodation describes the 1st floor flat (plot 21) as a 2-bedroom / 3-person property, with the floorplans for the plot echoing this. It is not clear whether this is an error or a deliberate deviation from the secured mix, but an amended schedule of accommodation, as well as related plans, should be provided which clearly details this flat as a 1-bedroom / 2-person property as secured within previous consultations and the extant S106 agreement. It should also be noted that previous consultation responses have advised that 2-bedroom above ground floor flats are not considered appropriate for Affordable Housing in Wiltshire.

As part of the pre-application enquiry ahead of this Reserved Matters application, I had requested clarification for the minimum persons criteria for each dwelling, which has now been provided. The criteria provided does meet our requested mix (with plot 21 being the exception, as mentioned), which is appreciated.

In summary, the table below details the Affordable Housing mix as proposed within the applicant's Reserved Matters documents. This mix largely echoes the mix agreed within the signed S106; however, comments are provided where revisions are required.

The proposed mix of 1 x 2-bed / 3-person flat was advised to be amended to 1 x 1-bed / 2-person flat.

Distribution and Clustering:

It has been requested as part of previous comments provided by the Housing Enabling Team that the Affordable dwellings not be clustered together at the front of the scheme as it was viewed that these dwellings were being used as a belt in between the market units and the main road. It is noted that this amendment has not been made, however, I am reassured that there will be a tree belt in between the Affordable dwellings and the main road to create separation, which is supported.

It should be noted that plots 3 (Shared Ownership) and 4 (First Homes) are directly adjoining. To aid the marketing and sales of Affordable tenures, it has previously been advised that applicants should avoid adjoining Affordable tenures to the other types of Affordable or market tenures in semi-detached pairs or in terraces. Whilst it is a preference for the Housing Enabling Team that Shared Ownership units do not adjoin First Homes units, this is the developer's decision and ultimately, in this instance, is not a significant issue for the Housing Enabling Team.

Parking and Electric Vehicle Charging Points (EVCP):

It is noted that the number of parking spaces allocated to each Affordable unit will be in line with the Wiltshire Local Transport Plan, which is supported. I also note that the parking space for plot 20 (to be built to M4(3) standards) appears to conform to required standards relating to width and proximity to the associated dwelling, which is also supported.

As part of the comments made at pre-app stage ahead of this Reserved Matters application, it was requested that the parking arrangements for the Affordable dwellings be improved due to various awkward provisions. Plots 21 to 23 were particularly highlighted as awkward placements. It is noted that this has been amended within the current plans, however, the awkward placement has now been passed along to plots 24 and 25. It is viewed that this is not an improvement on the issue. Further issues are the parking provisions for plots 3 and 4, wherein the allocated parking spaces have been positioned far away from the front doors of the associated dwellings and around the rear of the properties, with plot 4's parking arrangement being placed against the access to plot 3's garden gate.

Further to the above issues, it has been highlighted in previous comments that a provision should be made for Electric Vehicle Charging Points at every Affordable dwelling. The EVCPs should be metered back to the associated dwelling wherever possible as to avoid the Registered Provider requiring separate service and maintenance charges for charging points that do not meter back to the associated property. This looks to be difficult to provide on a number of plots on this scheme under the current design due to the lack of incutillage parking. A revised plan should be provided which details the amendments requested above.

M4(2) and M4(3) Standards:

It is noted that all Affordable units will be delivered to M4(2) standards, save for the adapted unit (plot 20) which will be delivered to M4(3) standards. This is supported by the Housing Enabling Team.

Floorplans and Nationally Described Space Standards (NDSS):

The floorplans provided appear to be acceptable in terms of layout, except for plot 21 which has been highlighted previously in my response. The measurements provided alongside these floorplans, however, require some clarification before comments can be provided. Whilst measurements have been provided for each Affordable dwelling, it is not detailed what these measurements refer to specifically. Confirmation should be provided to clarify whether these measurements refer to structural, finish or gross internal area (in sqm), the latter being our requirement.

