

APPLICATION FOR THE DISCHARGE OF DETAILS FOR PLANNING CONDITIONS - CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00013
APPLICATION TYPE:	DISCHARGE OF Details for CONDITION
SITE ADDRESS:	Pear Tree Farm, Pitton, SP5 1EG
PROPOSAL:	Discharge of the Biodiversity Net Gain condition of PL/2024/09167 (Creation of agricultural access and track)

PROPOSAL

This report has been prepared to support the application for the discharge of the Biodiversity Net Gain condition attached to the planning permission granted for the development at PEARTREE FARM, PITTON ROAD, PITTON, SALISBURY, SP5 1EG. The planning permission was granted on 04 September 2025 under reference number PL/2024/09167.

This report outlines how the nationally imposed condition has been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

The following Council teams were consulted as part of the process and they responded:

Ecology:

A 0.033 km length of moderate-condition native hedgerow will be removed in the north-western corner of the site to form the access and visibility splay. A replacement section of moderate-condition, species-rich native hedgerow will be created adjacent to the new access and set back from the original hedge line to achieve the required visibility splays (see Achievable Visibility Splays (rev b; 14/11/2024) and On-site Habitat Proposed (07/03/2025)). Of the 0.42 ha baseline area of poor-condition modified grassland, 0.18 ha will be retained, 0.11 ha will be converted to moderate-condition mixed scrub, and 0.13 ha will be cleared to form the new track. Baseline hedgerow and habitat measurements and conditions were confirmed in the Ecology Planning Consultation Response (15/08/2025).

The BNG associated with this development was not considered to constitute a significant gain when planning permission was granted. No HMMP or monitoring contribution was therefore requested. Although the proposed habitats are of medium distinctiveness, this is a minor development, and the habitat parcels are small in extent and of low difficulty to create. In line with the initial Ecology response and the LPA's current decision-making approach, these gains are not regarded as significant.

No legal securement or HMMP is required. The habitats shown on the approved on-site Habitat Proposed plan (07/03/2025) must be delivered as part of the development. The works will also follow the recommendations in the Bat Mitigation Strategy (Proposed Avoidance Strategy, Phillips Ecology, 21 March 2025). These measures are compatible, and support, the proposed habitat creation. Condition 6 further assists the establishment of the approved habitats.

Following the minor amendments above, I believe that the submitted documents are sufficient to enable discharge of the gain plan condition.

ASSESSMENT

Case Officer Response:

The submitted BNG Plan details have been considered by the relevant specialist teams within the Council. Officers have raised no objections to the details for the condition being discharged in accordance with the submitted details. The case officer has no technical grounds to conclude differently.

The agreed details are:

- **PEAR TREE FARM - Onsite habitat proposed, received 26/3/26**
- **Biodiversity gain plan Rev B dated 17/03/2026 received 21/4/26**

RECOMMENDATION:

To discharge the submitted details for the BNG condition.