

From: Richard Merrick <richard@ecotecture.co.uk>
Sent: 27 March 2025 18:46:05 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Jo Saady" <jo@ecotecture.co.uk>; "Steve Ashdown" <Steve.Ashdown@midsussex.gov.uk>; "Jennifer Hollingum" <Jennifer.Hollingum@midsussex.gov.uk>; "Mark McLaughlin" <Mark.McLaughlin@midsussex.gov.uk>; "tim@bioregionalforestry.co.uk" <tim@bioregionalforestry.co.uk>; "Alan Dyke" <chair@midsussexdistrictscouts.com>
Subject: Re: Request for Extension of time/Ecologist Comments regarding Discharge of condition application DM/25/0062 - Barn Cottage Pavilion, HH

Anna

Thank you for your time too. I have briefed Jo from her sick bed.

I can confirm we will work to provide the information required by Jen Broad within the timeframe agreed, ie by 30th April.

This will include the appropriate Biodiversity metric and Biodiversity Gain Plan as set out by Jen. Subject to revised calculations from Tim, plus confirmation of credits being in place offsite.

We will seek as a preference - to use credits at the Environment Bank's operational Ardingly site, subject to suitable habitat being available .

Kind regards,

Richard Merrick
Architectural Technician

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On Thu, 27 Mar 2025 at 17:33, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Dear Richard

Thank you for your time this afternoon, with Alan, to discuss a way forward for this DISCOND application for the BNG condition on DM/24/1802.

Please find attached my previous email to Ecotecture, which has the last email from Hamish Jackson, Senior Ecological Consultant at Place Services attached.

I shall be grateful if you can agree in writing to the Extension of time that we discussed this afternoon, to 30th April 2025, for the determination of DM/25/0062.

I hope that you will be able to progress the BNG condition discharge within this new timeframe, with Tim's assistance.

I look forward to hearing from you and wish Jo a swift recovery.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

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- SAVE A TREE Only print this email if absolutely necessary.

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 14 March 2025 15:46

To: Jo Saady <jo@ecotecture.co.uk>

Subject: FW: Ecologist Comments regarding Discharge of condition application DM/25/0062 - Barn Cottage Pavilion, HH

Dear Jo

You may recall our telephone conversation on Friday 7th March regarding this Discharge of Condition application, for the BNG condition on DM/24/1802.

I received the attached comments from Hamish Jackson, Senior Ecological Consultant from Places Services Ecology, on Monday this week. He has clearly set out the required information for the Discharge of the BNG condition. I have since

spoken to Steve Ashdown and Jennifer Hollingum regarding the application. Jennifer has provided me with various links to helpful guidance, which I can forward on, if necessary.

As you are aware the Decision Target Date for DM/25/0062 passed on 05.03.2025.

Please can you agree to an EOT to 04.04.2025 to allow time for the submission of the required information? The Scouts should not commence development until such time as this outstanding planning condition has been discharged. As you are aware failure to do so will result in a planning breach and MSDC may have to take formal enforcement action to stop works.

Please contact me if you require further assistance on this matter.

Regards

Anna

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>

Sent: 10 March 2025 10:02

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>; Jennifer Hollingum <Jennifer.Hollingum@midsussex.gov.uk>; Steve Ashdown <Steve.Ashdown@midsussex.gov.uk>

Subject: RE: Ecologist Comments regarding Discharge of condition application DM/25/0062 - Barn Cottage Pavilion, HH

You don't often get email from hamish.jackson@essex.gov.uk. [Learn why this is important](#)

Hi Anna,

Gen has forwarded me your email below and has asked whether I can provide advice on the below situation.

In our ecological comments, we recommended that the following three bits of information should be provided prior to the discharge of the biodiversity gain condition. Therefore, I have provided some additional context for this below:

Biodiversity Gain Plan:

The provision of the Biodiversity Gain Plan in line with the [governments template](#) is a requirement that needs to be decided by the Council. However, it does ensure consistency of approach to recording biodiversity net gain information. Therefore, as I can not see this document supplied as part of the DOC or full planning application, I would still recommend that this is secured.

Biodiversity Gain Site Register:

In terms of off-site units, it appears that the applicant has not used the Governments Statutory Biodiversity Credits and has secured biodiversity units via an off-site provider. Therefore, whilst the habitat units have been paid, the LPA needs to check whether the off-site habitat bank has been registered as part of the [biodiversity gain site register](#). This ensures that a s.106 agreement / conservation covenant has been agreed with a relevant LPA / responsible body to ensure the delivery of the proposed enhancements within the habitat bank for the 30-year period.

Updated Metric:

We also have recommended that a Statutory Biodiversity Metric – Calculation should be submitted, as the Small Sites Metric (SSM) does not record off-site biodiversity units or statutory biodiversity credits. As a result, it can't be confirmed whether appropriate off-site measures have been delivered by the SSM and a payment receipt. Therefore, the SSM should be updated to the Statutory Biodiversity Metric for all biodiversity gain condition applications where off-site / statutory biodiversity credit measures are proposed. See the below extract from the Small Site Metric – User Guide:

Off-site habitats and the SSM

The SSM does not have an off-site section. If your small site requires any off-site units, you can still use the SSM to calculate any on-site gains and you should submit this when required by the planning authority. Your biodiversity gain plan will need to summarise how you have met your BNG requirement, including details of the off-site habitat enhancements and the trading summaries.

You should send your completed SSM to the off-site provider you are buying units from. The off-site provider can then enter this in the statutory biodiversity metric calculation tool and complete the off-site tab to submit this when recording the allocation on the biodiversity gain sites register.

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I appreciate that you may need to consider further actions if the work has commenced prior to this statutory pre-commencement condition has been fulfilled. However, I would still recommend that the above information is submitted to the Council to ensure mandatory biodiversity net gain requirements have been fulfilled.

I would be happy to discuss this matter further with the Council if you have any further queries.

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)

Senior Ecological Consultant

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