If, in accordance with the Wiltshire Design Guide, the market units are being provided to full Nationally Described Space Standard (NDSS), then the Affordable units should also be provided to that standard. If, however, full NDSS is not required for a specific scheme, we would require that all Affordable homes are built to meet at least 85% of the Nationally Described Space Standard (NDSS) relevant to the dwelling type and minimum person criteria, in order to ensure that the Affordable Housing units are eligible for inclusion in Homes England's Affordable Housing programme. NDSS and 85% NDSS are shown in the table below:

Number of bedrooms	Number of bed spaces	NDSS			Minimum 85% NDSS		
		1 storey (sqm)	2 storey (sqm)	3 storey (sqm)	1 storey (sqm)	2 storey (sqm)	3 storey (sqm)
Studio	1p	39 (37)*			34 (32)*		
1b	2p	50	58		43	50	
2b	3p	61	70		52	60	
	4p	70	79		60	68	
3b	4p	74	84	90	63	72	77
	5p	86	93	99	74	80	85
	6p	95	102	108	81	87	92
4b	5p	90	97	103	77	83	88
	6p	99	106	112	85	91	96
	7p	108	115	121	92	98	103
	8p	117	124	130	100	106	111
5b	6p	103	110	116	88	94	99
	7p	112	119	125	96	102	107
	8p	121	128	134	103	109	114
6b	7p	116	123	129	99	105	110
	8p	125	132	138	107	113	118

*Where a one person flat has a shower room rather than a bathroom the floorspace may be reduced from 39 sqm to 37 sqm (NDSS) or from 34 sqm to 32 sqm (85% NDSS).

Transfer of Social Rented and Shared Ownership Units to Registered Provider:

The Affordable dwellings (other than First Homes) will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis. It is noted from the Design and Access Statement that Vivid appear to be linked as Registered Provider. As Vivid are not currently part of Wiltshire's Registered Provider Partnership Programme, written permission should be sought from the Housing Enabling Team in order for Vivid to take these units.

Sale of First Homes

Please note that First Homes must be discounted by a minimum of 30% against the market value, with the sale price, at first sale, no higher than £250,000 after the discount has been applied. They must be sold to qualifying first time buyers (with the discount and restrictions passed on to subsequent owners in perpetuity) in accordance with procedures and eligibility criteria set out in government guidance. Please see First Homes - GOV.UK (www.gov.uk) for more information. First Homes should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply.

Nominations:

The Local Authority will have nomination rights to the Affordable dwellings, secured through a S106 Agreement (Local Authority to provide first draft of the S106 in order to meet its current format).

04/03/2026 following submission of revised documents:

Thank you for consulting the Housing Enabling Team on the amended plans relating to the above reserved matters application. My comments and observations in respect of the Affordable Housing requirements follow on from previous comments, most recently made 25/11/25, as well as email communications circa 10/12/25. My comments are as follows:

Schedule of Accommodation and Layout:

It is noted that Plot 21 has been amended to be delivered as a 1-bed / 2-person flat, as has been requested in previous comments. This is supported by the Housing Enabling Team.

Floorplans and Nationally Described Space Standards (NDSS):

After assessing the amended floorplans submitted for the Affordable units (plots 20, 21 and 22), I can confirm that these proposals do match up with the mix agreed in the S106 agreement as well as the mix included in the Schedule of Accommodation. It is also noted that full NDSS has been met by each of the amended floorplans, which is supported by the Housing Enabling Team. Email communications with Henrietta Cole have also confirmed that the internal dimensions referred to within previous applications documents do refer to Gross Internal Area (GIA) and as such meet full NDSS requirements.

Parking and Electric Vehicle Charging Points (EVCP's):

It is noted from email communications with Henrietta Cole that the Electric Vehicle Charging Points will be metered back to the associated dwelling for each Affordable dwelling, which is supported by the Housing Enabling Team. However, I am disappointed to note that the requested amendments relating to the parking provisions for plots 24, 25, 3 and 4 have not been made.

