



24th February 2025

Anna Tidey
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/25/0240
Location: Woodside Grange Woodland Road Hassocks West Sussex BN6 8EX
Proposal: Discharge of planning condition nos 3, 7, 8, 11, 14, 15, 18, 20, 21 and 22 relating to Reserved Matters application DM/23/2688.

Dear Anna

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

Holding Objection pending further information – Condition 20	Yes
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Condition 21	Yes

Condition 20: Further information required

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, April 2023), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation of the dwelling and all features shall be retained in that manner thereafter.

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

**Condition 21: Recommend discharge**

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.

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 Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to accord with District Plan Policy DP38.

Comments**Condition 20**

We have reviewed the Hard and Soft Landscaping Scheme and Biodiversity Layout (submitted 30th January 2025) and Biodiversity Enhancement Statement (submitted 30th January 2025) which have been submitted in order to discharge Condition 20.

However, specifications and locations of the bird and bat boxes, the specification for the mix of wildflower seeds for the meadows and the species and locations of trees to be planted has not been provided.

We welcome the information on the species of shrubs for the native hedgerows to be planted on the west, east and southern boundaries as Hazel, Hawthorn and Honeysuckle.

Therefore, we are not satisfied that the submitted information includes the detail required by this condition.

Condition 21

We have reviewed the Lighting Scheme for Biodiversity (submitted 30th January 2025) which has been submitted in order to discharge Condition 21.

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

Recommendations**Condition 20**

We are unable to recommend the discharge of Condition 20 until the additional information outlined above has been provided.

Condition 21

Subject to implementation in full of the submitted details, we recommend discharge of Condition 21.



Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.