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Mid Sussex District Council
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Our ref: 14577
Date: 19 March 2026

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.

Application: DM/26/0249
Location: Down Park Place Turners Hill Road Crawley Down Crawley
Proposal: Discharge of BNG condition 1 relating to planning application DM/24/2646.

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

Biodiversity Gain Condition

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. Please see the information contained within the notes to applicants/agents set out below.

Comments

We have reviewed the submitted documents for this application. This includes the following:

- Biodiversity Net Gain report (Ecological Ltd, February 2026)
- Statutory Biodiversity Metric – Calculation Tool
- Supporting Statement (South Eastern Planning Services Ltd)

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 broadly satisfied with the submitted information and that a measurable biodiversity net gain is likely to be able to be achieved on-site. However, we recommend that the following should be secured prior to the discharge of the Biodiversity Gain Condition:

- A Biodiversity Gain Plan form should be submitted for this application:
<https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- As no other mechanism has been secured as part of the original planning consent, Planting specifications, Planting schedules and indicative aftercare measures (with reference to the proposed condition targets outlined in the metric) for the proposed Mixed Scrub and Hazel Scrub should be supplied as part of the Biodiversity Gain Plan. This is necessary to allow the LPA to have certainty that the proposals will be delivered and that a measurable biodiversity net gain can be achieved.

It is highlighted that as a minor development, the LPA does not consider that significant on-site enhancements will be present for this development. Therefore, whilst indicative aftercare measures are recommended, the LPA will not have a requirement to monitor the proposed habitats for a period of 30 years from the completion of development via a legal agreement.

Recommendation

We are unable to recommend the discharge of the Biodiversity Gain Condition until the additional information outlined above has been provided.

Please 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



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.

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.