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Oaklands Road
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West Sussex
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Our ref: 17275
Date: 19 May 2026

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.

Application: DM/26/1050
Location: Woodside Grange Woodland Road Hassocks West Sussex
Proposal: Discharge of planning conditions nos 3, 5, 6, 7, 8, 9, 11, 14, 15, 18, 20, 21 and 22 relating to planning application DM/23/2687

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology. Therefore, our comments relate to Condition 20 and 21.

Conditions

20) A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, 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 the occupation of any dwelling and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with District Plan Policy DP38.

21) A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the Local Planning Authority 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) and to accord with District Plan Policy DP38.

Comments

We have reviewed the submitted documents provided in order to discharge Condition 21 and 22. As a result, we have the following comments:

Condition 21

We have reviewed the Biodiversity Enhancement Detail (ROAVR Ltd, November 2025) BNG Statement (ROAVR Ltd, November 2025), Pond Creation Method Statement (ROAVR Ltd, November 2025) and Landscape Proposal (Trevor Bridge associates Ltd, September 2025) submitted to discharged condition 21.

It is highlighted that condition just requires the finalised details and locations for bespoke enhancement measures outlined within the Preliminary Ecological Appraisal (David Archer Associates, April 2023) to be submitted for the planning application.

Therefore, we have reviewed the Landscape Proposal (Trevor Bridge associates Ltd, September 2025) and support the locations / heights of the proposed bird and bat boxes, as well as the soft landscaping proposals recommended at an ecological perspective. We also support the measures contained with the Pond Creation Method Statement (ROAVR Ltd, November 2025) to ensure the successful implementation of the proposed two ponds.

Condition 22

We have reviewed the Construction Environmental Management Plan (CEMP) (ROAVR Ltd, November 2025) submitted to discharged condition 22.

It is highlighted that the lighting condition relates to technical details of any external lighting to be installed as part of the scheme, to minimise the potential impacts upon roosting, foraging and commuting bats. Therefore, the condition only relates to lighting controls measures during the operation phase of the development.

Therefore, we are not satisfied that the submitted information includes the detail required by this condition. As the CEMP only relates to lighting controls during the construction phase of the development. We note that the Biodiversity Enhancement Detail (ROAVR Ltd, November 2025) includes recommendations for lighting measures which we support in principle. However, the finalised lighting technical specifications should be supplied to meet the requirements of the condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 21.

We are unable to recommend the discharge of condition 22 until the additional information outlined above has been provided.

Please 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