



12th February 2025

Anna Tidey
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

Thank you for requesting advice on this application 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/25/0062
Location: Barn Cottage Pavilion Barn Cottage Lane Haywards Heath West Sussex RH16 3QW
Proposal: Discharge of BNG condition 1 of planning application DM/24/1802.

Dear Anna

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

No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Biodiversity Net Gain Condition 1	No

Conditions

Biodiversity Net Gain Condition 1: Further information required

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 Receipt for BNG Credits (Civity Limited, November 2024) for £726.65 and the Small Sites Metric (October 2024) which has been submitted in order to discharge Biodiversity Net Gain Condition 1.

We support that the applicant has chosen to approach an off-site provider to meet the biodiversity gain condition and allow this application to demonstrate a 10% biodiversity net gain. In addition, we note that the proposals contain no on-site significant enhancements, as the proposals will only involve the creation of 'developed land; sealed surface'.



However, to allow sufficient information to be provided to meet the requirements of the biodiversity gain condition, we recommend the following is provided:

- The submission of a completed biodiversity gain plan in line with governments template - <https://www.gov.uk/government/publications/biodiversity-gain-plan>
- Submission of a reference number for the Government's [Biodiversity Gain Sites Register](#) for the proposed off-site habitat units.
- A Statutory Biodiversity Metric – Calculation Tool with reference to the proposed off-site enhancements, as the Small Site Metric can not be used where off-site gains are required, in line with the Small Site Metric – User Guide.

Recommendation

We are unable to recommend the discharge of Biodiversity Net Gain Condition 1 until the additional information outlined above has been provided.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.