



Date: 12 May 2025

Our ref: 03531

Caroline Grist  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

By email only: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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**Application:** DM/25/0733  
**Location:** DPD Edward Way Burgess Hill West Sussex  
**Proposal:** Discharge of condition no. 1 relating to planning application DM/24/2403

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

### **Conditions**

#### **BNG Condition 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 submitted documents relating to the discharge of the biodiversity gain condition, including the Statutory Biodiversity Metric – Calculation Tool, Biodiversity Gain Plan and Biodiversity Net Gain Assessment (Arbtech Ltd, September 2024).

We are not satisfied that sufficient information has been provided to meet the requirements of this condition. This is because on further consideration of the submitted Biodiversity Net Gain Assessment (Arbtech Ltd, September 2024), we note that habitat maps do not reflect the red line boundary, as set out within the Site Local Plan (Drawing number: BHI-BUR-1\_P1-FD-DES-PLD-CIV-00001) as submitted as part of the original application. This matter should have been identified at application stage, but was missed in Place Services previous comments.

Therefore, the Statutory Biodiversity Metric – Calculation Tool, pre-development baseline and post development baseline habitat maps and Biodiversity Gain Plan should be updated for this application.

It is highlighted that the LPA currently considers that none of the proposals are considered to be significant on-site enhancements, which would require monitoring and management to be secured for 30 years on completion of development.

However, the current proposals outline that off-site enhancements are proposed. Therefore, it is highlighted that all off-site enhancements will be required to be registered on the biodiversity gain site register and secured by a legal agreement with Council or a responsible body prior to the discharge of the biodiversity gain condition. Nevertheless, the updates due to the need to reflect the correct red line boundary may address this matter, as the red line boundary appears to include all areas for off-site enhancement.

If off-site enhancements are still required, it is recommended that the applicant seeks to secure off-site habitat units with a habitat bank provider registered on the biodiversity gain site register. Alternatively, the Governments statutory biodiversity credits could be secured as a last resort.

### **Recommendation**

We are unable to recommend the discharge of condition XX 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,

**Hamish Jackson ACIEEM BSc (Hons)**  
**Senior Ecological Consultant**

Place Services at Essex County Council

Email: [PlaceServicesEcology@essex.gov.uk](mailto:PlaceServicesEcology@essex.gov.uk)



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.*