

DISCHARGE OF CONDITION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02497
APPLICATION TYPE:	Approval of details reserved by a condition
SITE ADDRESS:	Land at Saltersford Lane, Patterdown, Chippenham
DEVELOPMENT DESCRIPTION:	Discharge of condition 16 (Hard and soft landscaping) of PL/2022/06612.
RECOMMENDATION:	Approve

SUBMISSION

Condition 16 was imposed as a result of planning appeal ref APP/Y3940/W/23/3322502 against the non-determination of planning permission PL/2022/06612 and requires the following:

No development shall commence above ground floor slab level 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*
- *Full details of any trees and hedgerows 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;*
- *Means of enclosure;*
- *Car park layouts;*
- *Other vehicle and pedestrian access and circulation areas;*
- *All hard and soft surfacing materials;*
- *The timescales for the implementation of the hard and soft landscaping scheme.*

The hard and soft landscaping shall be carried out in accordance with the approved details, and shall thereafter be maintained as such

A separate reserved matters approval has been granted under reference PL/2024/11691. It is for the applicant to ensure that the submission documents in respect of this condition accords with the approved reserved matters.

DETAILS SUBMITTED FOR CONSIDERATION

240208 L 04 01 – Soft Landscaping (Plan 1 of 3) received 17.04.26
240208 L 04 02 – Soft Landscaping Plan (2 of 3) received 17.04.26
240208 L 04 03 – Soft Landscaping Plan (3 of 3) received 17.04.26
240208 L 03 01 – Landscape General Arrangement Plan received 17.04.26
240208 L 02 02 – Boundary Treatments Plan received 17.04.26
240208 L 02 05 – Refuse and Cycle Storage Strategy received 17.04.26
Soft Landscape Schedule received 17.04.26
Arboricultural Method Statement received 17.04.26
240208 L 02 04 – Parking Layout Plan received 17.04.26
7417-MJA-SW-XX-DR-C-400-P9 – Hard Surfacing Layout Plan received 09.08.26

ASSESSMENT

Location and current canopy spread of all existing trees and hedgerows on the land

The submitted Landscape General Arrangement plan confirms the locations of the existing trees and hedgerows within and adjacent to the application site, as well as the Tree Protection Plan submitted in Appendix 1 of the Arboricultural Method Statement. The plans demonstrate existing tree's are located intermittently along the western and northern boundary of the application site, as well as within the application site itself. Furthermore, additional and more extensive areas have been highlighted to the eastern boundary of the site, which also extend beyond the boundary line. It is considered that the existing trees and hedgerows are suitably distanced from the proposed built form of the development, thereby protecting their canopy spreads.

Full details of any trees and hedgerows to be retained, together with measures for their protection the course of development

The Landscape General Arrangement Plan, as well as the Soft Landscaping Plans 1, 2 and 3 confirm the location of the existing trees and hedgerows to be retained. The submitted CEMP confirms that proposed tree/hedgerow protection fencing, as detailed within the Arboricultural Method Statement (Appendix 4), will provide a functional and visible barrier to retained trees and vegetation. This protection fencing will have the secondary benefit of protecting ecological features suitable for breeding birds, hedgehog and commuting/foraging bats. Furthermore, it confirms that no clearance, storage or construction activities will take place within root protection areas (RPA's) of retained trees and vegetation.

The Arboricultural Method Statement confirms that adequate signage will be placed on the tree protection fencing to explain its importance and purpose, with the fencing to remain in position for the duration of the construction works. Any harmful chemicals or materials will be stored on an impermeable membrane at a sufficient distance so that any potential spillages will not enter into the root protection zones. The document also explains that at the time of compilation, no service plans were available, however when they are prepared, they will be reviewed by the project Arboriculturalist, with all services to be installed outside of the RPA's of the retained tree's; however, if this is not possible, a methodology for their installation will be provided in accordance with NJUG Vol 4 'Guidelines For The Planning, Installation and Maintenance of Utility Apparatus In Proximity To Trees'.

