



Date: 6 November 2025

Our ref: 06901

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Haywards Heath
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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. 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/25/1678
Location: Earthingleigh College Road Ardingly Haywards Heath
Proposal: Discharge of planning condition number 13 relating to planning application DM/25/1678

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

Conditions

Condition 13: Recommend Discharge

"The development hereby permitted shall not commence unless and until a Reptile and Enhancement 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 and Enhancement 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 to comply with DP38 of the Mid Sussex District Plan.

Comments

We have reviewed the Reptile Mitigation Plan (Arbtech, October 2025) which has been submitted in order to discharge Condition 13.

We note that the existing log piles and brash will be clear by hand and completed outside of the hibernation season (November to February). As a result, we support the proposed sensitive vegetation clearance proposals, as well as the proposed receptor site details and location.

Therefore, we are satisfied that appropriate information is being provided to meet the requirements of Condition 13.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 13.

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

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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.