



Date: 6 October 2026
Our ref: 22835

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By email only: planninginfo@midsussex.gov.uk

CONTAINS SENSITIVE INFORMATION

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/26/2236
Location: Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex
Proposal: Discharge condition nos. 21, 22 and 30 relating to appeal reference AP/24/0044 (DM/24/0446)

Thank you for consulting Place Services on the above discharge of condition application. We note this relates to Appeal Ref: APP/D3830/W/24/3350075, Decision dated 2nd May 2025.

Conditions

Condition 21: Recommend discharge

"Prior to commencement of any development, including any works of demolition 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 (to be provided as a set of method statements, in particular for Otter and other riparian mammals, reptiles and breeding birds).
- 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.”

Condition 22: Recommend discharge

“Prior to the commencement of any development above ground/slab level, a Biodiversity Enhancement Layout and implementation scheme, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (EclA) Rev A (FPCR Environment and Design Ltd, July 2024) shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details and implementation scheme and all features shall be retained in that manner thereafter.”

Condition 30: Recommend discharge

“If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:

- i. *establish if there have been any changes in the presence and/or abundance of protected species, in particular Otter, and habitats*
- ii. *identify any likely new ecological impacts that might arise from any changes.*

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their

implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.”

Comments

Condition 21:

We have reviewed the Construction and Environmental Management Plan (Tyler Grange Group Limited, July 2026), which has been submitted in order to discharge Condition 21.

We are generally satisfied that the submitted information includes the detail required by this condition. However, we recommend that the Hazel Dormouse: Outline Mitigation Strategy contained within Appendix 1 of the Biodiversity Enhancement Layout Report (Tyler Grange Group Limited, May 2026) should be included within the Construction and Environmental Management Plan (Tyler Grange Group Limited, July 2026).

Condition 22:

We have reviewed the Biodiversity Enhancement Layout Report (Tyler Grange Group Limited, May 2026), which has been submitted in order to discharge Condition 22.

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

Condition 30:

We have reviewed the Ecology Technical Note Update Ecological Walkover Revision a (Tyler Grange Group Limited, July 2026), which has been submitted in order to discharge Condition 30.

We note from Section 5 of the Ecology Technical Note Update Ecological Walkover Revision a (Tyler Grange Group Limited, July 2026) that the update walkover confirmed that the conditions on site remain the same as in previous walkovers. In addition, we note the following:

Bats (European Protected Species)

- Trees T13, T16 and T25-T27 which contained Potential Roost Features for bats when surveyed in November 2020 and October 2023 will not be impacted by the works (Section 4.3). We therefore agree that no further surveys for bats are required.
- We support the implementation of a lighting scheme designed according to the measures recommended by [Guidance Note:08/23 \(Institute of Lighting Professionals\)](#) (Section 4.2).

Hazel Dormouse (European Protected Species)

- We understand that an application will be submitted for a European Protected Species Mitigation Licence for Hazel Dormouse. We support the outline measures to support the licence application in Section 4.5. We also note that the Hazel Dormouse: Outline Mitigation Strategy is contained within Appendix 1 of the Biodiversity Enhancement Layout Report (Tyler Grange Group Limited, May 2026). We recommend that this is included within the Construction and Environmental Management Plan (Tyler Grange Group Limited, July 2026).

Badger (protected species)

- We also support the implementation of a precautionary check for Badger after Great Crested Newt fencing has been installed as there is suitable habitat for this species on site (Section 4.8).

Reptiles (protected species)

- We support the Precautionary Method Statement for reptiles in Section 4.6 as Grass Snake was found on site in 2024.

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

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 21, 22 and 30.

Please do not hesitate to 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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.