

Wiltshire Council

Council

26 November 2019

From Jacqui Johnston

**To Councillor Toby Sturgis, Cabinet Member for Spatial Planning,
Development Management and Investment**

Question (19-4)

Who at Wilts CC is monitoring, in an official capacity, the trigger points for the provision of sustainable transport for residents and ensuring that the developer, Persimmon Homes, meet their obligations under planning consent? Why has this been left to locally affected residents to raise a petition and launch a media campaign?

Response

The question relates to the St Peters Place development of 1250 dwellings that was granted planning permission by this council in April 2015. The development lies on land to the North of Salisbury. The site is currently being developed in phases by Persimmon Homes. When complete the site will have vehicular, pedestrian and cycle access points. At present there is a new vehicular access which connects the development to the main Devizes road (A360). In addition, work is currently being completed on a second vehicular access which will be opened in the next few months.

In mid-September this year a new pedestrian and cycle only access was opened between the Old Fugglestone Red development, to the South East and the new St Peters Place development. This access was required to be open by 50% occupation of the phase of development within which it was situated, this was controlled by the council via condition on the original planning permission. It was brought to the council's attention in July of this year that residents at St Peters Place considered that the developer may not have complied with this condition and may have occupied more than 50% of that phase of development without opening the pedestrian and cycle path. Upon investigation it was found that this was not the case and that 50% occupation had not been achieved. None the less, the council monitored the situation to ensure that the path and cycleway was put in and this opened in September this year.

There are two further access points due to open on this development and these will occur when those phases of development take place.

- A) A footpath link between the recently developed Wilton Hill development and the St Peters Place development. This will be put in when phase A3 takes place at St Peters Place and there is a development at St Peters Place to connect it to.

- B) A further vehicular access in the far South of the site to link the St Peters Place development with Bemerton Heath this will be provided when phase B3 of the development takes place which is likely to be the last phase of St Peters Place.

In addition, there is a bus service that runs from the St Peters Place development every half an hour until six o'clock in the evening.

The council issues thousands of planning approvals each year many with numerous conditions attached to them that developers are legally required to comply with and in the vast majority of cases they do. The council does not have the resources to monitor every condition on every planning permission that it issues and, in many instances, we are made aware of possible breaches by members of the public. Nonetheless, whenever a suspected breach of condition is brought to the council's attention, as in this case, the matter is followed up. If a breach of condition is found this is dealt with in line with the council's enforcement procedure.