

Borde Hill Garden Charity
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THE BIODIVERSITY GAIN (TOWN AND COUNTRY PLANNING) (MODIFICATIONS AND AMENDMENTS) (ENGLAND) REGULATIONS 2024

APPLICATION FOR DISCHARGE OF CONDITIONS

REFERENCE: DM/26/1452

DESCRIPTION: DISCHARGE OF BNG PLANNING CONDITION RELATING TO PLANNING APPLICATION DM/25/3104.

LOCATION: BORDE HILL GARDEN, BORDE HILL LANE, HAYWARDS HEATH, WEST SUSSEX

DATE: 5 AUG 2026

Thank you for your application for approval of details reserved by condition received 10th June 2026

Unfortunately, I am unable to formally discharge the condition(s) for the following reasons:

- 1 The Council's Ecology Consultant has considered the information submitted. Their full comments are attached, however, in this they are requesting the further information be submitted:

'based on the submitted documents, we are not satisfied that sufficient information has been provided. As a result, we recommend that the following is issued:
o The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values for the entire site.
o Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in blue line boundary land.'

In addition, they advise that 'Our only recommendation would be for the monitoring intervals outlined in the HMMP to be amended slightly. This would include amending the HMMP to require monitoring reports submitted to the Council on years 1, 3, 5, 10, 15, 20, 25, 30. This is necessary to ensure consistency with standard monitoring intervals recommendations.'

In light of the above additional information is required to be submitted in relation to the BNG condition in relation to planning reference DM/25/3104.

I would appreciate your attention to the above matter, please submit the outstanding requirements within 14 working days from the date of this letter, in order that this matter can be given further consideration. Failure to do so may result in the refusal of your application.

A handwritten signature in black ink, appearing to be 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

RQBNGZ