

Andrew Horrell

From: [REDACTED]
Sent: 13 May 2026 12:33
To: Andrew Horrell
Cc: Jen Booth; Carly Teague
Subject: Place Services Consultation Response - DM/26/0305 - BNG Discharge Application - Greenacres Farm, Bolney
Attachments: GreenacresFarm.StatutoryMetric.11052026.Rev3.xlsx; Biodiversity Gain Plan Form 13 May 2026.pdf

Good Afternoon Andrew

Please find attached the updated BNG Metric and the updated Biodiversity Gain Plan following Place Services latest comments.

Carly Teague of CT Ecology has provided a response to Place Services latest comments, below.

I hope this enables the discharge of the Biodiversity Gain Plan condition now.

If you could expedite the process going forward it would be much appreciated.

I look forward to hearing from you.

Kind regards,

Kathryn

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Subject: Re: Place Services Consultation Response - DM/26/0305 - BNG Discharge Application - Greenacres Farm, Bolney

Hi Kathryn

Please find my response below.

Application: DM/26/0305

Location: Greenacres Farm Wineham Lane Bolney Haywards Heath

Proposal: Discharge of Biodiversity Net Gain condition 1 relating to planning

Thank you for sending the additional response over from Place Services, issued on 7th May, and reviewed by CT Ecology on 11th May 2026.

1. It is reiterated that my previous response provided details on the 117 trees proposed in accordance with the BNG metric and associated Gain Plan and enhancement strategy document. Just to clarify as this was missed in Place Services previous response:
28 trees will be located in the meadow area with the remaining trees (**89**) located within modified grassland in the grazed fields.
2. Maintaining the meadow grassland in moderate condition is certainly achievable based on the conditions supported and the low-density tree planting within the meadow area. In accordance with UK Habitats definition, other neutral grassland is defined as:

>20% cover of broadleaved herbs and sedges; >8 species per m²; and ≥1 grass species not generally sown for intensive agricultural production is at least abundant; and cover of rye-grasses and white clover, where present, is <30%

The criterion to achieve moderate condition for other neutral grassland at the site, include:

A: The parcel represents a good example of its habitat type which is a consistently high proportion of characteristic indicator species present relevant to the habitat type

B: Sward height is varied

C: Cover of bare ground is between 1% and 5%

D: cover of bracken is less than 20% of cover and cover of scrub is less than 5%

E: combined cover of species indicative of suboptimal condition and physical damage accounts for less than 5% of the total area.

The proposed grassland seed mix selected for the site is: Emorsgate EM2 Standard General-Purpose Meadow Mixture. This contains 15 forbs and 5 grasses, equalling 20 species in total, and 21 if yellow rattle is also used for establishment. Maintaining a minimum of 8 species through meadow management is absolutely achievable at the site. In addition, the species serving to reduce the condition of neutral grassland (white clover, rye-grass, cock's-foot etc.) are all absent from the proposed seed mix, and again, through management re-establishment of these species can be controlled.

3. The metric has been updated to change the strategic significance of the trees pre and post development, as requested (and is attached along with the updated Gain Plan). The condition assessment for the grassland has been left as moderate, originally ascertained, based on extensive survey data, knowledge of the site and the proposed landscaping and associated management.

I trust this now provides sufficient information to enable the discharge of the condition to enable works to enhance the site to proceed now we are headed towards the summer months.

Kind regards

Carly

Carly Teague