



Mr Sam Whitehouse
Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

29th September 2026

Ref. SP26-1097

Dear Sam

Town and Country Planning Act 1990 (As amended)
Former Fire Station, Hurst Road, Horsham, RH12 2DN
Planning Application Ref. DC/25/1266 – Discharge of BNG Standard Condition

On behalf of our client, City Construction Group (*'the applicant'*), Simply Planning Limited (SPL) are instructed to submit the enclosed application which seeks to the standard BNG condition pursuant to approval Ref. DC/25/1266, dated 16th April 2026. The application granted planning permission for:

"Demolition of All Existing Buildings and the Erection of a Care Home (Class C2))."

The permission is subject to a note to the applicant which confirms the proposals are subject to the standard BNG condition under Schedule 7A of the Town and Country Planning Act 1990, with this note stating as follows:

"Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun."

The requisite planning fee [REDACTED] has been made through the Planning Portal upon submission.

Standard BNG Condition

Submitted to discharge the standard BNG Condition are the following plans and documents:

- Proposed Site Plan – Ref AP24027- L100;
- Completed BNG Metric – Version 4
- Biodiversity Net Gain Plan – Prepared by Leigh Ecology Ltd



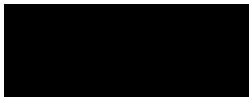
These documents demonstrate how the proposals would result in an increase in 0.22 habitat units and 0.05 hedgerow units, generating a BNG of well in excess of the mandatory 10% requirement.

Conclusions

I trust that the enclosed information can be duly registered, and I look forward to formal discharge of the standard BNG condition can be issued in due course.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Alex Smith

Director

Enc.