



PLANNING STATEMENT: DISCHARGE OF CONDITION

Site: Public Open Space at Charrington Way, Broadbridge Heath, West Sussex

Planning Reference: DC/26/0022

Applicant: Broadbridge Heath Parish Council

Date: 21 April 2026

1. Introduction

This statement is submitted on behalf of Broadbridge Heath Parish Council to discharge the pre-commencement requirement attached to the grant of planning permission for the renewal and regeneration of the play and recreation area at Charrington Way. Specifically, this document provides the formal framework for **the Biodiversity Gain Plan**.

2. Condition: Biodiversity Net Gain (BNG)

In accordance with the "Note to Applicant" and the mandatory requirements of the Environment Act 2021, a 10% net gain in biodiversity is required for this development.

- **The Baseline:** An assessment undertaken by Crossman Ecology in March 2026 determined the site baseline habitat to be dominated by modified grassland in moderate condition, with a total existing **value of 3.35 biodiversity units**.
- **Proposed Enhancements:** The project includes the retention of all 27 existing trees and the creation of a new wildflower meadow (classified as "other neutral grassland"). Additionally, 27 new native trees, including Field Maple and Crab Apple, will be planted.
- **Calculation of Gain:** The post-development value is quantified at 3.70 units, representing a 10.4% net gain, which successfully exceeds the statutory 10% requirement.
- **Compensation Plan:** As the 10% gain is achieved entirely on-site, no off-site compensation units are required for this development.

3. Long-term Management (LEMP)

To ensure the 30-year viability of the biodiversity gains, a Landscape and Ecological Management Plan (LEMP) has been produced.

- **Grassland Management:** The wildflower meadow will follow a traditional hay-cut regime with arisings removed to maintain low soil fertility. This will be monitored yearly by the Parish Council landscaper.
- **Tree Aftercare:** New plantings will receive regular watering for the first two growing seasons and annual inspections of stakes and ties. The trees will be added to the Parish Council inspection regime and inspected by a qualified arborist every 5 years. The recommendations, including replacements, from the inspection will be full complied with.

4. Supplied documents

- BNG Plan CW10BBNPL
- Landscape maintenance and management plan CW10BLEMP RevB

- Pre-development habitat plan CW10BPDHAB
- Post development habitat plan CW10BPOHAB
- Statutory site metric CW10BBFSM
- Charrington Way-Ecologist BNG report CW10BBNGR
- Statutory Biodiversity Metric Condition Assessments CW10BBNCO
- Landscaping drawing CW10BLAND RevA

6. Conclusion

The information provided within this statement and the accompanying technical documents demonstrates that the development at Charrington Way will be delivered in a manner that protects existing ecology and provides a measurable, long-term enhancement to local biodiversity. We therefore respectfully request that the Local Planning Authority confirms the discharge of these conditions to allow works to commence.