

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09234
APPLICATION TYPE:	Discharge of Condition
SITE ADDRESS:	Chippenham Golf Club, Malmesbury Road, Chippenham, SN15 5LT
DEVELOPMENT DESCRIPTION:	Biodiversity Gain Plan Discharge of Condition Application relating to application PL/2025/05155
RECOMMENDATION:	BNG plan of PL/2025/05155 be DISCHARGED

REASON FOR APPLICATION

Application PL/2025/05155, *Single storey building for the use as a fitting bay for golf clubs.* was approved on 09.09.2025

The development permitted is subject to biodiversity net gain (BNG) requirements and paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 applies the deemed 'biodiversity gain condition' on such development.

This application is requesting discharge of the deemed BNG condition. The application was registered as valid by the Local Planning Authority on 28.08.2025.

DEEMED BNG CONDITION

The deemed BNG condition states:

[...] the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan*

RELEVANT LEGISLATION, POLICY AND GUIDANCE

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

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

- [Schedule 7A](#)

REPRESENTATIONS

Councils Ecology Team:

Biodiversity Gain Plan Discharge of Condition Application relating to application PL/2025/05155 (single storey building for the use as a fitting bay for golf clubs).

Based on the Small Sites Metric submitted, the development results in the loss of a small length of native hedgerow but will result in the establishment of a small moderate condition modified grassland and a similar length moderate condition species rich native hedgerow.

Based on the submitted metric, the proposed habitats indicate a net gain (60.49%). While achieving moderate species-rich condition may be challenging given site constraints such as the small habitat lengths and peri-urban pressures, the proposal nonetheless contributes to increased onsite species diversity, provides additional benefits through grassland creation, and is supported by a detailed management plan proportionate to the scale of the habitats. Considering these factors in the context of the site and the overall development, the proposed measures are expected to deliver a reasonable biodiversity gain. This assessment is specific to the circumstances of this proposal and should not be taken as a precedent for other developments.

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.

INFORMATION PROVIDED WITH THE 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 the deemed BNG condition	Signed and dated on 24.11.2025	Sufficient to clarify the reason for application and to provide additional supporting information.
Copy of Decision Notice	Confirming all wording of conditions associated with PL/2025/05155	Dated 09.09.2025	
Existing Layout Plan	Drawing E4, showing the extent of the site associated with PL/2025/05155	Dated 04.06.2025	

Proposed Layout Plan	Drawing P4, showing the permitted development site and proposed planting etc	Dated 04.06.2025	Representation from the Councils ecology team confirms that detail is sufficient to discharge the BNG condition
Biodiversity Management Plan	Prepared by 'Equestrian Blueprint', providing detail association with the creation, establishment and long-term management of new native hedgerow at the site.	Dated November 2025	
Biodiversity Gain Plan	Completed in association with planning application number PL/2025/05155	Dated 24.11.2025	

ASSESSMENT AND CONCLUSION

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.

RECOMMENDATION: The BNG plan associated with PL/2025/05155 be APPROVED