

Development Services
Wiltshire Council
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02 June 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01728
Proposal:	Discharge of condition 5 (Hard & Soft Landscaping Scheme) relating to application PL/2024/11637
Site Address:	Land to the south of B4042, Long Goss, Little Somerford, Chippenham, SN15 5BW
On Behalf Of:	Messrs Greening Land to the south of B4042, Little Somerford, GB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 13 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 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.

Details Submitted for Approval:

- Proposed Site Plan (Landscaping) 1:1000; PL(2-)04 Rev H; received 26 May 2026
- Proposed Site Plan (Landscaping) 1:500; PL(2-)03 Rev I; received 26 May 2026
- Proposed Landscape Works Site Plan; PL(2-)10 Rev G; received 26 May 2026
- Arboricultural Survey, Impact Assessment and Protection Plan; Rev 2 prepared by Andrew Cunningham Arboricultural Consultant ACAC; received 1 June 2026

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

The documents and plans listed above are the latest amended version to address concerns previously raised by the Council's Ecologist, Arboricultural, and Planning Officers. The Ecologist's comments related to the potential for certain planting species to behave invasively within woodland and hedgerow settings. While these concerns did not form the basis of an objection, as they fall outside the scope of matters controlled by the condition, the applicant has nevertheless revised the details to address them. These have been reviewed by the LPA and the details are now considered to meet CP50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

The submitted details (as amended) have since been reviewed by the Council's Arboricultural and Planning Officer, who is satisfied that the information provided is sufficient to satisfy the requirements of the condition. Accordingly, no objection is raised to the discharge of condition 5 of planning permission PL/2024/11637.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.