



14th February 2025

Steven King
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/25/0125
Location: HHRFC Clubhouse Whitemans Green Cuckfield West Sussex RH17 5HX
Proposal: Discharge of BNG condition no 1 of planning application DM/24/0832. (discharge is only sought in relation to phase 1 of the development being the construction of the padel courts.)

Dear Steve

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

Holding Objection pending further information on mandatory Biodiversity Net Gain	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Part Discharge of Biodiversity Net Gain Condition 1 (Phase 1)	Yes

Conditions

Biodiversity Net Gain Condition 1: Recommend part discharge of condition (Phase 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 Biodiversity Plan Drawing No. PD0019/01 (Knight, November 2024), Biodiversity Gain Plan form, Phase 1 Biodiversity Gain Plan form, Existing Habitat Plan Drawing No. 116117 P 020 P1 (The Ratcliffe Groves Partnership, May 2024) and Small Sites metric (PDF) which have been submitted in order to discharge Biodiversity Net Gain Condition 1.



We are satisfied that the submitted information includes the detail required for this condition with regard to Phase 1.

We note that the additional tree planting is included within the blue line boundary of the site, within the ownership of the Whitemans Green Sports Club.

Therefore, it is indicated that this will need to be recorded as off-site net gains, with a Statutory Biodiversity Metric – Calculation Tool submitted as part of Phase 2. The off-site gains will also need to be registered as part the Biodiversity Gain Site Register and secured for a 30 year period. A Habitat Management and Monitoring Plan should be agreed as part of legal agreement with the Council to ensure the delivery of the proposed off-site measures.

Recommendation

Subject to implementation in full of the submitted details, we recommend part discharge of BNG Condition 1 for Phase 1.

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.