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Our ref: 12504
Date: 22 January 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/25/1665
Location:	Land South Of Crawley Down Road Felbridge East Grinstead West Sussex
Proposal:	Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810. (Additional ecology information received 10/12/2025).

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

Condition 20: Further information required

"No development shall commence unless and until a Biodiversity Net Gain Plan to ensure that there is a measurable net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the biodiversity metric as applied in the area in which the site is situated at the relevant time. The content of the Biodiversity Net Gain Plan should include the following:

a) Baseline assessment of the Site

- b) Proposals for the on-site biodiversity net gain;
 - c) A management and monitoring plan for onsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;
 - d) Proposals for any off-site biodiversity net gain provision;
 - e) A management and monitoring plan for all offsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;
- The development shall be implemented in full accordance with the requirements of the approved Biodiversity net Gain Plan.”

Reason: To allow the development to demonstrate measurable biodiversity net gains and allow LPA to discharge its duties under policy DP38, the NPPF and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the following documents which has been submitted in order to discharge Condition 20. This includes the following:

- Biodiversity Net Gain Assessment (RPS Consulting, January 2024)
- Habitat Management and Monitoring Plan (RPS Consulting, May 2025)
- Allocation of Biodiversity Units - BGS-140524001 (Bidwells)
- Statutory Biodiversity Metric – Calculation Tool

As previously outlined, it is indicated that the original planning permission DM/23/0810 was not subject to mandatory biodiversity net gains set under Schedule 7A of the Town and Country Planning Act 1990 (as amended). Therefore, only a measurable biodiversity net gain is required under local and national planning policy.

We welcome the submission of the Allocation of Biodiversity Units - BGS-140524001 (Bidwells) and Statutory Biodiversity Metric – Calculation Tool, which sets out that 17.12 habitat units of ‘Other neutral grassland’ have been secured from the applicant.

However, there appears to be some inconsistencies on how the off-site units have been calculated. This includes the following:

- The off-site pre-development baseline shows a site area of 2ha, whereas the off-site habitat creation is an area of 2.557ha. Therefore, the area of ‘Other neutral grassland’ to be created associated with the habitat bank is larger than area lost.

- The off-site pre-development baseline shows the area within the habitat bank associated with the development contains 2ha 'cropland' habitat. However, the calculations show that all this habitat will be retained, which is not feasible when over 2ha of Other neutral grassland will be created. Therefore, the calculations will need to show that this habitat will not be retained.
- The Statutory Biodiversity Metric – Calculation Tool shows that a trading lost will be caused due to the loss of Other neutral grassland. Therefore, whilst a 10% measurable biodiversity net gain is not necessarily, we would strongly recommend that trading rules are addressed as this a fundamental rule of achieving a measurable biodiversity net gain.

If the area of cropland in off-site baseline is updated to 2.557ha and marked as this area being lost, it is indicated that overall net change would show -3.52 habitat units and - 10.25%.

As a result, whilst we acknowledge that this area has been allocated to this development, we can not support the discharge of condition 20, until a clear measurable biodiversity net gain can be demonstrated with trading rules addressed.

We also note that units have not been formally allocated on the Biodiversity Gain Site Register for this application and fully acknowledge that this may not be possible due to the metric used is not the Statutory Biodiversity Metric – Calculation Tool and the application is not subject to mandatory BNG.

Recommendation

We are unable to recommend the discharge of condition 20 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.