WC Archaeology: No Objection, stated below:

Thank you for consulting Wiltshire Council's Archaeology Service regarding this reserved matters application. The applicant has recently undertaken an exploratory archaeological investigation (field evaluation) within the site area, and this has not revealed any significant archaeological remains. I therefore have no archaeological concerns with the details set out in this application.

I trust that this is satisfactory. Please do not hesitate to contact me if you would like to discuss this further or require any further information.

WC Arboricultural: No Objection, comment stated below:

No objection subject to trees being protected in accordance with the Tree Protection Plan.

WC Public Protection: Comment, stated below:

I write regarding the application for 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

I have reviewed the Parking Strategy Plan and note EV charging points have been identified and this department is therefore satisfied that the proposed EV charging scheme is acceptable as part of the Sustainable Energy Strategy (condition 22).

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.

I have also reviewed the Construction Environmental Management Plan (condition 11) which has been submitted with this application. The condition requires the following to be addressed within the CEMP which has not been included. The plan should be updated accordingly to provide the detail specified in the condition:

The CEMP shall also address the following:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;*
- ii. A description of management responsibilities;*
- iii. A description of the construction programme;*
- iv. Site working hours and a named person for residents to contact;*
- v. Detailed Site logistics arrangements;*
- vi. Details regarding parking, deliveries, and storage;*
- vii. Details regarding dust and noise mitigation;*
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and*
- ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.*

If you have any queries on this, please do not hesitate to contact me.

WC Landscape: No Objection, stated below:

I am happy with the proposals submitted in the Landscape Concept Plan and note the suite of revised documents that have been submitted to address colleagues' queries. If you are minded to approve the application, please include the standard landscape conditions.

WC Drainage: No Objection

Environment Agency: No comment

Application falls outside Environment Agency remit. This application does not fall within the criteria set out in our External Consultation Checklist which defines the planning applications we should be consulted on. We therefore consider we should not be consulted, and we will not be providing any comments on this proposal.

Whiteparish Parish Council: Support, stated below:

Whiteparish Parish Council resolved to support the application on the grounds that it was compliant with Core Policy 57 of the Wiltshire Core Strategy.

REPRESENTATIONS

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

2 comments and 4 objections were received during consultation. The key themes of the four letters of objection, and one comment, are included below:

- Loss of open countryside and impact on the rural character of the area
- Impact on wildlife, biodiversity and protected species
- Concerns regarding timing of construction works during breeding and nesting seasons
- Highway safety concerns relating to approved junction onto the A27 and traffic speeds
- Request for integrated solar panels on all dwellings
- Objection to the proposed timber boundary fencing, request for brick instead
- Loss of privacy and overlooking of neighbouring properties
- Increased noise and disturbance to existing residents
- Potential light pollution
- Parking provision and traffic generation
- Availability of housing for local people

The above matters have been considered in the assessment of the application where they relate to the reserved matters under consideration. Issues relating to the principle of residential development, the approved site access and the allocation of affordable housing were established through the grant of Outline Planning Permission PL/2022/09532 and are not matters for reconsideration through this Reserved Matters application.

Comment from Salisbury and Wilton Swifts, summarised below:

- Pleased to see a recommendation in the Ecological Appraisal for the inclusion of swift and house sparrow nesting provisions
- Pleased that the LEMP at para 4.4 recommends *'integrated swift nesting features will be installed in pairs into the 50% of the dwellings and two bird boxes will be installed on mature trees across the site.'* The indicative positions for bird boxes are shown on Map 2.
- Note that the Key to 'Map 2' does not make it clear that each of the symbols indicating the location of a swift brick actually represent 2 x swift bricks as per the wording in paragraph 4.4. Whilst a small point, this is likely to result in only 15 bricks in total being installed.
- At Reserved Matters stage the location of all ecological enhancements should be clearly marked on enforceable plans such as technical drawings and ideally also on elevation drawings.
- Best practice, which is supported both nationally and locally recommends a ratio of at least one swift/universal brick per dwelling
- Reference to guidance

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the

policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

The principle of the development at the site has been established through the grant of outline planning permission.

Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the local planning authority has considered whether the proposed development constitutes EIA development.

