



23rd December 2024

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/24/2758
Location: The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD
Proposal: Discharge of BNG Plan condition relating to planning application DM/24/1545.

Dear Katherine

Thank you for consulting Place Services on the above discharge of condition application.

Recommend Temporary Holding Objection	
No ecological objections	
Recommend Approval subject to attached conditions	
Recommend Discharge of condition	No

Condition

Biodiversity Net Gain: Further information required

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 Biodiversity Gain Plan dated 11th November 2024 and the Biodiversity Net Gain Assessment Final Issue 4 (Arbtech Consulting Limited, October 2024). We understand that the applicant wishes to adopt Scenario B which provides a 10% gain in habitat units and a 10% gain in linear hedgerow units.

We are not satisfied that the submitted information includes the detail required by this condition.



This is because the completed and finalised Statutory Biodiversity Metric – Calculation Tool , together with evidence of the legal agreement (between the developer and the LPA) and the accompanying Habitat Management and Monitoring Plan for on-site significant enhancements, has not been submitted to the LPA to meet the biodiversity gain condition requirements.

We agree that the relevant habitat maps have been provided in the Biodiversity Net Gain Assessment Final Issue 4 (Arbtech Consulting Limited, October 2024) as Scenario B.

Recommendation

We are unable to recommend discharge of the Biodiversity Net Gain condition until the information detailed above has been submitted, which sets out how management and monitoring of the proposed enhancements will be secured.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.