



Date: 14 November 2025

Our ref: 06141

Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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. 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/25/1665
Location: Land South Of Crawley Down Road Felbridge East Grinstead West Sussex
Proposal: Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

Condition 20: Further information required

"No development shall commence unless and until a Biodiversity Net Gain Plan to ensure that there is a measurable net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the biodiversity metric as applied in the area in which the site is situated at the relevant time. The content of the Biodiversity Net Gain Plan should include the following:

- a) Baseline assessment of the Site*
- b) Proposals for the on-site biodiversity net gain;*

- c) *A management and monitoring plan for onsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;*
- d) *Proposals for any off-site biodiversity net gain provision;*
- e) *A management and monitoring plan for all offsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;*

The development shall be implemented in full accordance with the requirements of the approved Biodiversity net Gain Plan.”

Reason: To allow the development to demonstrate measurable biodiversity net gains and allow LPA to discharge its duties under policy DP38, the NPPF and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Biodiversity Net Gain Assessment (RPS Consulting, January 2024) and Habitat Management and Monitoring Plan (RPS Consulting, May 2025) which has been submitted in order to discharge Condition 20.

We note that the original planning permission DM/23/0810, was not subject to mandatory biodiversity net gains set under Schedule 7A of the Town and Country Planning Act 1990 (as amended). Therefore, only a measurable biodiversity net gain is required under local and national planning policy.

We note that the baseline assessment and the habitat condition assessments have now been submitted in the Biodiversity Net Gain Assessment (RPS Consulting, January 2024). However, the assessment indicates a net gain loss of -36.49% in habitat units and recommends that offsetting payments are made to the LPA via a S106 agreement. Therefore, proposals for the biodiversity net gain still need to be submitted.

In addition, as stated in our response dated 13th October 2025, we highlight that a finalised biodiversity metric – calculation tool should be submitted to accompany the HMMP.

With regard to the content of the HMMP, it is indicated that appropriate management and monitoring measures have been recommended for the proposed habitat types. As a result, once sufficient information has been provided to justify that a measurable biodiversity net gain can be achieved, it is recommended that this condition is part discharged to ensure the submission of monitoring reports specified in the condition. It is highlighted that the monitoring frequencies are greater within the HMMP than periods specified within the condition, so it is not expected that additional monitoring is required.

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

Recommendation

We are unable to recommend the discharge of condition 20 until the additional information outlined above has been provided.

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

Email: PlaceServicesEcology@essex.gov.uk



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.