

19 November 2025

Dear Sir/Madam,

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

Application No:	PL/2025/07028
Proposal:	Informative Note 1 on BNG on planning application PL/2024/09469 (Demolition of exiting dwelling and erect a replacement dwelling, with swimming pool, change in levels in rear garden to form ha-ha)
Site Address:	West Chase, Bowerchalke, Salisbury, SP5 5PE Parishes
On Behalf Of:	Jeremy & Julia Gould C/O agent, Unit 5 Designer House, Sandford Lane, Wareham, BH20 4DY

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 28 August 2025. After careful consideration, the following decision has been made:

Informative submitted for consideration:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan)

Details Submitted for Approval:

- Biodiversity Gain Plan v1 – date received: 28/08/2025
- Location Plan – PL/2024/09469
- 8506 West Chase BNG – date received: 28/08/2025
- Application Form – date received: 28/08/2025
- DOC BNG Cover Letter – date received: 28/08/2025

- Statutory Biodiversity Metric Condition Assessments – date received: 28/08/2025

Decision: The details submitted in relation to this informative are **approved**

Reason for Decision:

In consideration of the submitted details the council's Ecologist commented as follows:

'The submitted documents are sufficient to enable discharge of the gain plan condition.'

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.