



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0047

Nuthurst Cricket Club Pavilion, Golding Lane, Mannings Heath, West Sussex, RH13 6JX

DESCRIPTION:

Application for Approval of Details Reserved by Condition Biodiversity Net Gain to approved application DC/26/0568

RELEVANT PLANNING HISTORY:

DC/25/0740	Proposed new base for an astroturf surface	Application Permitted on 17.10.2025
DC/26/0568	Variation of condition 1 of previously approved application DC/25/0740 (Proposed new base for an astroturf surface) to revise siting of astroturf surface.	Application Permitted on 08.06.2026

PLANNING ASSESSMENT

Planning Application DC/26/0568 was granted consent on 08/06/2026. This permission was for the following:

Variation of condition 1 of previously approved application DC/25/0740 (Proposed new base for an astroturf surface) to revise siting of astroturf surface.

Consent is sought to discharge the Biodiversity net gain plan in accordance to the mandatory requirements of Section 13 of Schedule 7A of the Town and Country Planning Act 1990.

Section 13 Part 2 of Schedule 7A Environment act 2021 (Biodiversity net gain plan required)

- 13(1) *Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).*
- (2) *The condition is that the development may not be begun unless –*
(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and
(b) the planning authority has approved the plan (see paragraph 15).

This relates to the condition of a Biodiversity net gain plan being required for planning permissions not falling within an exemption.

The applicant has submitted a Biodiversity net gain plan.

Section 14 Part 2 of Schedule 7A Environment act 2021 (Requirements of a Biodiversity gain plan)

- 14(1) For the purposes of paragraph 13(2)(a), a biodiversity gain plan is a plan which-
- (a) relates to development for which planning permission is granted, and
 - (b) specifies the matters referred to in sub-paragraph (2).

(2) The matters are-

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- (b) the pre-development biodiversity value of the onsite habitat,
- (c) the post-development biodiversity value of the onsite habitat,
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
- (e) any biodiversity credits purchased for the development, and
- (f) such other matters as the Secretary of State may by regulations specify.

The applicant has submitted a Biodiversity Gain Plan which provides an assessment of the pre- and post-development biodiversity value of the site. This confirms pre-development biodiversity value of 0.012 area habitat units and a post-development on-site value of 0.0062 area habitat units, resulting in an on-site loss of biodiversity value of -47.97%. As it is not possible to demonstrate 10% net gain onsite, off-site biodiversity units are required in this instance. The applicant has provided the Biodiversity Net Gain Unit Purchase Agreement and Allocation Notice, which confirms 0.02 units have been purchased with the habitat bank. Checks have been undertaken, which confirms the habitat bank is registered, reference BGS-140125001, on the Biodiversity Gain Sites Register. Furthermore, documentation has been provided confirming that Natural England has accepted the application to record the allocation of off-site biodiversity gains for the development, reference BNGREG-JMUVO-A7EHD. As such, Biodiversity Net Gain of 22.06% has been demonstrated. The requirements have therefore been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0047

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Net Gain Unit Purchase Agreement	SS/311761-0002	11.02.2026
Supporting Docs	Biodiversity Net Gain Metric		13.07.2026
Supporting Docs	Biodiversity Net Gain Assessment		13.07.2026
Supporting Docs	Biodiversity Net Gain Plan		16.07.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 16/07/2026

Authorising Officer sign/initial RHERMITAGE Date: 17/07/2026