

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03945
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	Kingsway Nurseries, Chippenham Road, Corston, SN16 0HW
DEVELOPMENT DESCRIPTION:	Discharge of condition 14 (Landscape Implementation and Management Plan) relating to application PL/2025/03530
RECOMMENDATION:	Condition 14 of PL/2025/03530 be DISCHARGED

REASON FOR APPLICATION

Application PL/2025/03530, *Demolition of the remaining horticultural nurseries and erection of employment facilities comprising office and product development premises (Class E) and warehouse and light industrial facilities (Class B2 and B8). Ancillary uses include a mobility hub, café, and accommodation, together with landscaping, drainage, and other associated works* was granted consent on 15.01.2026 subject to 30 conditions.

Conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 require submission and approval of detail prior to commencement of development.

Conditions 16 and 17 require submission and approval of detail prior to first use/occupation.

Application PL/2026/02404 discharged condition 9

Application PL/2026/01136 discharged condition 11

Application PL/2026/02225 partially discharged condition 7

Application PL/2026/04562 is requesting the discharge of condition 15 and, at the time of writing, is pending decision.

This application is requesting discharge of condition 14

CONDITION OF PL/2025/03530 REQUESTING DISCHARGE

Condition 14 states:

No development shall commence until a detailed planting plan has been submitted to and approved in writing by the Local Planning Authority. The approved planting plan, and any mitigation strategies within, shall be adhered to.

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

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

REPRESENTATIONS

Councils Landscape Team: No representation received

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested condition for discharge is 14 of PL/2025/03530	Signed and dated on 22.06.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Covering Letter	Prepared by Morgan Elliot Planning, reiterating the condition requested for discharge	Dated 22.06.2026	
Copy of Decision Notice	Confirming condition wording associated with PL/2025/03530	Dated 15.01.2026	
Location Plan	Showing the extent of the site associated with PL/2025/03530	Received under PL/2025/03530 on 07.04.2025	
Landscape Implementation and Management Plan	Prepared by WH Landscape, providing detail including the following: - Existing vegetation	Dated May 2026	No representation has been received from the Councils

	- Protection of existing vegetation - Proposed soft landscaping		Landscape Team; Officer assessment is made below
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ASSESSMENT AND CONCLUSION

The submission includes a detailed planting plan which specifies what is to be planted, and includes mitigation measures which meet the overarching submission requirements of condition 14.

Notwithstanding that there has been no representation received from the Councils landscape team, Officer review of the Landscape Implementation and Management Plan has been carried out and the detail provided is considered sufficient to ensure a satisfactory landscaped setting for the development and to the protection of existing important landscape features.

The details submitted in support of this application satisfy the pre-commencement requirements of condition 14.

RECOMMENDATION: Condition 14 of PL/2025/03530 be DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-commencement aims of condition 14 of PL/2025/03530

Landscape Implementation and Management Plan, prepared by WHLandscape, dated May 2026

- There remains a requirement for the approved planting plan, and any mitigation strategies within to be adhered to.
- The requirements for further detail to be submitted and approved, as set out under other conditions associated with PL/2025/03530 remain
- This decision should be read in conjunction with PL/2025/03530