



Date: 6 October 2026
Our ref: 22834

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

By email only: 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/26/2275
Location: Fen Place Mill East Street Turners Hill Crawley
Proposal: Discharge of planning conditions nos 7, 8, 9, 10, 11 and 12 relating to planning application DM/23/1608.

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

Conditions

Condition 7: Recommend discharge

"Prior to commencement a Non-Licensed Great Crested Newt and reptile Precautionary Method Statement 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 Great Crested Newt and reptiles during the construction phase. 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) and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 8: Recommend discharge

“Prior to commencement a Non-Licensed Hazel Dormouse Precautionary Method Statement 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 construction phase. 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) and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 11: Recommend discharge

“Prior to the works commencing a precautionary working method statement provided by a suitably qualified ecologist shall be submitted to and approved by the Planning Authority.”

Reason: To protect the habitats of Great Crested Newts in accordance with policy DP38 of the Mid Sussex District Plan and national policy contained within the National Planning Policy Framework.

Comments

Condition 7

We have reviewed the Protected Species Precautionary Working Measures Report (CT Ecology Ltd., July 2026), which has been submitted in order to discharge Condition 7.

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

Condition 8

We have reviewed the Protected Species Precautionary Working Measures Report (CT Ecology Ltd., July 2026), which has been submitted in order to discharge Condition 8.

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

Condition 11

We have reviewed the Protected Species Precautionary Working Measures Report (CT Ecology Ltd., July 2026), which has been submitted in order to discharge Condition 8.

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 7, 8 and 11.

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.