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Our ref: 13628
Date: 16 February 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/26/0125
Location: Lower Laines Farm Newbury Lane Cuckfield Haywards Heath
Proposal: Discharge of Biodiversity Net Gain condition 1 relating to planning reference DM/25/1948.

Thank you for 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.

Comments

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

- Biodiversity Gain Plan form
- Planning Statement (Gould Baxter Ltd, November 2025).

We have also reviewed the submitted documents supplied as part of the associated planning application (DM/25/1948):

- Statutory Biodiversity Metric (July 2025)
- Proposed Habitat Map (July 2025)
- Baseline Habitat Map (July 2025)
- Biodiversity Net Gain Assessment (Environmental Assessment Services Ltd, July 2025)

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'.

Therefore, whilst the finalised documents should ideally be submitted as part of the Biodiversity Gain Plan, we are satisfied that sufficient information has been provided to meet the requirements of the Biodiversity Gain Plan, with consideration of the documents provided at application stage.

We are also satisfied that the proposals contain no significant on-site enhancements, which require the LPA to review the management and monitoring of the proposed biodiversity units for a period of 30 years from the completion of development.

Recommendation

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