



Date: 4 August 2026
Our ref: 20411

Rachel Richardson
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/26/1682
Location: Twineham Court Farm Bob Lane Twineham Haywards Heath
Proposal: Discharge of conditions 4, 7, and 8 relating to planning application DM/23/2386.

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

Condition

Condition 7: Recommend discharge

"Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (CT Ecology, April 2023), 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 (Priority habitats & species) and DP38 of the Mid Sussex District Plan 2014-2031.

Condition 8: 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 Figure 1: Biodiversity Enhancement Layout Rev 1 (CT Ecology, July 2026) and Figure 1: Biodiversity Enhancement Layout (CT Ecology, July 2026) which have 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 Reasonable Avoidance Measures Method Statement (RAMS) for Great Crested Newt (CT Ecology, 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 and 8.

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.

