



17th March 2025

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/24/2758
Location: The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD
Proposal: Discharge of BNG Plan condition relating to planning application DM/24/1545.

Dear Katherine

Thank you for re-consulting Place Services on the above discharge of condition application.

Recommend Temporary Holding Objection	
No ecological objections	
Recommend Approval subject to attached conditions	
Recommend Discharge of condition	No

Condition

Biodiversity Net Gain: Further information required

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.

Comments

We have reviewed the Case Officer email (14th February 2025), Habitat Management and Monitoring Plan (Arbtech Consulting Ltd., February 2025), Biodiversity Gain Plan dated 11th November 2024 and the Biodiversity Net Gain Assessment Final Issue 4 (Arbtech Consulting Limited, October 2024). We understand that the applicant wishes to adopt Scenario B which provides a 10% gain in habitat units and a 10% gain in linear hedgerow units.



We are not satisfied that the submitted information includes the detail required by this condition for the reasons outlined below.

We welcome the submission of the Habitat Management and Monitoring Plan (Arbtech Consulting Ltd., February 2025) and understand from the Case Officer email (14th February 2025) that a legal agreement will not be secured by the LPA for this application, as the proposals are not considered to be on-site significant enhancements.

We agree that the relevant habitat maps have been provided in the Biodiversity Net Gain Assessment Final Issue 4 (Arbtech Consulting Limited, October 2024) as Scenario B and the Proposed Habitats and Species-Specific Enhancements have been provided as Appendix 3 in the Habitat Management and Monitoring Plan (Arbtech Consulting Ltd., February 2025).

Therefore, only the completed and finalised Statutory Biodiversity Metric – Calculation Tool is outstanding in order to discharge the Biodiversity Net Gain condition.

Whilst the previous calculations were considered acceptable, we note that the previous calculations for option B included measures within the off-site unit tabs. It is indicated that any off-site units within metric calculation tool would need to be recorded as part of the [biodiversity gain site register](#) and secured by legal agreement with the local planning authority or secured via a conservation covenant with a responsible body. As the red line boundary appears to cover the entire land ownership boundary, it may be necessary to amend the calculations to ensure no off-site habitat units are proposed.

As a result, we look forward to the finalised calculations once this is available, which may require updates to the submitted documents.

Recommendation

We are unable to recommend discharge of the Biodiversity Net Gain condition until the information detailed above has been submitted.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

Place Services at Essex County Council

placeservicesecology@essex.gov.uk

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.