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Our ref: 14537
Date: 8 May 2026

By email only: Planning Department, planninginfo@midsussex.gov.uk

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Sussex District Council planning decisions with regard to potential ecological impacts from development.

Application: DM/26/0366
Location: Land At Queen Victoria Hospital Hackenden Lane East Grinstead
West Sussex
Proposal: Discharge of planning conditions nos 7, 8, 10 and 12 relating to
planning application DM/24/2704

Thank you for re-consulting Place Services on the above discharge of condition applications. Our comments only relate to the discharge of Condition 7, as the remaining conditions relating to ecology have been discharged on the 28/05/26.

Conditions

Condition 7: Recommend Discharge, subject to discharge of the Biodiversity Gain Condition

If significant on-site enhancements are included within the approved Biodiversity Gain Plan, a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;*

- c) *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;*
- d) *the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and*
- e) *details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.*

Notice in writing shall be given to the Council when the:

o initial enhancements, as set in the HMMP, have been implemented; and

o habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

Comments

We have reviewed the following documents which have been submitted in order to discharge Condition 7:

- Part 1: Habitat Management and Monitoring Plan (HMMP) (ACD Environmental Ltd, March 2026)
- Part 2: Habitat Management and Monitoring Plan (HMMP) (ACD Environmental Ltd, April 2026)
- Biodiversity Gain Plan (April 2026)
- Statutory Biodiversity Metric – Calculation Tool and associated condition assessments (April 2026)
- Biodiversity Site Registration
- ACD Environmental Ecologist Response (March 2026)
- BNG Cost Presentation

We welcome the additional changes included within the Part 2: Habitat Management and Monitoring Plan (HMMP) (ACD Environmental Ltd, April 2026) and are now satisfied that appropriate information is included for the discharge of Condition 7.

We also support the amended Statutory Biodiversity Metric – Calculation Tool and Biodiversity Gain Plan in principle, which now shows a net change of 6.01 habitat units (36.73%) and 0.26 hedgerow units (percentage not applicable, due to no hedgerow units being present within the baseline) can be achieved, which is greater than 10% mandatory requirement.

However, we re-iterate that the statutory Biodiversity Gain Condition will need to be formally discharged as a pre-commencement condition. This could be undertaken as part of the associated s.106 agreement application (DM/26/0556) and may require changes to the proposal text to ensure it is clear the discharge of condition application relates to the discharge of the Biodiversity Gain Condition.

We also re-iterate that the proposed off-site measures will need to be registered on the Biodiversity Gain Site Register before the Biodiversity Gain Plan can be discharged.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 7. However, the condition should be discharged concurrent with the statutory Biodiversity Gain Condition.

Please contact us if you have any queries in relation to this advice.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Senior Ecological Consultant

Place Services at Essex County Council



Place Services provide ecological advice on behalf of Mid Sussex District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.