

Worth Parish Council
Paul Budgen
Mereworth
Shipley Bridge Lane
West Sussex
RH10 6JL

THE BIODIVERSITY GAIN (TOWN AND COUNTRY PLANNING) (MODIFICATIONS AND AMENDMENTS) (ENGLAND) REGULATIONS 2024

PERMISSION

REFERENCE: DM/26/0132

DESCRIPTION: DISCHARGE OF BIODIVERSITY NET GAIN PLAN CONDITION 1 RELATING TO PLANNING REFERENCE DM/25/2376

LOCATION: LAND TO THE WEST OF 1 - 29 BOWERS PLACE, CRAWLEY DOWN GREEN, STATION ROAD, CRAWLEY DOWN

DECISION DATE: 8 APR 2026

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 20th January 2026.

The Authority has considered your application, and I can confirm the following:-

Conditions:

1. I can confirm that the following details are acceptable and the BNG condition of planning permission DM/25/2376 is discharged:
 - Biodiversity Gain Plan (January 2026)
 - Statutory Biodiversity Metric - Calculation Tool (August 2025)
 - Biodiversity Net Gain Report (Coyne Environmental Ltd, September 2025)
 - Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (PJC Ltd, September 2025)
 - Pre-Development Habitat Baseline Plan (WPC-26-01, dated 10 March 2026)
 - Post-Development Habitat Plan (WPC26-02, dated 10 March 2026)

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Other	Pre-Development Habitat Baseline Plan (WPC-26- 01)		10.03.2026
Other	Post- Development Habitat Plan (WPC26-02)		10.03.2026
Other	BNG Unit Purcgase Cert		20.01.2026
Other	BNG Metric		20.01.2026
Tree Survey	Arboricultural Impact Assessment		20.01.2026
Other	Biodiversity Net Gain Report		20.01.2026
Other	Biodiversity Gain Plan		21.01.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PEBNGZ