Wiltshire Council

Mr James Marlow

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email:developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

16 April 2024

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05621
Proposal:	Discharge of Condition 5,6,7,9,10.12.13,14,15,18 and 19 on 20/11515/OUT (Demolition of existing outbuildings and the development of up to 67 dwellings, open space, play area, allotments and landscaping (access to be determined, all other matters reserved).
Site Address	Land South of Sandhole Lane, Westbury, Wiltshire, BA13 3SX
On Behalf of	Mr James Marlow

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

After consideration of the information you have provided (covering letter/plans list dated 3 January 2024, CONSTRUCTION ACCESS ROAD LICENCE PLAN drg no. CLFA109-CLFA-00-XX-DR-C-SK02 rev P02, revised lighting layout WLC897-LC-AC-001_R2 and Electric Vehicle Charge Point details (Deta Electrical Company Ltd), email from agent dated 16/4/24) we are pleased to agree that the following conditions are discharged -

Condition 5: Technical details of the Leighton Park North/ Laverton Road to be submitted
Condition 6: Details of waiting restrictions on Leighton Park North / Laverton Road junction to be submitted
Condition 7: Technical details of the new site junction with Leighton Park Road and the scheme of cycle/pedestrian crossing points to be submitted
Condition 9: Submission of a Construction Management Statement (CMS)
Condition 10: Submission of details of the estate roads, footways, footpaths, verges, junctions etc
Condition 12: Submission of a Residential Travel Plan (RTP)
Condition 13: Submission of a scheme for the discharge of surface water details
Condition 14: Submission of details of the works for the disposal of sewerage
Condition 15: Submission of a Cockchafer Larvae Survey
Condition 18: Details of external lighting
Condition 19: Submission of details of Ultra Low Energy Vehicle infrastructure

List of conditions discharged by this request. (11)

5 No part of the development hereby permitted shall be commenced until full technical details

of the junction widening improvements to Leighton Park North/ Laverton Road as detailed on Drawing No 20-081/011 rev A, have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the development shall not be commenced until junction works have been completed in accordance with the details shown on the approved plans.

6 Prior to commencement of the development a plan showing the amendment to the waiting restrictions on Leighton Park North / Laverton Road junction shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the development shall not be commenced until the
waiting restrictions concerned have been implemented in accordance with the details shown on the approved plan.

7 No development shall commence on site until full technical details of the new site junction with Leighton Park Road and the scheme of cycle/pedestrian crossing points, as detailed on drawings 20-081/003B and 20-081/010A, have been submitted to and approved in writing by the Local Planning Authority. The new junction and cycle/pedestrian crossing points shall be provided in accordance with the approved details prior to any part of the development being commenced, or to any alternative timetable which shall have firstly been submitted to and approved in writing by Local Planning Authority, and it shall be maintained as such thereafter. No part of the development shall be first occupied until the visibility splays (2.4m x 43m) shown on the site access general arrangement, drawing 20-081/003B, have been provided with no obstruction to visibility at or above a height of 0.6m above the nearside
carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

9 No development shall commence on site (including any works of demolition), until a Construction Management Statement (CMS), together with a site plan, has been submitted to and approved in writing by the Local Planning Authority.
The CMS shall include the following:
• the parking of vehicles of site operatives and visitors;
• loading and unloading of plant and materials;
• storage of plant and materials used in constructing the development;
• the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
• wheel washing facilities;
• measures to control the emission of dust and dirt during construction;
• a scheme for recycling/disposing of waste resulting from demolition and construction works;
• measures for the protection of the natural environment;
• hours of construction, including deliveries;
• pre-condition photo survey;
• Vehicle Routing Plan – feasibility of the route via Old Dilton Road to be fully investigated;
• Traffic Management Plan (including signage drawing(s));
• number (daily / weekly) and size of delivery vehicles to ensure appropriately size vehicles are being used for the highway network;
• number of staff vehicle movements;
• details of temporary / permanent Traffic Regulation Orders.
The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the
approved CMS without the prior written permission of the Local Planning Authority.

10 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, road sewers, road drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, swept paths, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and laid out in accordance with the approved details.

12 No development shall commence until a Residential Travel Plan (RTP) has been submitted to and approved in writing by the Local Planning Authority. The approved RTP shall be implemented prior to first occupation of the development.

13 No development shall commence on site until a scheme for the discharge of surface water from the site, including sustainable drainage systems and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved surface water discharge scheme has been fully implemented in accordance with the approved details.

14 No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage disposal measures have been fully implemented in accordance with the approved details.

15 Before development is commenced, details shall be submitted to and approved in writing by the local planning authority of a Cockchafer Larvae Survey of the area identified by Natural England in the Phase 1 habitat plan dated 13/09/2021 included as Figure 3 in the Shadow HRA Addendum prepared by Ead ecology and dated 24.9.2021. The results of this survey shall inform the design of the future green infrastructure area submitted as part of the reserved matters and proposals for the ongoing management of the area.

18 No external lighting shall be installed on site until detailed plans showing the type of external light appliances, the height and position of the fittings, the illumination levels and light spillage levels in accordance with the appropriate Environmental Zone standards as set out by the Institute of Lighting Engineers in their publication ‘Guidance Note 1 for the Reduction of Obtrusive Light 2021’, have been submitted to and approved in writing by the Local Planning Authority. Where development would potentially affect dark corridors and wildlife habitat, the submitted details shall include lux plots. All external lighting shall be installed and be maintained in accordance with the approved details.

19 No development shall commence on site until a scheme, including details of the timing of its implementation, of Ultra Low Energy Vehicle infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme concerned shall be implemented in accordance with the approved details and thereafter be permanently retained as such.

Yours faithfully

Head of Development Management