

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02850
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Agricultural field with access directly off the A3102 and opposite the entrance to Honeysuckle Close, Calne, Wiltshire, SN11 9TD
PROPOSAL:	Discharge of Biodiversity Net Gain associated with PL/2025/07734

PROPOSAL

This report has been prepared to support the application for the discharge of statutory biodiversity gain plan condition attached to planning permission PL/2025/07734 under the provisions of Section 7A of the Town and Country Planning Act 1990 (as amended). The planning permission was granted for a new track layout, installation of new polytunnels, fruit cages, offices, stores and other associated on 27th March 2026 under reference number PL/2025/07734.

Biodiversity Gain Plan (BGP)

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

CONSULTATION

WC Ecology – No response

ASSESSMENT

Biodiversity Gain Plan (BGP) Condition:

The BGP condition, imposed by Section 90A and Schedule 7A of the TCPA. Schedule 7A Paras.1, 2 and 13 state that:

1(1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

2(1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%...

13(1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15).

Para. 9 is engaged where an LPA considers that the BNG increase is significant in relation to the pre-development biodiversity value. In this case, the LPA is satisfied the increase is not significant.

Para. 14 sets out the matters to be included within a BGP and the form of the BGP. Para. 15 sets out the terms under which an LPA can approve a BGP. These include:

(a) that the pre-development biodiversity value of the onsite habitat is as specified in the plan,

(b) that the post-development biodiversity value of the onsite habitat is at least the value specified in the plan,

(c) that, in a case where any registered offsite biodiversity gain is specified in the plan as allocated to the development—

(i) the registered offsite biodiversity gain is so allocated (and, if the allocation is conditional, that any conditions attaching to the allocation have been met or will be met by the time the development begins), and

(ii) the registered offsite biodiversity gain has the biodiversity value specified in the plan in relation to the development,

(d) that any biodiversity credits specified in the plan as purchased for the development have been so purchased,

(e) that the biodiversity gain objective is met...

Case Officer Response:

The BGP is considered to have been submitted in the format as required by the legislation. It also covers the main matters. It confirms that an increase of approximately 10% habitat units and 10% hedgerow units would be achieved through on-site enhancements achieved by enhancing the existing poor quality grassland to modified grassland (from moderate to good

condition), enhance species poor hedgerows with native hedge tree planting with additional native tree planting across the site. This approach has been carried through from the original application.

The LPA is satisfied that the BGP can achieve the 10% biodiversity gain objective of Schedule 7A of the TCPA and the details can be approved.

RECOMMENDATION:

To APPROVE the Biodiversity Gain Plan.