



Persimmon Homes Wessex
Verona House
Tetbury Hill
Malmesbury
Wiltshire
SN16 9JR
Tel: 01666 824 721

Wiltshire County Council Planning
County Hall,
Bythesea Rd,
Trowbridge
BA14 8JN

Date: 25th September 2025

Dear Sirs,

RE: Submission of Conditions 15, 19, 20, 27, 28 and 31 pursuant to Outline Planning Permission 15/04736/OUT for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions.

I am pleased to write in respect of the above site and the submission of Condition Discharge in relation to Outline Conditions 15, 19, 20, 27, 28 and 31:

Condition 15 states:

No development shall commence within any particular Phase or sub Phase of the application site until:

(a) A written programme of archaeological investigation for the Phase, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

(b) The approved programme of archaeological work has been carried out in accordance with the approved details.

This application seeks to discharge the above with a detailed Written Scheme of Investigation. The WSI has been agreed in May 2025 with Neil Adam the County Archaeologist.

Condition 19 states:

Prior to the commencement of development of any residential units in any Phase or Sub-Phase of the development an application for the stopping up and/or diversion of public rights of way NBRA9 and/or NBRA11 shall be submitted to Wiltshire Council. Following which no residential development within any Phase or Sub-Phase crossed by these rights of way shall commence unless either:

i) A footpath diversion and stopping up order that incorporates the stopping up of the existing footpath route across the railway at level has been made and confirmed by the local planning authority or the Secretary of State, or

ii) the Secretary of State, upon consideration of a stopping up order made by the local planning authority as aforementioned in (i) above does not confirm the order. Upon any confirmed diversion and stopping up order coming into force, the new footpath route shall be fully completed prior to the occupation of units within any Phase or Sub-Phase crossed by public rights of way NBRA9 and/or NBRA11.

This application provides a copy of a letter provided by Wiltshire Council confirming the order of NBRA9 and thus satisfying the requirements of the condition.

Condition 20 states:

No development shall take place within individual Phases or sub Phases of the development until a site specific Construction Environmental Management Plan, or Plans, (CEMP(s)) for that Phase or sub Phase, or an overarching CEMP for the entire application site, has been submitted to and approved in writing by the local planning authority. The CEMP(s) must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan(s) should include, but not be limited to

- Procedures for maintaining good public relations including complaint management, public consultation and liaison;*
- Arrangements for liaison with the Council's Public Protection Team;*

- *All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;*
- *Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the period from 07:00 hours to 19:00 hours, subject to ongoing review;*
- *Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;*
- *Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;*
- *Procedures for emergency deviation of the agreed working hours;*
- *Control measures for dust and other air-borne pollutants;*
- *Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- *Construction traffic routing details.*
- *Ecology mitigation measures to cover -*
 - *protection of retained habitats;*
 - *creation of new habitats including provision of integrated bat and bird features at a ratio of 1 building to 1 integrated feature;*
 - *management and monitoring of created and retained habitats (until taken over by management company or WWT);*
 - *precautionary working method statements and works to be overseen by an ecologist; monitoring requirements and details of frequency of monitoring, thresholds, remedial measures and timescales for remediation;*
 - *monitoring requirements for habitats, mitigation features and species including details of frequency of monitoring, thresholds, remedial measures and timescales for remediation (to cover amongst other things, establishment / width of hop-overs, habitat structure / composition of woodland in Biss and Green Lane Woods, bat use of underpasses);*
 - *testing and adjusting lighting, in accordance with monitoring results';*
 - *compliance procedures.*
- *And with particular regard to the Yarnbrook & West Ashton Relief Road the following specific ecology mitigation information -*
 - *Long and cross sections for each underpass based on site surveyed; measurements showing the relative positions of hedgerows, existing ground levels, earthworks and underpass;*

- *The timetable of works required to complete the culvert works having regard to seasonal ecological and planting constraints;*
- *The programme of construction works to demonstrate how the ecological constraints of the culverts works have been fully integrated into the project programme (i.e. Gantt chart) and how it affects the critical path.*
- *A protocol for constructing underpasses and hop-overs including exact timescales, demonstrating removal of as little hedgerow as possible, erection of 4m high bat fencing and establishing new planting.*

The approved CEMP(s) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report prepared by the Ecological Clerk of Works certifying that the required ecology mitigation and/or compensation measures identified in the CEMP(s) have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the first planting season following this, whichever is the sooner. Any approved remedial works shall then be carried out under the strict supervision of a professional ecologist following that approval.

This application provides a site wide CEMP that incorporates procedures that will inform all construction onsite.

Condition 27 states:

Notwithstanding the information set out in the Waste Management Strategy (May 2015) accompanying the planning application, a further more detailed waste management strategy or strategies shall be submitted to the local planning authority for approval in writing prior to commencement of the development. The more detailed strategy or strategies will add detail to the initial Waste Management Strategy, specifying in particular where and how construction waste (notably the waste material excavated from the site to enable construction works) will be, in the first place, re-used on site (including estimates of quantities to be re-used and where); and, in the second place, removed from the site (including quantities, end disposal locations and transportation routes thereto). Additionally, the detailed strategy or strategies will provide a 'plan' for the management of other waste arising from civil and building construction, including measures to minimise such waste generation in the first place and to re-cycle wherever possible. The development shall be carried out strictly in accordance with the original Waste Management Strategy (May 2015) and the subsequent approved and complementary more detailed waste management strategy or strategies.

This Application provides a site wide Waste Management Strategy that will inform all construction.

Condition 28 states:

Prior to commencement of the development hereby approved a strategic level scheme for the provision of ultra low energy vehicle infrastructure (electric vehicle charging points) and a programme for delivery shall be submitted to the local planning authority for approval in writing. The approved scheme shall inform the subsequent reserved matters applications, and shall be implemented as approved and in accordance with the programme.

This application provides a site wide ultra low energy vehicle statement. It is important to note from the informative on the decision notice this condition relates to vehicle charging at appropriate publicly accessible location and is not to consider individual residential dwellings.

Condition 31 states:

With the exception of the Yarnbrook and West Ashton Relief Road, no development hereby approved shall commence until a scheme setting out a strategy for the control / removal of Himalayan balsam has been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for the implementation of the strategy. The strategy shall be implemented in accordance with the approved scheme and programme.

To inform the discharge of this condition a walk over survey of the site was undertaken by a qualified Invasive Weed Surveyor on the 22nd September 2025. The site has previously been walked in the same capacity in December 2023. The reports of the latest survey are submitted with this application and shows no Himalayan Balsam is present onsite. It is considered there are no further controls deemed necessary in the absence of Balsam on site.

Included below is a list of the relevant documents provided in compliance with the conditions included on the OPP Decision Notice.

Condition 15	West Aston Park WSI FW CWI14002 1504736OUT West Ashton Park WSI for SMR Excavations
Condition 19	Council Letter Confirming Order
Condition 20	EDP78666 CEMP

Condition 27	Asthon Park Waste Management Strategy
Condition 28	Outline Condition 28 EV Charging
Condition 31	Himalayan Balsam Report

I would be pleased to provide hard copies of plans should this be of assistance. If you wish to discuss any of the above information please do not hesitate to contact me.

Yours sincerely,

Barnaby Harris
Senior Planner

Persimmon Homes (Wessex)