

13 March 2026

Submitted via Planning Portal (ref. PP-14772897)

Wiltshire County Council Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our ref: 04283

Dear Sir / Madam,

DISCHARGE OF CONDITION 13 PURSUANT TO OUTLINE PLANNING PERMISSION 15/04736/OUT

On behalf of our clients, BDW Trading Ltd and Persimmon Homes ('the Applicants'), please find enclosed an application for the Discharge of Condition 13 pursuant to outline planning permission reference 15/04736/OUT.

PLANNING PERMISSION 15/04736/OUT

Outline planning permission was granted, subject to conditions, for the following description of development on the 2nd September 2025:

"Outline planning application 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 visitors facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions."

A total of 36 planning conditions were attached to the planning consent, 17 of which are categorised as pre-commencement conditions.

THE PROPOSAL

This application seeks to discharge pre-commencement Condition 13. The condition states the following:

"With the exception of the 'Advance Ecology Mitigation', prior to the commencement of the development Stage 2 Road Safety Audit(s) shall be carried out for the Yarnbrook & West Ashton Relief Road and all other elements of the 'access' (either singly or in combination), and this/these shall be submitted to the local planning authority for approval in writing before any highway construction works begin. Thereafter, no development shall commence in any particular Phase or sub Phase of the development until full construction details/drawings of the means of access

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within that Phase or sub Phase have been submitted to and approved in writing by the local planning authority. Following approval the 'access' shall be constructed in accordance with the approved details/drawings and agreed Stage 2 Road Safety Audit(s)."

This application has been submitted via Planning Portal (ref. PP-14772897) and comprises the following documentation:

Document/Plan	Author	Reference/Date
Planning Application Form and Ownership Certificates	Turley	PP-14772897
Covering Letter	Turley	March 2026
Site Location Plan	Pegasus	A.0223_20_2C
Northern Access – Stage 2 Road Safety Audit Report	Traffic Management Consultants	30 th May 2024
Northern Access – Stage 2 Road Safety Audit Appendix C	Traffic Management Consultants	25 th July 2025
Proposed Spine Road – Stage 2 Road Safety Audit Report	Traffic Management Consultants	5 th August 2025
Roundabout R5 and Spine Road – Road Safety Audit Brief	Pfa consulting	P881-DOC01
Proposed A350 Relief Road – Stage 2 Road Safety Audit Report	Fenley	RSA-20-043-3
Proposed downgrade of A350 - Stage 2 Road Safety Audit Report	Fenley	RSA-20-044-3
Proposed Spine Road - Stage 2 Road Safety Audit Report	Fenley	RSA-20-045-3

The enclosed material comprises the Stage 2 Road Safety Audit reports for the Yarnbrook & West Ashton Relief Road, the northern access, the proposed spine road and Roundabout 5R, covering all relevant access points as required by Condition 13.

These reports are supported by a site location plan, as approved under outline planning permission 15/04736/OUT.

APPLICATION FEE

The requisite planning application fee or £383 (inclusive of the £85 Planning Portal Service Charge) will be paid directly to Wiltshire County Council.

SUMMARY AND CONCLUSION

We trust that the enclosed information will enable the full and timely discharge of the identified condition. In the meantime, please do not hesitate to contact us should you wish to discuss any aspect of the proposal.

Yours sincerely

Claire Hawkes
Associate Director

