Wiltshire Council

Wainhomes Severn Valley
C/o agent

Development Services
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29 November 2024

Dear Sir/Madam

**Discharge of Condition**

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| Application No: | PL/2023/05063 |
| Proposal: | Discharge of conditions 10, 12, 13, 14, 18 and 19 for Zone D and 13, 14, 19 and 27 for Phase 1C of planning application 19/07198/VAR (Variation of conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 24, 25, 29, 30, 31, 34 & 35 pursuant to planning application 17/05360/OUT (Continuing care retirement community (CCRC) comprising a 48 bed care home (Class C2), 46 extra care apartments and facilities (Class C2), 39 affordable extra care apartments and facilities (Class C2), 45 retirement bungalows/chalet bungalows (Class C3), medical centre and pharmacy, relocation of children's play area, recreational and flood compensation area and biodiversity protection/enhancement of County Wildlife Site, all with associated access roads, parking, infrastructure and raising of ground levels by 500mm (outline application relating to access and layout). Resubmission of 16/08425/OUT) to allow for phasing of the development) |
| Site Address | Land North Of, Grovelands Way, Warminster, BA12 8TB |
| On Behalf of | Wainhomes Severn Valley |

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

After consideration of the information you have provided, the Council can now confirm the following conditions are discharged.

List of conditions discharged by this request. (7)

10 No development of any individual phase shall commence on site above dpc level until the exact details of the materials to be used for the external walls and roofs of buildings in that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

12 No development of an individual phase (other than construction of the road access, storm water drainage works, foul drainage works, flood risk mitigation measures, bus shelter and footways as required by this permission) shall commence on site until a landscape management plan for that phase, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas in that phase (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. Each phase of the development (where applicable) shall be implemented in accordance with the approved landscape management plan. REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proper management of the landscaped areas in the interests of visual amenity.

13 No development shall commence on site until a detailed drainage strategy for the discharge of surface water from the development site as a whole including surface water from the roads/access/driveway and use of sustainable drainage details incorporating: a) storm water drainage works, with changing of ground levels, including provision of any compensation flooding areas; b) Reduction in total discharge from the site by 20% over current discharge rate. has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and the Environment Agency. A detailed surface water drainage scheme for any individual phase shall accord with the approved surface water strategy. No development of an individual phase shall commence on site until the detailed design for surface water drainage for that phase has been approved and no buildings on any individual phase of the development shall be occupied until the surface water drainage serving that phase has been fully constructed in accordance with the approved detailed design and in accordance with any required third party permissions for drainage works from the Lead Local Flood Authority and Environment Agency REASON: The outline application contained insufficient information to confirm that the development can be undertaken in an acceptable manner to allow it to be adequately drained during and post construction without increasing flood risk to the site and others.

14 The development shall not be commenced until a foul water drainage strategy for the whole development has been submitted and approved in writing by the Local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker. a) a drainage scheme for any individual phase shall accord with the approved foul drainage strategy and shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed phase of the development concerned; b) the drainage scheme in respect of any individual phase of the development shall be completed in accordance with the approved details and to a timetable agreed with the Local Planning Authority. REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

18 Unless confirmed as not required by the Local Planning Authority for each phase of the development (other than construction of road access, storm water drainage works foul water drainage works, flood risk mitigation measures, bus shelter and footways as required by this permission), the measures created and retained/protected for their biodiversity value, as identified in the Ecological Impact Assessment Rev B (Middlemarch Environmental May 2017) and the Framework Ecological Management Strategy (Middlemarch Environmental May 2017) will be retained and managed in perpetuity and in respect of any relevant individual phase, a Landscape and Ecological Management Plan (LEMP) reflecting the principles of the Ecological Impact Assessment Rev B (Middlemarch Environmental, May 2017) and the Framework Ecological Management Strategy (Middlemarch Environmental May 2017) will be submitted to and approved by the Planning Authority before construction commences on that phase. The content of the LEMP for each relevant phase shall include, but not necessarily be limited to, the following information: Description location of features to be managed as part of the plan; Aims and objectives of management; Management

prescriptions; Preparation of a work schedule including an annual work plan capable of being rolled forward over a 5 year period; Details of the body or organisation responsible for implementation of the plan; Ongoing monitoring and remedial measures. The LEMP for each relevant phase shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan for that phase will be secured with the management body responsible for its delivery. The LEMP for any relevant phase shall be implemented in full in accordance with the approved details. REASON: To mitigate for the biodiversity losses incurred by the development and ensure the development is managed to maintain and enhance the sites ecological value and landscape setting in perpetuity.

19 No external lighting shall be installed on any phase until plans for that phase showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed. The lighting design will also be designed in line with R2 in the Updated Preliminary Ground Level Bat Roost Assessment of Trees (Middlemarch Environmental 19 December 16) REASON: In the interests of the amenities of the area, to protect bats and to minimise unnecessary light spillage above and outside the development site.

27 Prior to first occupation of any part of the development a 2 metre wide footway shall have been constructed including any required relocation of street lighting columns, and made permanently available for use by pedestrians, in accordance with details to have first been submitted to and approved in writing by the Local Planning Authority, along the north side of Grovelands Way between a point 68 metres east of the proposed access centre-line and a point 175 metres west of the proposed access centre line. REASON: In the interests of safe and convenient pedestrian access to the development.

Yours faithfully

*Head of Development Management*