



Date: 10 June 2026
Our ref: 16126

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By email only: 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/26/0783
Location:	Land Adjacent To Hilgay Cottage Birchwood Grove Road Burgess Hill West Sussex
Proposal:	Discharge of condition nos 3, 5, 6 and 7 relating to Planning appeal no AP/25/0023 (DM/24/0846).

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology and we are already satisfied that condition 6 can be discharged at an ecological perspective. Therefore, our comments only relate to condition 3.

Biodiversity Gain Condition

3) No development shall take place until a Habitat Management and Monitoring Plan, in line with the approved Biodiversity Gain Plan, has been submitted to the Local Planning Authority and approved in writing. The content of the Habitat Management and Monitoring Plan should include the following: 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. 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 Habitat Management and Monitoring Plan, with monitoring reports submitted to the council at the specified intervals.

Comments

We have reviewed the Biodiversity Net Gain Feasibility Assessment Document ref 6791E/26/02 (PJC Ltd., March 2026) which contains Appendix IV Proposed Habitat Map and the Biodiversity Gain Plan (March 2025).

We are now satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend full discharge of the Biodiversity Gain Condition (Condition 3)

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

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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.

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.