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West Sussex
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Our ref: 12261
Date: 22 January 2026

By email only: Planning Department, planninginfo@midsussex.gov.uk

Thank you for requesting advice on this application 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/25/3104
Location: Borde Hill Garden Borde Hill Lane Haywards Heath West Sussex
Proposal: Variation of planning conditions 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14 and 18 relating to planning application DM/24/0433

Thank you for consulting Place Services on the above s.73 material amendment application. We only have comments relating to the proposed variation of planning conditions 2, 8, 13 and 14.

Summary

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

- Botanical Walkover File Note - Ecological Walkover Addendum (Arbtech Ltd, August 2025)
- Biodiversity Net Gain (BNG) statutory version reporting file note (Arbtech Ltd, November 2025)
- Statutory Biodiversity Metric – Calculation Tool

As a result, we have the following comments on the proposed variation of conditions 2, 8, 13 and 14.

Condition 2:

We have no objections to the variation of condition 2 to include the amended site plans / Landscaping General Arrangement proposals at an ecological perspective.

Condition 8:

We have no objection at an ecological perspective to the proposed re-wording of Condition 8 to allow the condition can be discharged separately for South Park and Sugworth Farm.

Condition 13:

We have no objection for this condition to be amended to include Botanical Walkover File Note - Ecological Walkover Addendum (Arbtech Ltd, August 2025), with the mitigation measures still being secured in line with the agreed CEMP submitted as part of DM/24/0433.

Condition 14:

We have not objection for this condition to be amended to include reference to the bespoke enhancements referenced in Botanical Walkover File Note - Ecological Walkover Addendum (Arbtech Ltd, August 2025). The finalised scheme still needs to be secured via a Biodiversity Enhancement Layout with bat and bird box product specifications and finalised locations.

Additional comments – Biodiversity Gain Condition

We note that the pre-development baseline has been revised following the amended proposals as part of this application. We highlight that this pre-development baseline is not based on the red line boundary, as required by Statutory Biodiversity Metric – User Guide, but based on the areas proposed to be impacted.

As this bespoke and proportionate approach was agreed in principle as part of DM/24/0433, we do not consider it reasonable to require updated metrics for the entire red line boundary for this application.

As a result, we have reviewed the Biodiversity Net Gain (BNG) statutory version reporting file note (Arbtech Ltd, November 2025) and Statutory Biodiversity Metric – Calculation Tool and support the amended pre-development baseline calculations in principle.

Therefore, the Biodiversity Gain Condition (Informative 1), which secures a Biodiversity Gain Plan, should still apply for this application, in line with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

As a result, a Biodiversity Gain Plan should be submitted prior to commencement, which also includes the following:

- a) A Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)

- b) The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- c) Pre and post development habitat plans.
- d) Legal agreement(s)
- e) Biodiversity Gain Site Register reference numbers (if using off-site units).
- f) Proof of purchase (if buying statutory biodiversity credits at a last resort).
- g) Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements (or land in blue line boundary land)

We recommend that the creation and enhancement of all medium – high distinctiveness habitats within the Statutory Biodiversity Metric – Calculation Tool should be classified as significant on-site enhancements.

The decision on whether significant on-site enhancements are present is ultimately up to the Council. Where present, the maintenance and monitoring of significant on-site enhancements should be secured via planning obligation for a period of up to 30 years from the completion of development. This will be required to be submitted concurrent with the discharge of the biodiversity gain condition. The monitoring of the post-development habitat creation / enhancement will need be provided to the LPA at years 1, 3, 5, 10, 15, 20, 25, 30, unless otherwise specified by the LPA. Any remedial action or adaptive management will then be agreed with the LPA during the monitoring period to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Please 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 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.