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Our ref: 15349  
Date: 7 April 2026

By email only: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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**Application:** DM/26/0588  
**Location:** Havelock Farm Wakehurst Place Selsfield Road Ardingly  
**Proposal:** Discharge of planning conditions 1, 2, 5, 7, 8, 11, 12, 13, 14, 15, 16, 22, and 24 of application DM/25/2774.

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

### **Conditions**

#### **Condition 8: Recommend discharge from an ecological perspective**

*Prior to the commencement of any development above ground/slab level, a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas together with a timetable for the implementation of the landscape management plan, shall have been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out in accordance with the approved details and timetable.*

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16, DP26 and DP37 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

**Condition 11: Recommend discharge**

*Prior to the commencement of any development above ground/slab level a Biodiversity Compensation and Enhancement Strategy shall have been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:*

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

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

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

**Condition 12: Recommend discharge from an ecological perspective**

*Prior to the commencement of any development above ground/slab level, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:*

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) 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. The approved plan will be implemented in accordance with the approved details.*

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the District Plan

#### **Condition 22: Further information required**

*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. The lighting scheme shall also be designed to protect the intrinsically dark night skies of the High Weald and neighbouring residential amenity.*

*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 LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats and species), to protect neighbouring residential amenity and the AONB and to accord with Policies DP16, DP26 and DP38 of the District Plan

#### **Comments**

##### **Condition 8**

We have reviewed the Landscape Management Plan Revision P02 (Lloydbore Ltd., February 2025), which has been submitted in order to discharge Condition 8.

We are satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

**Condition 11**

We have reviewed the Landscape Ecology and Management Plan and Biodiversity Compensation and Enhancement Strategy Version 1.1 (Surrey Wildlife Trust Ecology Services, March 2025), which has been submitted in order to discharge Condition 11.

We are satisfied that the submitted information includes the detail required by this condition.

**Condition 12**

We have reviewed the Landscape Ecology and Management Plan and Biodiversity Compensation and Enhancement Strategy Version 1.1 (Surrey Wildlife Trust Ecology Services, March 2025), which has been submitted in order to discharge Condition 11.

We are satisfied that the submitted information includes the detail required by this condition.

**Condition 22**

We have reviewed the Landscape Ecology and Management Plan and Biodiversity Compensation and Enhancement Strategy Version 1.1 (Surrey Wildlife Trust Ecology Services, March 2025), which has been submitted in order to discharge Condition 22.

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

This is because we note that, although Sections 7.2.7 to 7.2.10 of the Landscape Ecology and Management Plan and Biodiversity Compensation and Enhancement Strategy Version 1.1 (Surrey Wildlife Trust Ecology Services, March 2025) relate to the lighting strategy, the report states that the design will be demonstrated on a separate lux level drawing which is not included in this report.

**Recommendation**

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 8 (from an ecological perspective), 11 and 12.

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.*