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Our ref: 13704
Date: 16 February 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/26/0132
Location: Land To The West Of 1 - 29 Bowers Place Crawley Down Green
Station Road Crawley Down
Proposal: Discharge of Biodiversity Net Gain Plan condition 1 relating to
planning reference DM/25/2376

Thank you for 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:

- Biodiversity gain plan (January 2026)
- Statutory Biodiversity Metric – Calculation Tool (August 2025)
- Biodiversity Net Gain Report (Coyne Environmental Ltd, September 2025)

- Arboricultural Impact Assessment, Method Statement And Tree Protection Plan (PJC Ltd, September 2025)

We have also reviewed the submitted information provided as part of the original planning application (DM/25/2376), which includes the habitat map of the pre-development baseline.

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, based on the submitted documents, we are broadly satisfied that sufficient information has been provided.

Whilst the habitat loss of the development can be reasonably be predicted, it is indicated that this application is not supported by an appropriate habitat map of the post-intervention values, which is a requirement of the Biodiversity Gain Plan. Therefore, we would suggest that the LPA does not discharge the condition until a post-development habitat map has been issued.

The application contains no significant on-site enhancements and is proposing all enhancements are completed via an off-site Biodiversity Gain Site. Therefore, we can confirm that the off-site biodiversity units have been allocated to the relevant Biodiversity Gain Site (BGS-080225001) on the Biodiversity Gain Site Register, with the figures matching the Statutory Biodiversity Metric – Calculation Tool and Biodiversity Gain Plan submitted.

Recommendation

Subject to the submission of an appropriate post-development habitat map, we would support the discharge of the Biodiversity Gain Condition.

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.