

29 May 2026



Mid Sussex District Council  
Planning Department  
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Dear Sir/Madam

**Submission of details to discharge conditions 19, 20 & 21 of planning permission DM/23/3250**

This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference: PP-14966200, which relates to the submission of details to support the discharge of conditions 19, 20 and 21 of planning permission DM/23/3250 at Land west of Selsfield Road, Ardingly.

Planning permission was granted under planning reference DM/22/1575 for the development of Land at Selsfield Road, Ardingly on 8 June 2023. The permission granted was outline planning permission for the development of up to 35 dwellings, associated landscaping and infrastructure, with all matters reserved except for access.

In December 2023, a Section 73 application was submitted to make a minor amendment to the red line site boundary to enable the site to connect to the public highway. To enable this amendment, condition numbers 2 and 11 were varied to supersede the access and location plans originally approved as part of the outline application. The S73 application was approved in February 2024 under reference DM/23/3250.

Consequently this application seeks approval of conditions 19, 20 and 21.

**Condition 19:**

*No development shall take place, including any works of demolition, until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.*

*The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:*

- Risk assessment of potentially damaging construction activities.
- Identification of 'biodiversity protection zones'.
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.



- *Use of protective fences, exclusion barriers and warning signs.*

Submitted Supporting Documents for Condition 19:

- Construction and Environmental Management Plan produced by aLyne Ecology (Version 003)

**Condition 20:**

*No development shall take place, including any works of demolition, until a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:*

- *Purpose and conservation objectives for the proposed enhancement measures,*
- *Detailed designs to achieve stated objectives,*
- *locations of proposed enhancement measures by appropriate maps and plans,*
- *timetable for implementation demonstrating that works are aligned with the proposed phasing of development,*
- *persons responsible for implementing the enhancement measures,*
- *details of initial aftercare and long-term maintenance (where relevant).*

Submitted Supporting Documents for Condition 20:

- Biodiversity Enhancement Scheme produced by aLyne Ecology (Version 002)

**Condition 21:**

*No development shall take place, including any works of demolition, until a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:*

- *Description and evaluation of features to be managed.*
- *Ecological trends and constraints on site that might influence management.*
- *Aims and objectives of management.*
- *Appropriate management options for achieving aims and objectives.*
- *Prescriptions for management actions.*
- *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- *Details of the body or organisation responsible for implementation of the plan.*
- *Ongoing monitoring and remedial measures.*
- *The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.*
- *The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.*

Submitted Supporting Documents for Condition 21:



- Landscape and Ecological Management Plan produced by aLyne Ecology (Version 002)

We trust that the documents provided are adequate to meet the Council's requirements to discharge the relevant conditions.

Should you require further information then please do not hesitate to contact me or my colleague Guy Dixon ([GDixon@savills.com](mailto:GDixon@savills.com)).

Yours faithfully,

A handwritten signature in black ink, appearing to read "K Martin", written over a horizontal line.

**Katie Martin MRTPI**  
Senior Planner