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

PERMISSION

REFERENCE: DM/25/3011

DESCRIPTION: DISCHARGE OF BIODIVERSITY NET GAIN CONDITION 1
RELATING TO PLANNING APPLICATION DM/25/1452

LOCATION: LAND SOUTH RAILWAY COTTAGES, VOWELS LANE,
KINGSCOTE, WEST SUSSEX

DECISION DATE: 22 JAN 2026

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 24th November 2025.

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

Conditions:

1. I can confirm that the details in the following documents: Biodiversity Gain Plan Form (November 2025), Biodiversity Net Gain Statement (Lizard Landscape Design and Ecology, April 2025) and the Statutory Biodiversity Metric - Calculation Tool provide adequate information for the required biodiversity gain plan. These details are considered acceptable subject to their implementation in full. The Biodiversity Net Gain condition 1 of DM/25/1452 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	Bio Diversity Gain Plan		25.11.2025

Other	Completed pre-development and post-development habitat maps	22.12.2025
Other	Completed biodiversity metric - calculation tool	22.12.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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