



8th April 2025

Katherine Williams
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/25/0550
Location: Land Adj Imberhorne Lane East Grinstead West Sussex RH19 1TZ
Proposal: Discharge of Condition - BNG plan in relation to DM/24/2112.

Dear Katherine

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

Holding Objection pending further information	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Biodiversity Gain Condition 1	No

Conditions

Biodiversity Net Gain Condition 1: Recommend discharge of 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 Biodiversity Gain Plan (February 2025) which have been submitted in order to discharge Biodiversity Net Gain Condition 1.

In addition, we have reviewed the Statutory Biodiversity Metric and Habitat Map provided as part of the full planning application (DM/24/2112), as well as the accompanying Biodiversity Enhancement Strategy (JWK Wildlife Surveys, January 2025).



It is highlighted that under paragraph 14(2) of Schedule 7A, a Biodiversity Gain Plan must include the following matters:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- [the completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if [habitat degradation](#) has taken place:
 - a statement to this effect,
 - the date immediately before the degradation activity,
 - the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - any available supporting evidence for the value.

Therefore, whilst the finalised documents (e.g. Habitat Maps and metric calculation tool) should be submitted as part of the biodiversity gain condition application, we are generally satisfied that relevant information has been included as part of the full planning application DM/24/2112.

However, we do have concerns over the deliverability of proposing 40 small individual trees in good condition. This is because all the trees will be required to be mature in 30 years and / or contain ecological features (i.e. deadwood, cavities, ivy or loose bark). As a result, it is considered unrealistic that good condition will be achieved for all 40 trees. Furthermore, we query whether the placement immediately adjacent to the ancient woodland in a line is best location for the tree planting, as this will not create a natural buffer zone.



As a result, we recommend that the post-intervention values are amended to ensure they are realistic and deliverable. The LPA should also determine whether the proposals consist of a [significant on-site enhancement](#) and whether a planning obligation will be required for the monitoring of the habitat for a 30 year period.

Recommendation

We are unable to recommend the discharge of Biodiversity Net Gain Condition 1.

Please contact us with any queries.

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.