



Date: 12 May 2025

Our ref: 03519

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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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/24/2758
Location: The Stables Pookbourne Lane Sayers Common Hassocks
Proposal: Discharge of BNG Plan condition relating to planning application DM/24/1545.

Thank you for re-consulting Place Services on the above discharge of the biodiversity gain condition application.

Conditions

Biodiversity Net Gain 1 -

This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

Comments

We have reviewed the further Biodiversity Net Gain Assessment - Issue 5 (Arbtech Ltd, March 2025), the Habitat Management and Monitoring Plan – Issue 3 (Arbtech Ltd, March 2025) and Statutory Biodiversity Metric – Calculation Tool (March 2025), which has been submitted in order to discharge the biodiversity gain condition.

Whilst we welcome the updated Statutory Biodiversity Metric – Calculation Tool (March 2025) no longer include off-site enhancements. However, we have reviewed the submitted information and are still not satisfied that sufficient information has been provided.

This is because the Statutory Biodiversity Metric – Calculation Tool (March 2025) does not include all habitats within the red line boundary. We acknowledge that the red line boundary appears to reflect the land ownership boundary and not the proposed development site. However, the Statutory Biodiversity Metric – User Guide requires biodiversity net gain calculations to be completed for the entire red line boundary (see page 12 of the User Guide).

As a result, we recommend that further updated calculations should be provided which include a pre-development baseline and post-intervention values for the entire red line boundary. Alternatively, the applicant could consider a s.73 material amendment application to minimise the red line boundary for this application.

As this application is a minor application, it is highlighted that the LPA does not consider that any proposals will constitute as significant on-site enhancements. Therefore, the enhancements will not require a legal agreement to secure the management and monitoring of the proposals for 30 years from completion of the development. Nevertheless, an effective strategy to delivery a 10% mandatory biodiversity net gain should be outlined.

Recommendation

We are unable to recommend the discharge of the biodiversity gain condition until the additional information outlined above has been provided.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

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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.