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

Our ref: 17747
Date: 5 June 2026

By email only: Planning Department, planninginfo@midsussex.gov.uk

Thank you for requesting advice on this application 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/26/1186
Location: Land West Of Selsfield Road Ardingly West Sussex
Proposal: Reserved Matters application for consideration of consider all outstanding matters (layout, scale, landscaping and appearance) in respect of outline planning permission DM/22/1575 (and the subsequent variation of conditions 2 and 11 through permission DM/23/3250).

Thank you for consulting Place Services on the above reserved matters application.

No ecological objection	☒
No ecological objection subject to attached conditions	☐
Further information required/Temporary holding objection	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the decision notice for DM/22/1575 and the subsequent variation of conditions 2 and 11 through permission DM/23/3250. We note that the following conditions require submission of the specified documents:

- Condition 18: requires compliance with the Preliminary Ecological Appraisal (Greenlink Ecology Ltd., May 2022).
- Condition 19: Construction Environmental Management Plan (CEMP): Biodiversity.
- Condition 20: Biodiversity Enhancement Strategy
- Condition 21: Landscape and Ecological Management Plan (LEMP)
- Condition 22: lighting scheme for biodiversity
- Condition 24: Biodiversity Net Gain Design Stage report

As a result, we have the following comments on this application and the above conditions secured as part of the outline consent:

Soft Landscaping:

We have reviewed the Soft Landscape Plan – Rev B and the Planting schedule for this application and indicate that we have no objection with the proposed landscaping scheme at an ecological perspective.

Variations of Condition 11 and 20:

We also note the proposal to vary condition 11 and 20 of the outline consent. This includes the proposals to Replace Existing Plans with Access Plan - Ref 196651-002 Rev A Location Plan Sk001 Rev B And Location Plan Mp001 Rev B.

As a result, we have assessed the updated plans and have no objection at an ecological perspective.

Condition 18 – Compliance

Subject to the LPA being satisfied works have followed the mitigation and enhancements set out within the Preliminary Ecological Appraisal (Greenlink Ecology Ltd., May 2022), we would support the discharge of Condition 18.

Condition 19

We note that a Construction Environmental Management Plan (CEMP): Biodiversity has not yet been submitted and look forward to reviewing this document when it becomes available.

Condition 20

We have reviewed the Landscape and Ecological Management Plan Version 002 (Alyne Ecology, May 2026) which has been submitted in order to discharge Condition 20. We support the biodiversity enhancements within the Landscape and Ecological Management Plan Version 002 (Alyne Ecology, May 2026). However, a plan is required indicating the locations of the enhancements. Unfortunately, the plans in Section 9 are blurry with poor definition and cannot be read. We therefore recommend that these plans are re-submitted to the LPA and reviewed before discharge of condition.

Condition 21

We have reviewed the Landscape and Ecological Management Plan Version 002 (Alyne Ecology, May 2026) which has been submitted in order to discharge Condition 21. In general, we support the soft landscape plans from an ecological perspective. However, the plans in Section 9 are blurry with poor definition and cannot be read. We therefore recommend that these plans are re-submitted to the LPA and reviewed before discharge of condition.

Condition 22

We have reviewed the Lighting Strategy and Impact Assessment (It Does Lighting, April 2022) which has been submitted in order to discharge Condition 22. We note that the Ecology Section (pp. 22-24) contains mitigation to avoid impacts to wildlife. The section states that the lighting scheme needs to comply with the Institute of Lighting Professional (ILP) and BCT guidance note 08/184, in particular avoiding illumination of the wall-integrated bat boxes, hedgerows and trees. Therefore, we would support the discharge of this condition.

Condition 24

We have reviewed the Biodiversity Net Gain (BNG) Assessment letter (Greenlink Ecology Ltd., December 2022) and the Biodiversity Statutory Metric pdf which have been submitted to meet the requirements of Condition 24. The condition requires the submission of a Biodiversity Net Gain Design Stage Report, which includes the baseline data and provision of the full BNG calculations, together with additional details on implementation and monitoring. The Biodiversity Net Gain (BNG) Assessment letter (Greenlink Ecology Ltd., December 2022) does not provide sufficient information, and the Statutory Biodiversity Metric needs to be submitted as the original Excel spreadsheet, rather than as a pdf document.

We look forward to reviewing the BNG information when it becomes available.

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.