



Andrew Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: 13704
Date: 7 April 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/26/0132
Location: Land To The West Of 1 - 29 Bowers Place Crawley Down Green
Station Road Crawley Down
Proposal: Discharge of Biodiversity Net Gain Plan condition 1 relating to
planning reference DM/25/2376

Thank you for re-consulting Place Services on the above discharge of condition for the Biodiversity Gain Condition

Biodiversity Gain Condition

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. Please see the information contained within the notes to applicants/agents set out below.

Comments

We have reviewed the submitted documents for this application. This includes the following:

- Biodiversity gain plan (January 2026)
- Statutory Biodiversity Metric – Calculation Tool (August 2025)
- Biodiversity Net Gain Report (Coyne Environmental Ltd, September 2025)

- Arboricultural Impact Assessment, Method Statement And Tree Protection Plan (PJC Ltd, September 2025)
- Pre-development habitat baseline plan (PBA Planning, March 2026)
- Post development Habitat Plan (PBA Planning, March 2026)

We have also reviewed the submitted information provided as part of the original planning application (DM/25/2376).

It is indicated that [Paragraph 14\(2\) of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#) and [Articles 37C\(2\) and 37C\(4\) of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) sets out the requirements of the Biodiversity Gain Condition, which secures a 'Biodiversity Gain Plan'.

As previously stated, this application contains no significant on-site enhancements and is proposing all enhancements are completed via an off-site Biodiversity Gain Site. As a result, the off-site units have been allocated to the relevant Biodiversity Gain Site (BGS-080225001) on the Biodiversity Gain Site Register, with the figures matching the Statutory Biodiversity Metric – Calculation Tool and Biodiversity Gain Plan submitted.

As a result, following the submission of the post-intervention habitat map, we are now satisfied that sufficient information has been provided.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of the Biodiversity Gain Condition in full.

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.