



24th February 2025

Stefan Galyas
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/25/0199
Location: 189 Leylands Road Burgess Hill West Sussex RH15 8HR
Proposal: Discharge of Biodiversity Net Gain condition 1 relating to planning application DM/24/1254

Dear Stefan

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

Further information required	Yes
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Biodiversity Gain Condition 1	

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 Biodiversity Gain Plan (January 2025), Biodiversity Net Gain Assessment (AEWC Ltd., November 2024) and Biodiversity Enhancement Layout (submitted 24th January 2025) which have been submitted in order to discharge Biodiversity Net Gain Condition 1.

We are not satisfied that the submitted information includes the detail required for this condition.



We support the applicant's decision 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' and 'vegetated garden'.

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

- A Statutory Biodiversity Metric – Calculation Tool with reference to the proposed off-site enhancements, as the Small Site Metric cannot be used where off-site gains are required, in line with the Small Site Metric – User Guide.
- Submission of a reference number for the Government's [Biodiversity Gain Sites Register](#) for the proposed off-site habitat units.
- Demonstration that agreement to purchase off-site units has been completed.

Alternatively, proof of purchase of the Governments statutory biodiversity credits could be submitted, if the purchase of habitat units from an off-site provider is not a suitable or viable option.

We welcome the submission of the Biodiversity Enhancement Layout (submitted 24th January 2025) with specifications and locations for a bat box, a bird box and a log stack. However, please note that enhancements for protected and Priority species are not relevant to the Biodiversity Net Gain Condition as this relates to habitats only. Therefore, this information should be submitted to meet the requirements of condition 3 of planning application DM/24/1254.

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.