



Date: 8 May 2025

Our ref: 03572

Stefan Galyas
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
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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/25/0199
Location: 189 Leylands Road Burgess Hill West Sussex RH15 8HR
Proposal: Discharge of Biodiversity Net Gain condition 1 relating to planning application DM/24/1254

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

Conditions

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 Statutory Biodiversity Metric – Calculation Tool - Rev 2 (November 2024), Biodiversity Gain Plan (11th April 2025) and Biodiversity Net Gain Assessment V2 (AEWC Ltd., January 2025), the Iford Estate Signed Contract, Sales Invoice and Receipt Advice, which have been submitted in order to discharge Biodiversity Net Gain Condition 1.

The further information confirms that an agreement has been secured with the Iford Estate for 0.04 habitat units of Other Neutral Grassland. The habitat bank is registered under the biodiversity gain site register (ref. BGS-290224001) and the off-site enhancements ensures that a 10% biodiversity net gain will be achieved.

As a result, we are satisfied that this further evidence provides the LPA with sufficient information to meet the requirements of the statutory biodiversity gain condition. No additional monitoring commitments will be required from the LPA as no significant on-site enhancements are proposed, and the chosen habitat bank is located in the South Downs.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of biodiversity gain 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

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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.