

# James Sharp Planning Limited

2 Pickering Lane, Orpington, Kent BR5 1FA  
Tel: 07584 704570  
jtsplanning@gmail.com  
www.jamessharpctp.com

**BNG Statement**  
**Ref: 100/265**

**18/12/2025**

**The Orchard, Cowfold Road, West Grinstead, West Sussex, RH13 8LY**

**Application for change of use of the first floor from use as a self-contained (owners) flat to children's nursery (use Class E)**

The site of the proposed development is the existing building and hard surface car park. The proposal does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

The proposed development will be below the threshold and should be exempt from the mandatory biodiversity net gain (BNG) requirements.