



Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

29/9/26

Dear Sir,

**TOWN AND COUNTY PLANNING ACT 1990 (as amended)
REFUSAL OF DETAILS RESERVED BY BNG CONDITION**

APPLICATION REFERENCE:	PL/2025/08355
APPLICATION TYPE:	DISCHARGE OF Details for BNG CONDITION
SITE ADDRESS:	Manor Farm, Winterbourne Earls, Salisbury, SP4 6HD
PROPOSAL:	Biodiversity Gain Plan condition following PL/2024/05302.

I refer to your application for the discharge of details relating to the National BNG condition for planning application **PL/2024/05302** approved on **17/07/2025**.

After careful consideration by officers, the following decision has been made: **Details Refused**

The reasons for this decision are as follows:

The LPA is unable to agree discharge of the biodiversity gain plan condition as the supporting information is insufficient to meet the requirements set out in Schedule 7A Town and Country Planning Act 1990 and/or Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (See Biodiversity net gain - GOV.UK for further information).

I would refer you to the comments received from the Wiltshire Council ecology team attached to this decision.

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.

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> and [Appeal a Biodiversity gain plan \(s78\) decision - GOV.UK](#)

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.