



Date: 2 October 2025

Our ref: 09728

Anna Tidey
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
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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/25/0062
Location: Barn Cottage Pavilion Barn Cottage Lane Haywards Heath West Sussex RH16 3QW
Proposal: Discharge of BNG condition 1 of planning application DM/24/1802.

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 Condition 1: Discharge in Full

No 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 following updated documents relating to the discharge of the statutory Biodiversity Gain Condition:

- Environmental Bank - Biodiversity Unit Purchase Certificate
- Biodiversity Net Gain Unit Purchase Terms (B-MSUS2503)
- Biodiversity Gain Plan (May 2025)

- Statutory Biodiversity Metric – Calculation Tool
- Statutory Biodiversity Metric – Condition Assessment
- Pre-development Values Habitat Map
- Post-development Values Habitat Map

The submitted documents provide appropriate information in line with the 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.

The applicant has confirmed that the development needs 0.06 habitat units to demonstrate that over a 10% measurable biodiversity net gain will be achieved. This has been secured off-site with the Environment Bank (ref. BGS-281024001). This habitat bank is registered on the biodiversity gain site register. In addition, it can be seen that the 0.06 habitat units for DM/24/1802 has allocated to this habitat bank.

As a result, we are satisfied that sufficient information has been provided to meet the requirements of the statutory biodiversity gain condition, with all enhancements secure off-site. This will allow the LPA to meet its statutory duties under the Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Recommendation

We recommend that the Biodiversity Net Gain Condition 1 (statutory biodiversity gain condition) should be discharged in full.

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

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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.