No formal screening opinion was requested or issued. However, the local planning authority has considered the scale and nature of the development as part of the application process and is satisfied that it does not constitute EIA development under the 2017 Regulations.

In reaching this view, regard has been had to the criteria set out in Schedule 2 of the EIA Regulations, including the scale, location and characteristics of the development. The proposal does not meet the relevant thresholds, comprising less than 150 dwellings, and an overall area of less than 5 hectares, nor is it considered likely to give rise to significant environmental effects by reason of factors such as its size or location.

Compliance with Outline Permission

The outline planning permission includes a number of planning conditions that establish the parameters for the built form across the site. These conditions also specify the information that must be submitted as part of any reserved matters application. A summary of the relevant conditions is provided below.

Condition 2 required that no development should commence on site until details of the scale, layout, and external appearance of the development, and landscaping of the site, be approved in writing by the Local Planning Authority. Development has not commenced on site, prior to the determining of this application.

Condition 3 required that an application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of the permission. The decision notice was issued on 10/06/2024, within the timeframe specified in the outline consent.

Condition 4 required that the development be carried out in accordance with the approved Site Location Plan, Proposed Access Arrangement, and Land Use Plan. These plans align with the proposed site plan submitted as part of this Reserved Matters application, and therefore adheres to this condition on the outline consent.

The details required in conditions 5 and 6 are included in the submission documents for this Reserved Matters application. The materials schedule, plans and elevations of the individual plots, and the proposed site layout provide the information required in these conditions.

All other conditions remain relevant and imposed in line with the outline consent. This application also sought to discharge conditions 10, 20 and 22 of PL/2022/09532. The reasons for discharge are included on the Decision Notice for the discharge of these conditions, with all matters resolved and information agreed by the relevant consultees to allow for discharge of these three conditions of the original consent.

In addition to the reserved matters, the outline planning permission includes a number of conditions that require separate discharge. Where relevant, this report considers the extent to which the submitted reserved matters scheme aligns with the requirements of those conditions. However, it remains the applicant's responsibility to formally discharge these conditions through separate applications under the outline consent.

Means of Access

Access Refers to the *“accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.”* (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306)

The application seeks approval of the reserved matter of access in relation to the internal road layout, pedestrian routes and circulation arrangements serving the approved residential development of 25 dwellings. The principal vehicular access from Romsey Road was established and approved at the outline stage and has been retained within the site plan and layout of the plans submitted for the reserved matters application, as such this does not form part of the current assessment, but is accepted in line with its compliance with the approved access at outline stage.



The submitted layout provides suitable internal streets for vehicles to travel within the site, allowing for safe and appropriate access to all dwellings within the development. The layout includes for private driveways, and turning points, ensuring appropriate access for residents, visitors, service vehicles and emergency vehicles, whilst maintaining a residential environment that is not heavily dominated by the highway. The layout is considered to integrate satisfactorily with the approved access established at outline stage, and reflects the layout of adjacent development to the north east.

Pedestrian connectivity has been incorporated throughout the site through a network of footways and links connecting the proposed dwellings with parking areas, public open space and the wider settlement. Whilst part of the frontage footway includes a stepped section due to site level changes, which was raised by the highways consultee as a concern. The applicant has demonstrated that this arrangement is necessitated by the site's topography and cannot reasonably be avoided. An alternative pedestrian route is available which enables movement through the site without the use of steps, ensuring that accessible routes remain available for all users.

The highways consultee has confirmed that the submitted details do not raise any highway safety concerns. In particular, they acknowledged that the reason for the stepped footway has been adequately explained and that a suitable alternative pedestrian route is available. The Highway Officer further notes that the internal roads and associated infrastructure are intended to remain under private management rather than adoption by the Highway Authority. No highway objection is therefore raised subject to the imposition of appropriate conditions and informatives. The relevant conditions have been included on this consent.

Having regard to the submitted plans and the Highway Officer's consultation response, the proposed access arrangements are considered to provide safe and convenient movement for vehicles and pedestrians, integrate satisfactorily with the surrounding highway network, and accord with the access strategy approved at outline stage. Accordingly, the reserved matter of access is considered acceptable.

