

From: Clare Spiller <Clare.Spiller@clplanning.co.uk>
Sent: 04 February 2026 12:50
To: Jones, Becky <Becky.Jones@wiltshire.gov.uk>
Cc: Brett Spiller <brett.spiller@clplanning.co.uk>
Subject: RE: Decision Notice for PL/2025/09881 West Chase BNG query

Dear Becky

Thank you for your confirmation.

Can you place a copy of this email exchange on the planning file please.

Kind regards

Clare Spiller
Associate Director
Chapman Lily Planning Limited



T: Wareham, Dorset Office: 01929 553818

E: clare.spiller@clplanning.co.uk

W: <http://www.clplanning.co.uk>

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From: Jones, Becky <Becky.Jones@wiltshire.gov.uk>

Sent: 04 February 2026 12:30

To: Clare Spiller <Clare.Spiller@clplanning.co.uk>

Cc: Brett Spiller <brett.spiller@clplanning.co.uk>

Subject: RE: Decision Notice for PL/2025/09881 West Chase BNG query

Thank you Clare,

I can see my colleague issued/dealt and so I was not aware. Yes, in that case, I would agree that BNG does not apply to the VAR and is exempt under the legislation.

Kind regards

Becky

Mrs. Becky Jones MRTPI

Senior Planning Officer

Development Management - Place

Wiltshire Council

Tel: 01722 434388

Email: becky.jones@wiltshire.gov.uk (Tuesday-Thursday)

Web: www.wiltshire.gov.uk

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From: Clare Spiller <Clare.Spiller@clplanning.co.uk>

Sent: 04 February 2026 12:19

To: Jones, Becky <Becky.Jones@wiltshire.gov.uk>

Cc: Brett Spiller <brett.spiller@clplanning.co.uk>

Subject: RE: Decision Notice for PL/2025/09881 West Chase BNG query

Hi Becky

Please see attached the approval of the BNG informative.

Kind regards

Clare Spiller

Associate Director

Chapman Lily Planning Limited



T: Wareham, Dorset Office: 01929 553818

E: clare.spiller@clplanning.co.uk

W: <http://www.clplanning.co.uk>

From: Jones, Becky <Becky.Jones@wiltshire.gov.uk>
Sent: 04 February 2026 12:16
To: Clare Spiller <Clare.Spiller@clplanning.co.uk>
Cc: Brett Spiller <brett.spiller@clplanning.co.uk>
Subject: RE: Decision Notice for PL/2025/09881 West Chase BNG query

Thanks Clare,

Please can you point me to the planning reference for the application where the Biodiversity Gain Plan was approved in relation to the previous application?

Kind regards

Becky

Mrs. Becky Jones MRTPI

Senior Planning Officer

Development Management - Place



Tel: 01722 434388

Email: becky.jones@wiltshire.gov.uk (Tuesday-Thursday)

Web: www.wiltshire.gov.uk

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From: Clare Spiller <Clare.Spiller@clplanning.co.uk>
Sent: 04 February 2026 12:06
To: Jones, Becky <Becky.Jones@wiltshire.gov.uk>
Cc: Brett Spiller <brett.spiller@clplanning.co.uk>
Subject: FW: Decision Notice for PL/2025/09881 West Chase BNG query

Dear Becky

Thank you for issuing the decision notice for West Chase, a Section 73 planning application.

With regards to the informative note, can you confirm that notwithstanding the wording in the informative note, in this instance a further biodiversity gain plan is not required as the application was for change in the materials to be used on the replacement dwelling, which does not affect the affect the post development value of the onsite habitat.

I refer you to Part 2C and 2D of Section 73 the Town and Country Planning Act 1990 as highlighted in yellow below which states that a biodiversity gain plan is not required to be submitted where the provisions in 2C are met:

73 Determination of applications to develop land without compliance with conditions previously attached.

(1) This section applies, subject to subsection (4), to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.

(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it

should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

[F1(2A) See also section 100ZA, which makes provision about restrictions on the power to impose conditions under subsection (2) on a grant of planning permission in relation to land in England.]

[F2(2B) Nothing in this section authorises the disapplication of the condition under paragraph 13 of Schedule 7A (biodiversity gain condition).

(2C) Subsection (2D) applies where—

(a) for the purposes of paragraph 13 of Schedule 7A a biodiversity gain plan was approved in relation to the previous planning permission (“the earlier biodiversity gain plan”),

(b) planning permission is granted under this section, and

[F3(c) the conditions subject to which the planning permission is granted under this section—

do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and

in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.]

(2D) Where this subsection applies, the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A in relation to the planning permission granted under this section.]

I would be grateful if you are able to agree that the informative note in this instance does not apply for the reasons as set out above.

Kind regards

Clare Spiller
Associate Director
Chapman Lily Planning Limited



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