

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

APPLICATION FOR DISCHARGE OF CONDITIONS

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

DATE: 17 DEC 2025

Thank you for your application for approval of details reserved by condition received 22nd August 2025

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

- 1 The Council's Ecological Consultant has reviewed the further details submitted and considers that insufficient information has been provided. In their detailed comments they state:

'An appropriate habitat map of the post-intervention values still has not been provided to allow us to compare the proposed with Statutory Biodiversity Metric - Calculation Tool. This should be in line with UK Habitats Classification, which broadly underpins the habitats within the metric.

Furthermore, it is indicated that no trees should be recorded within the Statutory Biodiversity Metric - Calculation Tool where they are present within private gardens. Therefore, whilst they can be included within the soft landscaping scheme, the areas within private garden must be referred to as 'vegetated garden' within the metric and the finalised habitat map.

Therefore, if this results in updated calculations, a revised Statutory Biodiversity Metric - Calculation Tool and Biodiversity Gain Plan Form should be submitted to support the discharge of the Biodiversity Gain Condition.'

In light of this I am currently **unable** to discharge the Biodiversity Net Gain condition 1 attached to planning reference DM/25/1379. Therefore please provide the requested additional information for consideration.

INFORMATIVES

1. Please be aware that further information has been requested previously to address the BNG condition, if additional information submitted following this request does not address the condition, this may result in the condition being refused.

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 read 'ABiggs', with a stylized, cursive script.

Ann Biggs
Assistant Director Planning and Sustainable Economy

RQBNGZ