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Our ref: 09808
Date: 26 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/25/2142
Location: Land At 147 To 149 College Lane Hurstpierpoint West Sussex
Proposal: Discharge of BNG condition 1 of planning application DM/25/1379

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

Biodiversity Gain Condition

Biodiversity Net Gain – 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 for this application. This includes the following:

- Biodiversity Gain Plan Form (update)
- Biodiversity Net Gain Design Report (Co-Ecology Ltd, February 2026)
- Habitat Map of the pre-development baseline (Co-Ecology Ltd, January 2026)
- Habitat Map of the post-intervention values (Co-Ecology Ltd, January 2026)
- Statutory Biodiversity Metric – Calculation Tool (Co-Ecology Ltd, January 2026)

- Statutory Biodiversity Metric – Condition Assessment (Co-Ecology Ltd, January 2026)

As previously stated, 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'.

Following the submission of these additional documents, we are now satisfied that sufficient information has been provided to meet the requirements of the Biodiversity Gain Condition and that a 10% Biodiversity Net Gain can be demonstrated for biodiversity units.

It is highlighted that Council will not monitor the delivery of the proposed on-site enhancements and it's the responsibility of the developer / management body to ensure that the proposed on-site enhancements will be delivered. This is because it is the Council's position that only major development will contain significant on-site enhancements, to be managed and monitored for a period of 30 years from the completion of development.

If the updated BNG has resulted in variations to the approved landscaping plan (drwg CWLD-EW-CL-LA-2380-01) and the landscaping notes (drwg CWLD-EWCL-LA-2380-01), then a variation of condition application may be required for Condition 19 to ensure that a measurable biodiversity net gain is deliverable. There appears to be some differences in the locations of the trees, so we recommend that this matter is discussed with the LPA.

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.