Wiltshire Council

Redrow Homes
Redrow House
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Bradley Stoke
Bristol BS32 4QG

Development Services
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21 September 2023

Dear Sirs

Discharge of Condition

Application No:	PL/2023/06791
Proposal:	Discharge of conditions 15, 18 and 24 of planning application PL/2021/11051 (54 residential dwellings along with the provision of public open space, vehicular and pedestrian access, landscaping, drainage and related infrastructure and engineering works).
Site Address	Land North Of Folly Farm, Folly Lane, Warminster
On Behalf of	Redrow Homes

Thank you for your recent request to discharge conditions related to the above.

After consideration of the information you have provided, the Council hereby agrees to discharge the following conditions:

List of conditions discharged by this request. (3)

15 No development shall commence on site (except for site clearance, demolition and site enabling works), until trial any outstanding trenching investigations have been undertaken in accordance with the methodology set out within the written scheme of investigation for an archaeological evaluation publication produced by Cotswolds Archaeology (CA Project reference AN0340 Rev B dated 10 February 2022). This additional archaeology evaluation should extend to site analysis, publicising and archiving of results, and setting out any necessary mitigation to ensure and secure the safe excavation of any archaeological finds which shall be submitted to and approved in writing by the Local Planning Authority; and that the approved programme of archaeological work shall be carried out in accordance with the approved details.

REASON: To define the terms of this permission and to ensure that the development is undertaken in an acceptable manner that safeguards archaeological interests with the identification, reporting and recording of features of archaeological interest.

18 No dwelling hereby approved shall commence beyond slab level, until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking, cycle parking and street furniture, including the timetable for the provision of such works, have been submitted to and approved by the Local Planning Authority. Thereafter the said works shall be constructed and laid out in accordance with the approved details, and be completed prior to the occupation of any associated dwelling accessed and served by the said infrastructure.

Following occupation of the dwellings hereby approved, the said visibility splays shall be maintained free of obstruction in perpetuity.

REASON: To ensure that the highway infrastructure is of an acceptable standard.

24 No dwelling hereby approved shall be occupied until a timetable for the completion of the upgrade connections and diversion made pursuant to WARM5 and the site distributor road to connect with the adjacent residential development to the east (as approved under application 19/09428/FUL) have been submitted to and approved by the Local Planning Authority.

REASON: To ensure that each dwelling is served by an adequate means of access and to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than by private motor vehicles.

Yours faithfully
Head of Development Management