



Date: 24 September 2026
Our ref: 20040

Joanne Fisher
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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/26/1452
Location:	Borde Hill Garden Borde Hill Lane Haywards Heath West Sussex
Proposal:	Discharge of BNG planning condition relating to planning application DM/25/3104

Thank you for re-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:

- Ecological Enhancement Plan – Rev 2.0 (Arbtech Ltd, August 2026)
- Habitat Management and Monitoring Plan – Rev 3.0 (Arbtech Ltd, August 2026)
- Biodiversity Gain Plan Form



- Biodiversity Net Gain (BNG) statutory version reporting file note – Rev 3.0 (Arbtech Ltd, July 2026)
- Statutory Biodiversity Metric – Calculation Tool – Rev 3

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'.

We are satisfied that an appropriately completed metric has been submitted and that the HMMP has been revised to include the requirement that monitoring reports submitted to the Council on years 1, 3, 5, 10, 15, 20, 25, 30.

The monitoring for the significant on-site enhancements will need to be secured by planning obligation with the Council for a period of 30 years from the completion of development. This will require notice to be provided to the Council on the start and end of the 30-year period. As a result, subject to a planning obligation being secured for the monitoring of the significant on-site enhancements identified within the HMMP, we would recommend the discharge of the Biodiversity Gain Condition.

Recommendation

Subject to implementation in full of the submitted details and a planning obligation for long-term BNG management and monitoring for significant on-site enhancements, we recommend discharge of the Biodiversity Gain Condition.

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.