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

Our ref: 14222
Date: 26 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/25/3267
Location: Woodfield House Isaacs Lane Burgess Hill West Sussex
Proposal: Discharge of planning condition 13 relating to Planning application DM/24/0487

Thank you for consulting Place Services on the above discharge of condition application.

Conditions

Condition 13: Further information required

Prior to commencement of development above slab level a Biodiversity Compensation and Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Greengage, December 2023) and Ecology File Note (Greengage, 8th November 2024) shall be submitted to and approved in writing by the local planning authority.

The compensation and enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that 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 to accord with Policy DP38 of the Mid Sussex District Plan

Comments

We have reviewed the Biodiversity Enhancements Scheme (DHA Architecture Ltd., November 2025) which has been submitted in order to discharge Condition 13.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because only the locations of the following enhancements have been provided, not the details or specifications:

- Integrated bat box
- Tree mounted bat box
- Swift brick / box single
- Swift brick / box dual
- Hedgehog house
- Hole fronted bird box
- Open fronted bird box
- House sparrow terrace
- Hedgehog gate
- Planting details of the marginal vegetation for the pond

In addition, the location and planting details of the proposed native scrub and hedgerow planting on page 30 of the Preliminary Ecological Appraisal (Greengage, December 2023) have not been identified.

We also note that no invertebrate features such as bee posts, habitat panels or stag beetle loggeries have been identified (page 31 of the Preliminary Ecological Appraisal (Greengage, December 2023)).

Recommendation

We are unable to recommend the discharge of condition 13 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.