



Date: 16 December 2025

Our ref: 09808

Joanne Fisher
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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/25/2142
Location: Land At 147 To 149 College Lane Hurstpierpoint West Sussex
Proposal: Discharge of BNG condition 1 of planning application DM/25/1379

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

Biodiversity Gain Condition

Biodiversity Net Gain – Condition 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 submitted documents for this application. This includes the following:

- Biodiversity Gain Plan form
- Biodiversity Enhancement Strategy (Co-ecology Ltd, November 2025) (relating to the discharge of Condition 7 of DM/25/1379)
- Biodiversity Net Gain (Derek Finnie Associates Ltd, April 2024)
- The covering letter

- The Statutory Biodiversity Metric – Calculation Tool (submitted for DM/25/1379)

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 an appropriate habitat map of the post-intervention values still has not been provided to allow us to compare the proposed with Statutory Biodiversity Metric – Calculation Tool. This should be in line with UK Habitats Classification, which broadly underpins the habitats within the metric.

Furthermore, it is indicated that no trees should be recorded within the Statutory Biodiversity Metric – Calculation Tool where they are present within private gardens. Therefore, whilst they can be included within the soft landscaping scheme, the areas within private garden must be referred to as 'vegetated garden' within the metric and the finalised habitat map.

Therefore, if this results in updated calculations, a revised Statutory Biodiversity Metric – Calculation Tool and Biodiversity Gain Plan Form should be submitted to support the discharge of the Biodiversity Gain Condition.

It is reiterated that management and monitoring measures will not be required for significant on-site enhancements. This is because it is the Council's position that only major development will contain significant on-site enhancements, to be managed and monitored for a period of 30 years from the completion of development. Therefore, a Habitat management

and monitoring plan and legal agreement for on-site measures will not be required for the discharge of the Biodiversity Gain Condition.

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.