Layout of the Development

Layout refers to *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.”* (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306).

The reserved matters application seeks approval for the layout of 25 dwellings on land south of Romsey Road. The submitted layout has been assessed against the approved outline permission, including the approved Land Use Plan and Access Plan. The proposal accords with the broad development framework established at outline stage, with residential development concentrated within the approved development area, whilst retaining areas of green infrastructure, public open space, a Local Area of Play (LAP) and surface water attenuation features in the locations anticipated by the approved land use strategy.

Land Use Plan Approved at Outline



Land Use Plan submitted at Reserved Matters



Vehicular access to the site is provided from Romsey Road via the approved access point. The internal road and footway network provides a logical and legible layout, allowing convenient movement throughout the site and connections to the surrounding highway network. The arrangement of plots around the principal access roads, extending to the south, and south west from the main access from Romsey Road, creates a clear hierarchy of movement, supporting wayfinding through the development.

The layout responds appropriately to the site's constraints and opportunities. Existing boundary vegetation is largely retained and forms a landscape buffer around the development, whilst additional planting and replacement hedgerows are proposed where necessary. Public open space, the LAP and the attenuation basin are positioned towards the southern part of the site, consistent with the approved land use plan. This also provides an appropriate landscape setting and supports the sites integration into the wider context. It has also been possible to integrate sustainable drainage infrastructure into the overall design, through the land use arrangement.

The proposed dwellings are arranged to provide active frontages onto the principal street and areas of public open space, supporting the provision of natural surveillance and a strong sense of place. Clear distinctions are established between public and private spaces through the positioning of dwellings, gardens, boundary treatments and landscaped areas. The parking provision within the development has been provided for in arrangement that is integrated within the residential plots distributed across the site, which avoids large expanses of parking and supports a less car dominated street scene.

The proposed layout also provides an appropriate relationship between dwellings, open spaces and neighboring development. The number of dwellings was established at outline consent, however with the proposed layout, this does not appear intense, or of an inappropriate scale. The number of dwellings can be suitably accommodated within the site whilst maintaining private gardens, landscaping, a well sized LAP and open space provision. The layout, as proposed, is considered capable of providing satisfactory living conditions for future occupiers whilst safeguarding the amenities of neighboring residents.

The Urban Design consultee confirmed, in their consultation response, that the proposed open space fronting Romsey Road would appropriately set back the proposed dwellings from the site perimeter to respect the general characteristic building line along this part of the highway, and similarly the plots/dwellings are appropriately set back from the site perimeter to the fields to respect the general existing plot boundary line wither site. This would accord with Wiltshire Design Guide extension 4.5.6 to '*generally reinforce the predominant building line within a street...*'.

Overall, the proposed layout accords with the approved outline parameters and provides a coherent development pattern, responding positively to the site's context. The reserved matter of layout is therefore considered acceptable and compliant with the design and placemaking objectives of the development plan and the outline consent.

Appearance of the Development

Appearance refers to "*the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the*

development, its architecture, materials, decoration, lighting, colour and texture.” (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306).

The Urban Design consultee has provided a response of no objection, following submission of amended plans. This has been included in full above.

The appearance of the proposed development, with a mix of style, layout, and design, with a cohesive materials palette, is considered appropriate within the setting of Whiteparish. The submitted house types comprise a range of detached, semi-detached and terraced dwellings which provide variety in scale, form and layout whilst maintaining a cohesive overall appearance. The proposed dwellings incorporate a mixture of front gables, varied roof forms, low eaves, and dormers, which draw on the local context. This also contributes to visual interest within the development, and avoids a repetitive appearance across the site, which would not reflect the wider context of dwellings on Romsey Road, and further into Whiteparish.

The submitted street scenes demonstrate that the variation in dwelling types, building widths, rooflines and plot arrangements would create an attractive streetscape. The proposed external materials proposed, including light and dark red brickwork, areas of painted brickwork, clay plain roof tiles, tile hanging and traditional detailing, and additional features such as painted timber porch posts, lead-clad dormers, black rainwater goods and steel railings and balconies are considered appropriate within the local context and would contribute positively to the visual appearance of the development.

