

16 January 2026



Planning Services,  
Horsham District Council,  
Albery House,  
Springfield Road,  
Horsham,  
West Sussex,  
RH12 2GB

Hannah Keyte

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Dear Sir/Madam

**Demolition of Outbuilding and Erection of Double Bay Garage**  
**Application Reference: DC/25/1566**  
**Keepers Cottage, Coolham Road, Coolham, Horsham**

**Introduction**

Please find enclosed the details regarding the discharge of the Biodiversity Net Gain (BNG) Condition, submitted on behalf of Christ's Hospital Foundation, for the aforementioned planning permission. As per application DC/25/1566, the condition relates to the submission and approval of a Biodiversity Gain Plan (BGP).

**Biodiversity Net Gain Condition**

The conditions reads 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".*

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

Phlorum have prepared a BGP to address the requirements of this condition. The BGP has been submitted with this application, alongside the re-submission of the following documents approved under application DC/25/1566:

- BNG Assessment
- BNG Metric Tool (PDF and Excel format)





## Conclusion

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and approved in due course. If you have any queries or require further information, do please get in touch.

Yours sincerely,

**Hannah Keyte MRTPI**  
Planner

[REDACTED] [REDACTED]