



Date: 9 May 2025

Our ref: 03706

Stuart Malcolm
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/25/0671
Location: Playing Fields North Of Headmasters House And Westfield
Hurstpierpoint College College Lane Hurstpierpoint
Proposal: Discharge of BNG condition 1 relating to planning application DM/25/0128.

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

Conditions

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 Small Sites Metric – Calculation Tool (March 2025), the Biodiversity Gain Plan, Pre-development and Post-development Baseline Maps and the Habitat Management and Monitoring Plan.

We are generally satisfied that the submitted information includes the detail required by this condition. In addition, it is highlighted that the LPA has confirmed that they do not consider the proposed enhancements to be 'significant on-site enhancements' as a result a legal agreement with the Council to monitor the proposals over a 30 year period, from completion of works, will not be required.

However, to allow the LPA certainty that a 10% measurable biodiversity net gain will be delivered for this application, we recommend that the Habitat Management and Monitoring Plan must be updated to include management measures for the proposed hedgerow enhancement (25.01m of native hedgerow enhanced from moderate to good condition). Furthermore, both modified grassland and native hedgerow enhancement should reference the Statutory Biodiversity Metric – Condition Assessment Sheets to justify how good condition will be reached for these habitat types by the proposed management measures.

Recommendation

We are unable to recommend the discharge of the biodiversity gain condition 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

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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.