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

**PERMISSION**

**REFERENCE:** DM/25/0062

**DESCRIPTION:** DISCHARGE OF BNG CONDITION 1 OF PLANNING APPLICATION DM/24/1802.

**LOCATION:** BARN COTTAGE PAVILION, BARN COTTAGE LANE, HAYWARDS HEATH, WEST SUSSEX

**DECISION DATE:** 10 OCT 2025

**CASE OFFICER:** ANNA TIDEY - ANNA.TIDEY@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 8th January 2025.

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

**Conditions:**

1. I can confirm that the details in the following updated documents: Environmental Bank - Biodiversity Unit Purchase Certificate, Biodiversity Net Gain Unit Purchase Terms (B-MSUS2503), Biodiversity Gain Plan (May 2025), Statutory Biodiversity Metric - Calculation Tool, Statutory Biodiversity Metric - Condition Assessment, Pre-development Values Habitat Map and Post-development Values Habitat Map provide adequate information for the required biodiversity gain plan. The Biodiversity Net Gain condition 1 of DM/24/1802 is hereby formally discharged.

**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     | BNG Unit<br>Purchase Terms |         | 09.05.2025     |

|           |                                            |            |
|-----------|--------------------------------------------|------------|
| Other     | Unit Purchase Certificate                  | 09.05.2025 |
| Other     | Biodiversity Gain Plan                     | 09.05.2025 |
| Other     | Biodiversity Metric Calculation Tool       | 09.05.2025 |
| Other     | Biodiversity Metric - Condition Assessment | 09.05.2025 |
| Other     | Pre development Values Habitat Map         | 09.05.2025 |
| Other     | Post development values habitat map        | 09.05.2025 |
| Site Plan |                                            | 08.01.2025 |



Ann Biggs  
Assistant Director Planning and Sustainable Economy

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