



Date: 16 December 2025

Our ref: 06129

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
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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. 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/25/1591
Location: Bacons Farm Sloop Lane Scaynes Hill Haywards Heath
Proposal: Discharge of BNG condition relating to planning reference DM/25/0274.

Thank you for re-consulting Place Services on the above discharge of condition for the Biodiversity Gain Condition

Biodiversity Gain Condition

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. 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:

- the Ecological Design Strategy (JWK Wildlife Surveys Ltd, June 2025)
- the Biodiversity Gain Plan Form

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:

- A Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- The completed biodiversity metric - calculation tool (& condition assessment if using Statutory Biodiversity Metric – Calculation Tool)
- Completed pre-development and post-development habitat maps
- A Habitat management and monitoring plan (for [significant on-site enhancements](#) or off-site measures in land owned by the applicant)
- Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in land owned by the applicant (if required by the LPA).

If off-site biodiversity units are proposed, then evidence of registration / allocation onto the [biodiversity gain site register](#) will be required (if using blue line boundary land or a separate off-site provider).

If [Statutory Biodiversity Credits](#) from the Government are proposed, then proof of purchase will be required.

Therefore, based on the submitted documents, we are not satisfied that sufficient information has been provided. This is because of the following reasons:

- The proposals include off-site enhancements within blue line boundary. As a result, this will require a legal agreement with the Council to deliver and for the off-site units to be registered on the biodiversity gain site register. Furthermore, the proposed off-site enhancements will require a Habitat management and Monitoring Plan to inform the legal agreement. This will be required prior to the discharge of the Biodiversity Gain Plan.

We would advise the applicant to explore off-site enhancement options via a habitat bank, where the applicant will just need to provide evidence that the units have been allocated to a biodiversity gain site on the biodiversity gain site register. If the applicant is minded to proceed with this option, it is indicated that the following should be provided:

- Biodiversity Gain Site Register numbers (demonstrating that units have been allocated on the Biodiversity Gain Site Register)
- Revised Statutory Biodiversity Metric – Calculation Tool (Removing off-site enhancements in blue line boundary land and including off-site habitat bank units)
- Revised pre-development and post-development habitat maps (Removing off-site enhancements in blue line boundary land)
- Revised Biodiversity Gain Plan Form

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,

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.