The proposed garage buildings adopt a simple and subservient design approach with pitched roofs and materials which reflect those used on the host dwellings. Accordingly, they are considered to integrate appropriately with the wider development.

The proposed appearance details would result in a cohesive residential development, which reflects the local character, whilst maintaining some variety across the development, in terms of form and layout, creating interest, and improving visual amenity and value. The arrangement of fenestrations across the development ensures that there would be no impact on residential amenity for occupiers, where first floor windows in view of neighbouring dwellings are implemented with obscure glazing, or omitted entirely where necessary. It is considered that the density is appropriate for the scale of the site, allowing for acceptable levels of privacy for future occupiers and neighbouring properties.

Scale of the Development

Scale refers to *“the height, width and length of each building proposed within the development in relation to its surroundings.”* (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306)

The scheme comprises 25 dwellings, 21no. two-storey dwellings, 2no. 1.5-storey detached dwellings (Plots 8 and 9) and 2no. single-storey maisonettes (Plots 20 and 21). The surrounding dwellings, in close proximity of the site, are predominantly two storey detached dwellings, however there are 3 terraced dwellings immediately adjacent to the site, and dwellings of varying layouts and forms in the Romsey Road area. As such, the proposed scale of dwellings is considered to reflect the scale and form of residential development within the area, and more broadly within Whiteparish, which ensures the proposal responds

appropriately to the wider context of the area.

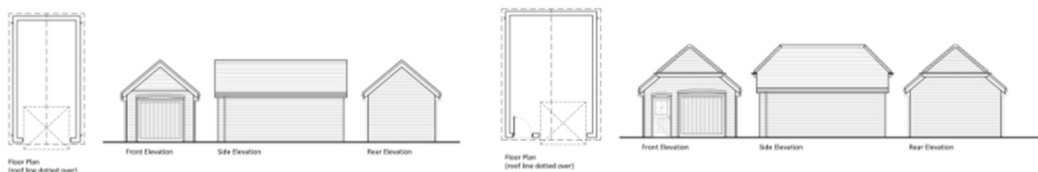
There is a variation in building heights and massing, as a result of dwellings of different heights and massing, which will support a diversity across the site. This contributes positively to the character of the scheme, reflecting the wider streetscape of Romsey Road, and reducing the perception of uniformity or scale when viewed from within and around the site.

The Schedule of Accommodation confirms that the development provides a broad range of dwelling sizes and types, including one-bedroom maisonettes, two-bedroom, three-bedroom and four-bedroom dwellings, to include semi-detached, detached, terraced and maisonette dwellings. This variety results in differing building footprints, plot widths and roof forms, creating a visually interesting and balanced streetscene whilst maintaining a cohesive pattern of development. The streetscene plans submitted



Whilst some of the detached dwellings are larger than others, these are located on larger plots where appropriate separation distances have been maintained. As a result, the larger dwellings would not appear unduly dominant or incongruous within the overall development and their scale is appropriately balanced by the surrounding layout and open character of the site.

The proposed garages and ancillary structures are subservient in scale and siting to the principal dwellings and are proportionate to their supporting function. Their siting and design ensure that they compliment the main built form of the associated dwellings, with appropriate materials proposed, to match that of the main dwellings.





The layout includes for appropriate spacing between dwellings together with areas of public open space and landscaping. This ensures that development does not appear cramped or overdeveloped. The form, layout, scale and separation distances proposed would safeguard acceptable levels of outlook, daylight and amenity for future occupiers.

Having regard to the submitted Storey Height Plan and Schedule of Accommodation, the proposed development would comprise a predominantly two-storey form of development with a limited number of 1.5-storey and single-storey units providing variation in scale and massing. The Urban Design consultee has confirmed the proposal provides an appealing variety and disposition of built form, building elements, facing materials and finishes to elevations, appropriately relating to the intrinsic character of the village and its centre.

