



Our ref: 16835
Date: 8 May 2026

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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/26/0732
Location: Byanda Brighton Road Hassocks West Sussex
Proposal: Discharge of planning conditions 5, 9,14,15,21 and 28 relating to planning approval DM/23/0002

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

Conditions

14) No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following. a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints. c) Detailed design(s) and/or working method(s) to achieve stated objectives. d) Extent and location/area of proposed works on appropriate scale maps and plans. e) Type and source of materials to be used where appropriate, e.g. native species of local provenance. f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development. g) Persons responsible for implementing the works. h) Details of initial aftercare and long-term maintenance of the Receptor area(s). i)

Details for monitoring and remedial measures. j) Details for disposal of any wastes arising from works. The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter."

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF.

15) No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been 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). 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 (Priority habitats & species) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF.

Comments

We have reviewed the Planning Statement which has been submitted in order to discharge Condition 14 and 15.

We are not satisfied that the submitted information includes the detail required by this condition.

We expect that a Construction Environmental Management Plan (CEMP: Biodiversity) must be submitted by a separate document and prepared by suitably qualified ecologist. A Reptile Mitigation Strategy could be included as separate report or included as an appendix of the required CEMP. Any recommendations provided must also be in line with the

Preliminary Ecological Appraisal (Tim Moya Associates, December 2022) and the Bat Survey and Mitigation Report (Tim Moya Associates, November 2020).

In line with the requirements of the condition, the documents must include appropriate maps / plans to clearly map the relevant Biodiversity Protection Zones / locations of the proposed receptor sites proposed on the southern boundary.

Recommendation

We are unable to recommend the discharge of condition 14 or 15 until the additional information outlined above has been provided.

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.