



Date: 8 September 2026
Our ref: 16314

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By email only: 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/26/0862
Location:	Land Adj. To Rocky Lane Haywards Heath West Sussex
Proposal:	Discharge of Biodiversity Net Gain Condition 1 relating to planning application DM/25/1495 (Amended BNG Matrix 18.08.2026)

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

Biodiversity Gain Condition

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:

- Cover Letter (Avison Young Ltd)
- Biodiversity Gain Plan form
- Biodiversity Gain Plan Report (Adapt Environmental Ltd, March 2026)

- Allocation Agreement
- Statutory Biodiversity Metric – Calculation Tool (revised August 2026)

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'.

We welcome the submission of the Statutory Biodiversity Metric – Calculation Tool (revised August 2026). This document demonstrates that the 0.2 habitat units allocated to the Biodiversity Gain Site (BGS-290224001), matches the details included in the Statutory Biodiversity Metric – Calculation Tool.

It is highlighted that the 'A2 On-site Habitat Creation' tab has not been filled in, resulting in the following error within the submitted metric '*Area created must match area lost for both onsite and offsite*'. The calculations therefore presume the entire loss of the modified grassland and represent a worse-case scenario.

As significant on-site enhancements are not proposed, we do not consider it necessary for this tab to be completed. However, if the Council is recording all habitats created / enhanced as part of their BNG recording for their 5-Year Biodiversity Report, the metric should be finalised before the Biodiversity Gain Condition is granted.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of the Biodiversity Gain Condition. However, the Council should consider whether 'A2 On-site Habitat Creation' tab needs to be completed prior to discharging the condition.

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



This advice has been provided by Place Services 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.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.