



Date: 2 October 2025

Our ref: 09744

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

By email only: Planning Department, 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. 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/24/2758
Location: The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD
Proposal: Discharge of BNG Plan condition relating to planning application DM/24/1545

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

Biodiversity Net Gain 1 -

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 Response from Agent email dated 27th May 2025 which has been submitted in response to our comments dated 12th May 2025.

In addition, we have reassessed the further Biodiversity Net Gain Assessment - Issue 5 (Arbtech Ltd, March 2025), the Habitat Management and Monitoring Plan – Issue 3 (Arbtech

Ltd, March 2025) and Statutory Biodiversity Metric – Calculation Tool (March 2025), which has been submitted in order to discharge the biodiversity gain condition.

Whilst we agree the submitted BNG calculation are appropriate in context of the site and development, the Statutory Biodiversity Metric – User Guide requires biodiversity net gain calculations to be completed for the entire red line boundary (see page 12 of the User Guide). This is not reflected in the submitted BNG calculations and goes against the principles of mandatory biodiversity net gains set out in Schedule 7a of Town and Country Planning Act 1990 (As amended).

Therefore, we still recommend that the further updated calculations should be provided which include a pre-development baseline and post-intervention values for the entire red line boundary. Alternatively, the applicant could consider a s.73 material amendment application to minimise the red line boundary for this application. However, ultimately, it is up to the Council to decide on the approach to demonstrate compliance with mandatory biodiversity net gains.

It is reiterated that, as the application is a minor application, it is highlighted that the LPA does not consider that any proposals will constitute as significant on-site enhancements. Therefore, the enhancements will not require a legal agreement to secure the management and monitoring of the proposals for 30 years from completion of the development.

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.