Detailed planting specification showing all plant species, supply and planting sizes and planting densities

The Landscape General Arrangement Plan illustrates the locations of proposed tree and understory planting dispersed throughout the application site. This is further detailed within the Soft Landscaping Plans 1, 2 and 3 and the Softwork Schedule which confirm a variety of large and small tree species, as well as the locations for the proposed hedgerows and planting mixes, including their densities, throughout the development site and along the boundaries.

Means of enclosure

Boundary Treatment Plan 240208 L 02 02 confirms both the types and locations of boundary treatments across the application site. It is proposed to incorporate a mixture of high boundary

brick and stone walling, alongside close boarding fencing to property boundaries, with a proposed retaining wall at the development edge to the north of the site. Further means of enclosure demonstrated on the plan include post and wire fencing, estate railing and trespass proof fencing.

Car park layouts

The submitted Car Parking Layout Plan 240208 L 02 04 illustrates the location of parking throughout the application site, totalling 169 spaces. 106 spaces are dedicated to on-plot parking, 21 garage parking spaces, 9 'front of garage' spaces, 18 courtyard parking spaces and 14 visitor spaces. The Council's Highway Engineer has confirmed the acceptability of Parking Layout Plan ref 240208 L 02 04 rev G.

Other vehicle and pedestrian access and circulation areas

Collectively, the Landscape General Arrangement Plan, Car Parking Layout Plan and Hard Surfacing Plan confirm that the proposed vehicle access routes into the development will be located to the western boundary of the application site with access from Saltersford Lane. The plans also demonstrate the pedestrian access routes to the site, as well as pedestrian walkways within the site. Wiltshire Council Public Rights of Way made no comments on the acceptability of this section within the condition.

Parking Layout Plan ref 240208 L 02 04 rev G and the Refuse and Cycle Storage Strategy Plan ref 240208 L 02 05 rev G were both submitted and approved under Reserved Matters permission PL/2024/11691 and Wiltshire Council Highways commented at the time to confirm their acceptability, which is further confirmed in comments specific to this submission.

All hard and soft surfacing materials

Following initial observations of the Council's Highway Engineer that the submission did not include the drawing relating to the layout of hard surfacing across the site which was considered at the time of the Reserved Matters submission, the applicant provided the omitted drawing.

The submitted Hard Surfacing Layout Plan confirms the location, extent and type of hard surfacing proposed throughout the development, including carriageway, footpath and heavy duty vehicle surfacing.

The Council's Highway Engineer were consulted on this condition, and commented that the areas of hedgerow denoted in green on the General Arrangement Plan and within the application site are all outside of the necessary highway visibility splays. The Soft Landscaping Plan 240208-L-04-01 correctly shows that areas of existing vegetation along the eastern side of Saltersford Lane which will need to be removed to facilitate the construction of the vehicular and pedestrian/cycle access points to the development.

Both the Parking Layout Plan ref 240208 L 02 04 rev G and the Refuse and Cycle Storage Strategy Plan ref 240208 L 02 05 rev G were approved under the original Reserved Matters permission PL/2024/11691. Detailed Highways comments were provided at the time relating to the road, car parking and footpath layout and therefore no objection was raised to these plans being considered submitted and approved in satisfying Condition 16.

Timescales for the implementation of the hard and soft landscaping scheme

The covering letter states that the programme for the implementation of the landscape scheme will commence six months after the commencement of development. Condition 16 does not specify a timeframe for the implementation of the approved scheme of landscaping, dealing only with the submission of details and implementation in accordance with those agreed details.

CONCLUSION

The submission documents have been subject to consultation with the Council's Arboricultural Officer, the Rights of Way Officer and the Highway Engineer. All have signalled their satisfaction with the details and there is no evidence or reason for an alternative conclusion to be reached. It is therefore concluded that the details provided are acceptable and can be approved.

The requirements of condition 16 may only be regarded as being fully discharged upon the development being carried out in accordance with the details so agreed.

RECOMMENDATION: THAT CONFIRMATION BE GIVEN THAT PRE-COMMENCEMENT REQUIREMENTS OF CONDITION 16 HAVE BEEN ADDRESSED.