

Earlswood Homes (South East) Ltd
Roebuck House
5 Roebuck Close
Reigate
RH2 7ER

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

PERMISSION

REFERENCE: DM/25/2142

DESCRIPTION: DISCHARGE OF BNG CONDITION 1 OF PLANNING APPLICATION DM/25/1379.

LOCATION: LAND AT 147 TO 149, COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX

DECISION DATE: 27 FEB 2026

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 22nd August 2025.

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/25/1379 is discharged:
 - Biodiversity Gain Plan Form (update)
 - Biodiversity Net Gain Design Report (Co-Ecology Ltd, February 2026)
 - Habitat Map of the pre-development baseline (Co-Ecology Ltd, January 2026)
 - Habitat Map of the post-intervention values (Co-Ecology Ltd, January 2026)
 - Statutory Biodiversity Metric - Calculation Tool (Co-Ecology Ltd, January 2026)
 - Statutory Biodiversity Metric - Condition Assessment (Co-Ecology Ltd, January 2026)

INFORMATIVES

1. If the updated BNG has resulted in variations to the approved landscaping plan (drwg CWLD-EW-CL-LA-2380-01) and the landscaping notes (drwg CWLD-EWCL-LA-2380-01), then a variation of condition application may be required for Condition 19 to ensure that a measurable biodiversity net gain is deliverable.



Ann Biggs
Assistant Director Planning and Sustainable Economy

PEBNGZ