



Date: 3 July 2026
Our ref: 17945

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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/26/1227
Location:	Gilridge Brighton Road Handcross Haywards Heath
Proposal:	Discharge of BNG condition no1 relating to planning application DM/25/0193

Thank you for consulting Place Services on the above discharge of condition for the Biodiversity Gain Condition

Biodiversity Gain Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Comments

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

- Planning Statement (dowsettmayhew Planning Partnership Ltd, January 2026)

In addition, we have re-assessed the Biodiversity Net Gain Assessment (Arbtech Consulting Ltd., January 2025) and Statutory Biodiversity Metric (January 2025) submitted at application stage.

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, in summary, the submission of a Biodiversity Gain Plan will consist of the following information:

- Biodiversity Gain Plan form, using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>
- The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- Completed pre-development and post-development habitat maps
- Information regarding [Habitat degradation](#) (where required).
- Information regarding [Irreplaceable habitat](#) (where required).

In addition, the following information may also be required depending on whether the development contains significant on-site enhancements or whether off-site options or Statutory Biodiversity Credits are required:

- A [Habitat Management and Monitoring Plan](#) (HMMP) for significant on-site enhancements or offsite measures in blue line boundary land.
- Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in blue line boundary land.
- Evidence of off-site units being allocated to a Biodiversity Gain Site on the [Biodiversity Gain Site Register](#).
- Evidence of proof of purchase of Statutory Biodiversity Credits

Therefore, based on the submitted documents, we are not satisfied that sufficient information has been provided.

We note that that a measurable biodiversity net gain can not be achieved on-site. Therefore, it is the applicant's intention to secure off-site units via a habitat bank on the Biodiversity Gain Site Register. As a result, it is indicated that the following measures are required to discharge the Biodiversity Gain Condition for this application:

- Biodiversity Gain Plan form, using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

- The completed Statutory Biodiversity Metric - calculation tool showing the calculations of the pre-development and post-intervention biodiversity values (with off-site tabs filled in)
- Completed post-development habitat maps
- Evidence of off-site units being allocated to a Biodiversity Gain Site on the [Biodiversity Gain Site Register](#).

As this development is for a minor development, the applicant is advised that the development will not contain significant on-site enhancements which will need to be managed and monitored for a 30-year period. However, we would expect a minor change to the on-site post-development calculations / maps, as we would recommend that all grasscrete areas are classified as 'artificial unvegetated; sealed surface', as this will more accurately reflect the proposed habitat type.

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)

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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.