



Date: 10 November 2025

Our ref: 10574

Susan Dubberley
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. 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/25/2633
Location: Land Rear Of 96 Folders Lane Burgess Hill West Sussex RH15 0DX
Proposal: Discharge of Conditions 13 and 20 relating to planning reference DM/23/0532.

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

Conditions

Condition 13: Recommend discharge from an ecological perspective

No development above ground floor slab level shall commence until full details of a hard and soft landscaping scheme have been submitted to, and approved in writing, by, the Local Planning Authority. To include details of any tree Pruning, Canopy Reduction or Lifting.

The works shall be carried out prior to the occupation of that particular phase of the development. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

Condition 20: Recommend discharge

No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Lizard Landscape Design and Ecology, May 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 prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF.

Comments

Condition 13

We have reviewed the Soft Landscape General Arrangement Plan Drawing No. LLD3589-LAN-DWG-100 Revision 03 (Lizard Landscape Design and Ecology, September 2025), Soft Landscape Specification (Lizard Landscape Design and Ecology, September 2025), Detailed Plant Schedule and Specification (Lizard Landscape Design and Ecology, September 2025), Detailed Planting Plans Drawing Nos. LLD3589-LAN-DWG-211 to LLD3589-LAN-DWG-226 (Lizard Landscape Design and Ecology, September 2025) and Infrastructure Planting Plans Drawing Nos. LLD3589-LAN-DWG-201 to LLD3589-LAN-DWG-209 (Lizard Landscape Design and Ecology, September 2025), which have been submitted in order to discharge Condition 13.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Condition 20

We have reviewed the Biodiversity Enhancement Layout (Lizard Landscape Design and Ecology, September 2025) which has been submitted in order to discharge Condition 20.

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 13 (from an ecological perspective) and 20.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
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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.