

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

13 February 2026

Dear Sir/Madam

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

Application No:	PL/2025/09234
Proposal:	Biodiversity Gain Plan Discharge of Condition Application relating to application PL/2025/05155
Site Address:	Chippenham Golf Club, Malmesbury Road, Chippenham, SN15 5LT
On Behalf Of:	Mr Mike Goodwin Chippenham Golf Club , Malmesbury Road, Chippenham, Wiltshire, SN15 5LT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 24 November 2025. After careful consideration, the following decision relating to the deemed pre-commencement biodiversity net gain plan condition is made:

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

We acknowledge the submitted Biodiversity Management Plan and welcome its inclusion as a well-designed and comprehensive document with robust habitat creation and monitoring objectives. However, it is noted that the biodiversity net gain (BNG) associated with this development was not considered to constitute a significant gain at the time of granting planning permission. As such, while the Biodiversity Management Plan may support the applicants' own site management objectives, in accordance with UK.GOV guidance Wiltshire Council will not be auditing or monitoring its implementation as part of the application.

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.

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.