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

Our ref: 14222
Date: 19 March 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/25/3267
Location: Woodfield House Isaacs Lane Burgess Hill West Sussex
Proposal: Discharge of planning condition 13 relating to Planning application DM/24/0487

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

Conditions

Condition 13: Recommend discharge

Prior to commencement of development above slab level a Biodiversity Compensation and Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Greengage, December 2023) and Ecology File Note (Greengage, 8th November 2024) shall be submitted to and approved in writing by the local planning authority.

The compensation and enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that Reason:

To enhance protected and Priority species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan

Comments

We have reviewed the Biodiversity Compensation and Enhancement Layout Explanatory Notes (Greengage, submitted March 2026) and Biodiversity Enhancements Scheme (DHA Architecture Ltd., November 2025) which have been submitted in order to discharge Condition 13.

We welcome the details and specifications for the following enhancements: specifications:

- Integrated bat box
- Tree mounted bat box
- Swift brick / box single
- Swift brick / box dual
- Hedgehog house
- Hole fronted bird box
- Open fronted bird box
- House sparrow terrace
- Hedgehog gate
- Planting details of the marginal vegetation for the pond
- Native scrub and hedgerow planting
- Invertebrate features, including insect hotel, stag beetle loggery and log pile

We note Figure A1 of the Biodiversity Compensation and Enhancement Layout Explanatory Notes (Greengage, submitted March 2026) provides a plan showing the locations of the enhancements. In addition, the species to be planted, together with locations, are provided in the Planting Plan Revision P02 Drawing Number 3173-APA-ZZ-00-PP-L-2001 (Allen Pyke, February 2026) and Horticultural Note and Planting Schedule Revision P02 Drawing Number 3173-APA-ZZ-XX-PP-L-2000 (Allen Pyke, February 2026).

We are now 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 13.

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.