

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2026/01728
Service Ref:	Drainage
Date:	13/05/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of condition 5 (Hard & Soft Landscaping Scheme) relating to application
PL/2024/11637

SITE LOCATION

Land to the south of B4042, Long Goss, Little Somerford, Chippenham, SN15 5BW

APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *Covering Letter to Condition 5*
- *Existing Site Plan*
- *Phase 01 - Proposed Temporary Accommodation Elevations*
- *Phase 01 - Proposed Temporary Accommodation Site Plan*
- *PL-2024-11637 Decision Notice*
- *Proposed Landscape Plan*
- *Proposed Landscape Plan-2*
- *Proposed Site Plan*
- *Proposed Site Plan-2*
- *Proposed Site Plan-3*
- *Site Location and Access Plan*
- *Surface Water Drainage Strategy*

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following conditions for which information was required before these could be discharged

5. No development hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
 - location and current canopy spread of all existing trees and hedgerows on the land, including within the visibility splay within the blue line area;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - finished levels and contours;
 - allocated car parking spaces;
 - all hard and soft surfacing materials;
 - Replacement of any hedging/boundary treatment within the 'blue line' area which is required to be moved for visibility splays;

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Assessment

The applicant has submitted documents in support of the discharge of Condition 5, which relates to landscaping. As this condition does not concern the surface water drainage strategy, the LLFA has no comments.

It is noted that the applicant has submitted a *Surface Water Drainage Strategy*, under this application however, the assessment of on-site drainage is to be considered under a separate condition (6) under application PL/2026/01729. Please refer to this application for comments relating to surface water drainage.

RECOMMENDATION

No comments