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Our ref: 11798
Date: 21 January 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/25/3011
Location: Land South Railway Cottages Vowels Lane Kingscote West Sussex
Proposal: Discharge of Biodiversity Net Gain condition 1 relating to planning application DM/25/1452

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:

- Biodiversity Gain Plan Form (November 2025)
- Biodiversity Net Gain Statement (Lizard Landscape Design and Ecology, April 2025)
- Statutory Biodiversity Metric – Calculation Tool

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'.

Along with the creation of new hardstanding areas, we note that the applicant is seeking to enhance 0.118ha of 'Modified grassland' in poor condition to 'Other neutral grassland' in moderate condition. We are satisfied that this is realistic and deliverable and will a 10% measurable biodiversity net gain to be achieved on-site.

The enhancement to Other neutral grassland meets the Government's definition for [Significant on-site enhancements](#). However, Mid Sussex has made the stance that no minor development will contain significant on-site enhancements which will require a Habitat Management Monitoring Plan and legal agreement to allow aftercare and monitoring for a period of 30 years from the completion of development. As a result, we are satisfied that no further formal monitoring is required, but the applicant should still complete the proposed landscaping to ensure that a 10% measurable biodiversity net gain will be delivered.

Therefore, based on the submitted documents, we are satisfied that sufficient information has been provided for the discharge of the Biodiversity Gain Condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of the Biodiversity Gain Condition in full.

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.