



Date: 3 July 2026
Our ref: 14575

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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/26/0305
Location:	Greenacres Farm Wineham Lane Bolney Haywards Heath
Proposal:	Discharge of Biodiversity Net Gain condition 1 relating to planning application DM/25/2721

Thank you for re-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 documents for this application. This includes the following:

- Biodiversity Net Gain Assessment (CT Ecology Ltd, October 2025)
- Biodiversity Enhancement Strategy (CT Ecology Ltd, January 2026)

- Preliminary Ecological Appraisal (CT Ecology Ltd, October 2025)
- Ecologist responding to Place Services response (26th March 2026)
- Biodiversity Gain Plan Form (May 2026)
- Statutory Biodiversity Metric – Calculation Tool (May 2026)
- Ecologist responding to Place Services response (13th May 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

Therefore, based on the submitted documents, we are not satisfied that sufficient information has been provided.

- We cannot accept the proposal to enhance the 'Modified grassland' in poor to condition, to 'Other neutral grassland' in moderate condition in a location where the proposed 28 trees are proposed. This is because we consider there is no circumstance in which 'criteria A' will be met of the relevant grassland condition criteria (GRASSLAND Habitat Type (medium, high and very high distinctiveness)). This is because the high density of the trees proposed will overshadow the grassland by the

end of the 30-year period. Therefore, the species mix will likely be low in diversity with minimal indicator species once the trees have been established, regardless of where Emorsgate EM2 Standard General – Purpose Meadow Mixture is proposed as the seed mix. As a result, to ensure that habitat proposals are realistic and deliverable, we still recommend that the ‘Other neutral grassland’ (where trees are proposed) can only be enhanced to ‘Other neutral grassland’ in poor condition.

Consequently, an updated enhancement scheme is still required prior to the discharge of the Biodiversity Gain Condition.

An updated Statutory Biodiversity Metric – Calculation Tool, Biodiversity Gain Plan form and habitat map of the post-intervention values must still be submitted for this application. This may also require updates to the proposed on-site enhancement strategy and post-intervention habitat map, where necessary.

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,

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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.

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