



21st March 2025

Rachel Richardson
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

Thank you for requesting advice on this application 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/25/0137
Location: Finches Field Recreation Ground And Hemsleys Meadows Old Brighton Road South Pease Pottage West Sussex
Proposal: Discharge of planning condition numbers 7, 10, 11 and 12 relating to planning application DM/24/0114

Dear Rachel

Thank you for consulting Place Services on the above discharge of condition application.

Holding Objection pending further information	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Conditions 7, 10, 11, 12	Yes

Conditions

Condition 7: Recommend discharge of condition

No works in connection with the development hereby approved shall commence unless a site protection plan has been submitted to and approved in writing by the Local Planning Authority. Site protection measures in respect of [the watercourse/pond/trees or other relevant thing that needs protection] shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the features to be retained and protected during construction works; and*
- b) The position and details of warning signs and protective fencing to be erected.*

No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details.



Reason: In the interests of protecting and enhancing the biodiversity of the environment to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

Condition 10: Recommend discharge of condition

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Reptile Survey (Urban Edge Environmental Consulting, January 2024) and Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles in Section 5.2 of the Reptile Survey (Urban Edge Environmental Consulting, January 2024) which avoids impacts on protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended), and DP38 of the Mid Sussex District Plan 2014-2031

Condition 11: Recommend discharge of condition

Prior to commencement of development, a Non-licensed Precautionary Method Statement for Hazel Dormouse shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Hazel Dormouse during the removal of a section of Hedgerow H1.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), DP38 of the Mid Sussex District Plan 2014-2031 and s40 of the NERC Act 2006 (as amended).

Condition 12: Recommend discharge of condition

Prior to commencement of development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). This should include reference to the Bat Mitigation Strategy and Hazel Dormice Non-Licensed Method Statement (Surrey Wildlife Trust, March 2023)).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*



- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) *Responsible persons and lines of communication.*
- g) *The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.* h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Comments

Condition 7

We have reviewed the Biodiversity Mitigation and Enhancement Plan (Urban Edge Environmental Consulting, January 2025) which has been submitted in order to discharge Condition 7.

We are satisfied that the submitted information includes the detail required for this condition.

Condition 10

We note that Condition 10 requires compliance with the ecological appraisal recommendations. Unless the LPA receives information to the contrary it should be assumed that all works are carried out in compliance with the approved documents Reptile Survey (Urban Edge Environmental Consulting, January 2024) and Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2023).

We are satisfied that the submitted information includes the detail required for this condition.

Condition 11

We have reviewed the Biodiversity Mitigation and Enhancement Plan (Urban Edge Environmental Consulting, January 2025) (Section 2.9) which has been submitted in order to discharge Condition 11.

We are satisfied that the submitted information includes the detail required for this condition.

Condition 12

We have reviewed the Biodiversity Mitigation and Enhancement Plan (Urban Edge Environmental Consulting, January 2025) which has been submitted in order to discharge Condition 12.

We are satisfied that the submitted information includes the detail required for this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 7, 10, 11 and 12.

Please contact us with any queries.



Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.