



Date: 4 August 2026
Our ref: 18859

Joanne Fisher
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

By email only:

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/26/1451
Location: Borde Hill Garden Borde Hill Lane Haywards Heath West Sussex
Proposal: Discharge of planning conditions nos 3, 5, 7, 8, 10, and 14 relating to planning application DM/25/3104.

Thank you for re-consulting Place Services on the above discharge of condition application. We can only provide comments on applications related to ecology. Our response dated 3rd July 2026 refers.

Condition

Condition 14: Recommend discharge

"Prior to the first use of any part of the development for either the South Park or Sugworth Farm, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Botanical Walkover File Note - Ecological Walkover Addendum (Arbtech Ltd, August 2025), Biodiversity Enhancement Layout (Submitted 14th August 2024) and Construction Ecological Management Plan and Ecological

Enhancement and Management Plan (Arbtech Consulting Ltd., January 2023), shall be submitted to and approved in writing by the Local Planning Authority for that part of the site.

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).

Comments

We have reviewed the Ecological Enhancement Plan (Arbtech Consulting Ltd., June 2026) which has been submitted in order to discharge Condition 14.

We are now 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 Condition 14.

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.

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.

AI may have been used in the preparation of this response, but its 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.