



Date: 29 September 2026
Our ref: 22379

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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/26/2200
Location:	The Foal Barn Wyndham Farm Wineham Lane Wineham
Proposal:	Discharge of Biodiversity Gain Plan to planning reference DM/26/0128.

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

Comments

We have reviewed the submitted Biodiversity Gain Plan form for this application.

In addition, we have reviewed the submitted documents relating to mandatory biodiversity net gains provided for the original consent:

- The Ecology & Biodiversity Net Gain Assessment Version 3.0 (ABR Ecology Ltd., June 2026)
- The Statutory Biodiversity Metric Calculation Tool (June 2026)

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'.

Therefore, in summary, the submission of a Biodiversity Gain Plan will consist of the following information:

- Biodiversity Gain Plan form, using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>
- The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- Completed pre-development and post-development habitat maps
- Information regarding [Habitat degradation](#) (where required).
- Information regarding [Irreplaceable habitat](#) (where required).

In addition, the following information may also be required depending on whether the development contains significant on-site enhancements or whether off-site options or Statutory Biodiversity Credits are required:

- A [Habitat Management and Monitoring Plan](#) (HMMP) for significant on-site enhancements or offsite measures in blue line boundary land.
- Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in blue line boundary land.
- Evidence of off-site units being allocated to a Biodiversity Gain Site on the [Biodiversity Gain Site Register](#).
- Evidence of proof of purchase of Statutory Biodiversity Credits

Whilst the application submission only contains the Biodiversity Gain Plan form, we are satisfied that this document relates to the previous ecological information submitted at application stage.

It is highlighted that the Biodiversity Gain Plan from states that significant on-site enhancements are present within the development. Mid Sussex Councils approach is that significant on-site enhancements are not present for minor development. However, it is highlighted that the following proposals would meet the Government's significant on-site enhancements criteria:

- 0.4149ha modified grassland to Other neutral grassland enhancement
- 0.049km Species-rich native hedgerow with trees - associated with bank or ditch
- 0.079km Species-rich native hedgerow
- 0.079km Species-rich native hedgerow
- 0.049km Ditches

Our only issue with the post-intervention values is that the provision of the new wet ditch should not be double counted with the proposed hedgerow, in line with the Statutory Biodiversity Metric – User Guide (page 43).

Therefore, we recommend that a revised Statutory Biodiversity Metric and Biodiversity Gain Plan form should be submitted, setting out that 0.049km Species-rich native hedgerow with trees would be secured instead. This will result in trading issues, due to the 0.05km of Species-rich native hedgerow with trees - associated with bank or ditch (high distinctiveness habitat being lost. Therefore, a slightly revised strategy to hedgerow units and watercourse units will be required to ensure that a 10% measurable biodiversity net gain can be achieved.

The LPA should also determine whether the listed habitats are considered a significant on-site enhancement. Where this is the case, a HMMP and legal agreement will be required to support the long-term management and monitoring for these habitats. Where this is not case, no further action is required apart from a minor update to the Biodiversity Gain Plan form.

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)

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.