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Mid Sussex District Council
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Our ref: 14267
Date: 26 February 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/26/0312
Location: Ethlinden Hophurst Hill Crawley Down Crawley
Proposal: Discharge of BNG Condition No: 1 relating planning application
DM/25/0245

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.

Comments

We have reviewed the submitted documents for this application. This includes the following:

- Biodiversity Gain Plan Form
- Preliminary Ecological Review (Coyne Environmental Ltd. January 2026)
- Statutory Biodiversity Metric – Calculation Tool

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 are satisfied that sufficient information has been provided in line with requirements of the Biodiversity Gain Plan. The submitted documents have been completed appropriately demonstrates that a 10% measurable biodiversity net gain can be achieved on-site for habitat units.

In addition, we are satisfied that no significant on-site enhancements are present for this application. This is because it is the Council's position that significant on-site enhancements are only present for major development types. As a result, the proposed modified grassland will not be required to be monitored by the Council for a period of 30 years from the completion of development by a legal agreement.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of the Biodiversity Gain Condition in full.

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.