



Date: 12 October 2026
Our ref: 22841

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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/26/2265
Location:	Holly Tree House Cuckfield Road Burgess Hill West Sussex
Proposal:	Discharge of BNG condition 1 relating to planning application DM/25/0209

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

Biodiversity Gain Condition

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 submitted documents for this application. This includes the following:

- Biodiversity Gain Plan Form

In addition, we have reviewed the following documents submitted as part of the planning application DM/25/0209:

- Biodiversity Net Gain Assessment (JWK Ltd, May 2025),
- the pre-development and post-development habitat maps
- the Statutory Biodiversity Metric – Calculation Tool and accompanying condition assessment.

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 information, we are not satisfied that sufficient evidence has been provided to discharge the condition.

Firstly, the LPA should confirm that it is satisfied with the proposed strip of habitat to the rear of the new dwellings. As this is a minor development, the significant on-site enhancements proposed would not be secured through a Habitat Management and Monitoring Plan. The LPA should therefore be satisfied that this approach is acceptable in the absence of any formally secured long-term management arrangements.

Furthermore, we recommend that the applicant's ecologist provides further justification for the proposed habitat creation and its classification within the biodiversity metric. The proposed habitat strip includes a substantial number of trees within areas identified as other neutral grassland in good condition. Given the density of tree planting, it is likely that the tree canopies will become interconnected and increasingly shade the grassland over time, which will limit the floristic diversity and proposed condition target. We also query whether this habitat is more appropriately classified as mixed scrub, particularly when considering its likely habitat structure at the end of the 30-year period required for BNG. This is necessary to ensure that the post-intervention values will be realistic and deliverable.

Finally, we recommend that the finalised Biodiversity Net Gain (BNG) documentation, including the metric, habitat plans and associated supporting information, is submitted as part of the Biodiversity Gain Condition.

Recommendation

We are unable to recommend the discharge of the Biodiversity Gain Condition until 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)
Senior Ecological Consultant
Place Services at Essex County Council



This advice has been provided by Place Services 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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.

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