



Case Officer

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

Our ref: 12508
Date: 16 February 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/25/3118
Location: Lower Laines Farm Newbury Lane Cuckfield Haywards Heath
Proposal: Discharge of Condition 4 relating to planning reference DM/25/1948

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 4: Further Information Required

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures;
- e) and details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024, s40 of the NERC Act 2006 (as amended) and policy DP38 of the Mid Sussex District Plan.

Comments

We have reviewed the Biodiversity Enhancement Scheme (EAS Ltd, November 2025) which has been submitted in order to discharge Condition 4.

We are not satisfied that the submitted information includes the detail required by this condition. This is because the Biodiversity Enhancement Scheme (EAS Ltd, November 2025) does not include enhancement measures for protected, Priority and threatened species.

It is indicated that a Biodiversity Enhancement Strategy is a separate requirement to mandatory biodiversity net gains to outline reasonable biodiversity enhancement measures for protected, Priority and threatened species in line with paragraph 187d of the NPPF (December 2025). Therefore, it is recommended that the applicant needs to clearly set out how the grassland management will deliver enhancements measures for reptiles, amphibians or nesting birds. In addition, further bespoke enhancements (e.g. log or brash piles or bird boxes) could be considered as part of the Biodiversity Enhancement Strategy.

Recommendation

We are unable to recommend the discharge of condition 4 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.