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

Our ref: 17570
Date: 5 June 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/26/1155
Location: Wealden House Lewes Road Ashurst Wood West Sussex
Proposal: Discharge of planning conditions nos 6 and 11 relating to planning application DM/25/3038

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

Conditions

Condition 11: Recommend discharge

No development above slab level shall take place until a Biodiversity Enhancement Strategy for protected and Priority 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, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);

- d) persons responsible for implementing the enhancement measures; and
- e) 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 and Priority species and habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

Comments

We have reviewed the Biodiversity Enhancement Strategy (Corylus Ecology, December 2025), which has been submitted in order to discharge Condition 11.

We welcome the inclusion of the enhancement measures comprising the installation of 14 bat boxes and 16 bird nest boxes, the provision of one reptile hibernaculum and two refugia and the provision of hedgehog holes in fencing.

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

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 11.

Please do not hesitate to 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.