

24 June 2026

Dear Sir/Madam

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

Application No:	PL/2026/02850
Proposal:	Discharge of Biodiversity Net Gain associated with PL/2025/07734
Site Address:	Agricultural field with access directly off the A3102 and opposite the entrance to Honeysuckle Close, Calne, Wiltshire, SN11 9TD
On Behalf Of:	Mr Rajeshwer Rikka

I refer to your recently submitted application for the discharge of the statutory Biodiversity Gain Plan condition attached to the above planning permission by Schedule 7A of the Town and Country Planning Act. 1990 (as amended). After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Biodiversity Gain Plan Condition (Schedule 7A, Paragraph 13 of the Town and Country Planning Act. 1990):

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).

Details Submitted for Approval:

- Biodiversity Gain Plan (received by the LPA on 4th May 2026);
- Biodiversity Metric (received by the LPA on 16th December 2025 under application ref: PL/2025/07734);
- BNG condition surveys (received by the LPA on 2nd February 2026 under application ref: PL/2025/07734).

Decision: The Biodiversity Gain Plan is APPROVED.

Reason for Decision:

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

Notes

The development must now be completed in accordance with the approved details.

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(s).

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.