



Our ref: 15427
Date: 8 May 2026

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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.

Application: DM/26/0628
Location: Sandhill Farm Sandhill Lane Crawley Down Crawley
Proposal: Discharge of conditions 6 and 7 to planning reference DM/24/3104

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

6) *Prior to occupation of the mobile, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal Report (ROAVR Group, November 2024), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:*

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the documents which has been submitted in order to discharge condition 6. This includes:

- Plan for Installation of Wildlife Boxes
- BLOCK PLAN proposed (updated) (Planix Ltd)

We are satisfied that appropriate bespoke enhancement measures for protected, Priority and threatened species have been recommended, as well as suitable locations, orientations and heights for the proposed measures.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 6.

Further information to discharge the statutory Biodiversity Gain Condition is still required for this application, in line with our previous response. It is reiterated that the proposals will need to be realistic and deliverable and it is unlikely that the Council will support the proposal to enhance the existing grassland to Lowland Meadow Priority habitat, due to the difficulty to achieve this proposed habitat type.

Please contact us if you have any queries in relation to this advice.

Your 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.