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Our ref: 14575
Date: 19 March 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/26/0305
Location: Greenacres Farm Wineham Lane Bolney Haywards Heath
Proposal: Discharge of Biodiversity Net Gain condition 1 relating to planning application DM/25/2721

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. 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 Form
- Biodiversity Net Gain Assessment (CT Ecology Ltd, October 2025)
- Statutory Biodiversity Metric – Calculation Tool

- Biodiversity Enhancement Strategy (CT Ecology Ltd, January 2026)
- Preliminary Ecological Appraisal (CT Ecology Ltd, October 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, based on the submitted documents, we recommend that the following amendments and clarification should be provided before the discharge of the Biodiversity Gain Plan:

- We do note that the post-intervention values included the creation of 117 small trees in poor condition, as well as enhancing 0.4686ha of 'modified grassland' in poor condition to 'Other neutral grassland' in moderate condition. However, as 117 trees are considered a considerable amount of tree planting and that these trees will be planted a minimum of 2.5 metres apart, we consider it more likely that the proposed habitats will meet the habitat criteria of either 'mixed scrub', 'Other woodland; broadleaved' at the end of the 30-year period as the trees will likely result in a closed canopy based on the proposed tree spacing. As a result, updated calculations for the post-intervention values are required or further professional judgement must be provided by the applicant on why the habitat type will be delivered.
- Furthermore, we require further clarification on the numbers of trees proposed to be planted in the area of 'Other neutral grassland' in moderate condition. This is because this grassland will not be feasible to be delivered with dense numbers of trees planted a minimum of 2.5 metres apart.
- We also do not consider that any rural trees in the pre-development baseline and post-intervention values should be recorded as having high strategic significance. Therefore, these values should be recorded as 'low strategic significance' as part of the Biodiversity Gain Condition. This will not affect a 10% measurable biodiversity net gain being delivered for habitat units.

As this application is a minor development, it is indicated that a HMMP and legal agreement will not be required as part of the Biodiversity Gain Condition, as the LPA does not consider minor development to include significant on-site enhancements. Therefore, a formal monitoring requirement of the proposed habitats will not be required for 30 years from the completion of development. Nevertheless, the proposals must still be realistic and deliverable to ensure that a measurable biodiversity net gain can be achieved in principle.

Recommendation

We are unable to recommend the discharge of the Biodiversity Gain Condition until the additional information outlined above has been provided.

Whilst the Biodiversity Enhancement Strategy has been approved under Condition 6 of the original consent. This condition relates to securing bespoke enhancements for Priority and threatened species under paragraph 187d of the NPPF 2024. Therefore, approval of the post-intervention habitat proposals is not relevant to discharge of Condition 6.

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.