Concern was raised during consultation regarding overbearing effects and possible opportunities for overlooking to the north west. Plots 17 and 25 are positioned along this site boundary, around 10 metres from the boundary of neighbouring Wykeham House and Melcombe.



Plots 17 and 25 are of two storey construction, and are of smaller scale than the existing dwellings, and as such are not considered of overbearing scale. There are no windows proposed to the side elevation of plot 25, so there are not considered opportunities for overlooking. The first floor windows on the side elevation of plot 17 are to be implemented with obscure glazing, noted on the proposed plans and elevations, as they will serve bathrooms. This will ensure privacy for both the occupiers and neighbouring dwellings. It is therefore considered that, as proposed, there would not be potential harm on neighbouring amenity.

Neighbouring dwellings 1-3 Bushey Cottages are located to the north east of the application site. Plot 1 of the proposed development is distanced from no.3 Bushey Cottages, due to the position of the associated parking. It is not, therefore, considered of potential impact on residential amenity. Plot 8 is adjacent to the rear garden on no.1 Bushey Cottages, however is distanced over 7 metres from the rear boundary, with the maintenance access providing an additional buffer. Plot 8 is a 1.5 storey dwelling, which reduces the impact in terms of appearing overbearing. There are no first floor side windows proposed, and as such it is not considered of harm to residential amenity for 1-3 Bushey Cottages.



It is considered that, the scale of the buildings, their relationship with neighbouring dwellings, surrounding plots, and open spaces, and the absence of any unduly prominent or overbearing built form, provides a development that responds appropriately to the context of the area, existing dwellings, and wider setting.

Landscaping

Landscaping is referred to as *“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features; (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306)*

The reserved matters application includes detailed hard and soft landscaping proposals, boundary treatments, areas of public open space, ecological enhancements and long-term management arrangements for the site. The landscaping strategy is considered appropriate, with the development suitably integrated within its surroundings. The site layouts retains green

spaces to the north and south, reflecting the sites position at the edge of the settlement.



The proposed development retains existing trees and vegetation along the northern eastern, south eastern, and south western site boundaries, with the provision of new planting throughout the site. The Landscape Concept Proposals provide a comprehensive planting scheme including native and ornamental tree planting, native shrub planting, hedgerow reinforcement and ornamental hedge planting. Species proposed include oak, field maple, silver birch, and whitebeam. These species will contribute positively to the character of the development and provide long-term landscape structure.

The layout incorporates a significant area of public open space to the southern part of the site, including a play area, meadow planting, tree planting and an attenuation basin that provides both recreational and ecological benefits. The proposed landscaping responds appropriately to the site's edge-of-settlement location and ensures the development does not appear incongruous within the context of the adjacent countryside.

The hard landscaping proposals comprise materials including block paving, conservation kerbs, self-binding gravel paths and paved private amenity areas. These materials contribute positively within the site, reflecting the local context, and providing appropriate spaces for movement throughout the site. Boundary treatments comprise a combination of brick walls, timber fencing and hedging, providing appropriate enclosure whilst maintaining the landscape character around the site edges.

The submitted Landscape and Environmental Management Plan demonstrates that the landscaping proposals have been designed to deliver long-term ecological benefits. In addition to the retention and enhancement of existing vegetation, the scheme includes native scrub

planting, species-rich meadow creation, pollinator planting areas, wetland planting associated with the attenuation basin and habitat creation features. The LEMP further secures the long-term management of these habitats through a 10-year programme of monitoring and maintenance.

The attenuation basin, in addition to its drainage function, will be seeded with wet grassland and water meadow species to provide habitat opportunities, which will also contribute to the enhancement of visual amenity in this area. The creation of meadow and pollinator areas is also considered to contribute positively to the appearance of the development.

The Council's Landscape Officer confirmed that they were satisfied with the proposed landscaping strategy. No objection is raised to the scheme, subject to the imposition of standard landscape conditions.

Condition 6 on the decision notice for the outline consent was incomplete, and therefore did not include the trigger for when details of the railings, fences, gates, walls, bollards, and other means of enclosure should be erected. As such, an amended condition has been included on this consent to ensure that the details of this are submitted prior to the development being occupied.

The landscaping proposals are considered to integrate with the layout of the development, sympathetic to the wider context of the site, and support visual amenity, recreational opportunities and ecological benefits. As such, the proposed landscaping is considered acceptable.

Ecology

The ecological impacts of the development were assessed and accepted through the grant of outline planning permission PL/2022/09532. The current application seeks approval of reserved matters and associated details, including landscaping and open space provision. Accordingly, consideration has been given to whether the submitted proposals accord with the ecological framework established at outline stage and whether the detailed proposals provide appropriate mitigation, enhancement and long-term management measures.

The Council Ecologist has reviewed the submitted Landscape Concept Proposals, Open Space Plan, Landscape and Environmental Management Plan (LEMP) and Updated Walkover Summary Report. The Ecologist confirms that the proposed open space layout is broadly in accordance with the approved Land Use Plan associated with the outline permission and that the site remains unchanged from the previous ecological assessments. The recommendations and mitigation measures identified through earlier ecological work are therefore considered to remain relevant. No ecological objection has been raised to the reserved matters proposals.

The proposed development includes a green infrastructure network, with a significant area of open space located within the southern part of the site. The Open Space Plan provides approximately 0.80 hectares of open space within the 1.71-hectare site, including public open space, a Local Area for Play (LAP), sustainable drainage features, meadow planting and ecological enhancement areas. The open space is linked to retained boundary vegetation and incorporates maintenance corridors and landscaped areas which will support ecological connectivity across the site.

The Landscape Concept Proposals and accompanying LEMP include habitat creation and enhancement measures. These comprise the retention and protection of existing trees and vegetation, new tree planting, meadow creation, pollinator planting, native scrub planting, hedgerow reinforcement and wet grassland planting associated with the attenuation basin. These measures will enhance habitat diversity across the site and provide green transition between the proposed development and the surrounding countryside.

The submitted LEMP secures a range of species-specific enhancements including integrated bat roost features within 50% of the dwellings, integrated swift nesting features, bird boxes, bat boxes, hedgehog access routes through boundary treatments, reptile hibernacula and the provision of dark corridors to maintain bat commuting and foraging routes. The third party representation received regarding swift brick provision is duly noted, and the measures proposed as part of this application are considered acceptable. These measures are supported by a 10-year management and monitoring regime designed to ensure the successful establishment and long-term maintenance of the proposed habitats and ecological enhancements.

The site lies within the New Forest Zone of Influence. As such, appropriate mitigation in the form of Strategic Access Management and Monitoring (SAMM) contributions is required. The necessary mitigation has been secured through the completed S111 agreement, completed 24/07/2026. The Appropriate Assessment has also been agreed by Natural England. It has been demonstrated that the development would not adversely affect the integrity of the New Forest protected sites, either alone or in combination with other plans or projects.

The Council Ecologist further confirms that the conclusions of the Habitat Regulations Assessment undertaken in relation to Mottisfont Bat SAC remain valid, given that the development proposals are materially unchanged from those assessed at outline stage. Nutrient neutrality mitigation for the Solent designated sites has already been secured through the Section 106 Agreement associated with the outline permission and the Appropriate Assessment undertaken at that stage remains applicable.

Having regard to the submitted ecological information, the proposed open space provision, landscaping strategy and long-term management arrangements, it is considered that the development will safeguard existing ecological interests and deliver biodiversity enhancements across the site. The ecology consultee has raised no objection to the application, subject to the approved ecological mitigation and management measures being implemented, which has been conditioned on this consent.

CONCLUSION

The submitted reserved matters application has been assessed against the outline planning permission, including the approved land use plan, site plan, access, and relevant planning conditions.

The reserved matters are considered to be acceptable and in accordance with the outline planning permission and parameters therein, and the proposed development would be acceptable in terms of access, layout, scale, appearance and landscaping. It is therefore recommended that the reserved matters be approved, subject to conditions.

RECOMMENDATION:

That the Reserved Matter(s) be APPROVED subject to conditions:

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

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.

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.