



Date: 7 September 2026
Our ref: 21365

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

By email only: 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/26/1961
Location:	Land At Foxhole Farm Foxhole Lane Bolney West Sussex
Proposal:	Approval of reserved matters (appearance landscaping layout and scale) following outline approval of DM/25/1129 for the erection of 198 dwellings (including 60 affordable) with associated landscaping, community orchard, public open space and infrastructure.

Thank you for consulting Place Services on the above Reserved Matters application.

Summary

We have reviewed the submitted details for this reserved matters application, this includes the soft landscaping details and planting plans. We have also re-assessed the Ecological Appraisal (Aspect Ecology, April 2025) which was submitted at outline stage for this application.

We have reviewed the decision notice for outline approval of DM/25/1129 and note that the following conditions require submission of the specified documents:

- Condition 3: provision of updated ecological information if the development does not commence within 12 months of the planning consent
- Condition 5: Construction Environmental Management Plan (CEMP: Biodiversity)

- Condition 6: compliance condition: Ecological Appraisal (Aspect Ecology, April 2025), Draft Landscape and Ecological Management Plan (LEMP) (SLR Consulting Ltd., April 2025), Appendix D Predicted Light Spillage (RSK submitted April 2025) and Lighting Impact Assessment (Nature Positive, April 2025).
- Condition 8: Hazel Dormouse licence
- Condition 9: Biodiversity Enhancement Layout
- Condition 31: Wildlife sensitive lighting scheme
- Biodiversity Net Gain condition

Soft Landscaping (condition 1):

We are satisfied that appropriate recommendations for the planting specifications and planting schedules at an ecological perspective, which are in line with the submitted landscape management plan and Habitat Management and Monitoring Plan.

Condition 3

As the ecology report (Ecological Appraisal (Aspect Ecology, April 2025) is dated April 2025, updated ecological information needs to be submitted to the LPA because the development has not commenced within 12 months of the planning consent.

This information is required concurrent with the discharge of reserved matters consent. Therefore, this information should ideally be supplied to support this reserved matters application, as well as to provide sufficient details to discharge Condition 3.

Condition 5

We note that the Construction Environmental Management Plan (CEMP: Biodiversity) in respect of Condition 5 has not yet been submitted and that this document is required prior to commencement of any works. We look forward to reviewing this document when it becomes available.

Condition 6

This is a compliance condition to ensure that surveys, mitigation and enhancements are completed in line with the recommendations contained within the Ecological Appraisal (Aspect Ecology, April 2025), Draft Landscape and Ecological Management Plan (LEMP) (SLR Consulting Ltd., April 2025), Appendix D Predicted Light Spillage (RSK submitted April 2025) and Lighting Impact Assessment (Nature Positive, April 2025). Therefore, we recommend that this condition is discharged by the LPA once the development has been completed and mitigation and enhancements have been secured and implemented.

Condition 8

We note that evidence of the licence for Hazel Dormouse in respect of Condition 8 has not yet been submitted and will be required prior to commencement of any works which will

affect the breeding or resting places of the European Protected Species. We look forward to reviewing this document when it becomes available.

Condition 9

We also note that the Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Appraisal (Aspect Ecology, April 2025) in respect of Condition 9 has not yet been submitted and will be required prior to any works above slab level. We look forward to reviewing the document when it becomes available.

Condition 31

We have reviewed the Outdoor Lighting Report (MMA Lighting Consultancy Lt., July 2026) and Environmental Impact Assessment & Lighting Design Category Selection Process (MMA Lighting Consultancy, August 2026) which have been submitted in order to discharge Condition 31.

Unfortunately, the documents have not been prepared in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) as required by Condition 31. Therefore, we are unable to support these documents in the discharge of Condition 31 and recommend that the lighting information should be prepared in accordance with a suitably qualified ecologist.

Conditions 11, 19 and 20

Please note that we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

Biodiversity Gain Condition

We have reviewed the submitted documents for this application. This includes the following:

- Habitat Management and Monitoring Plan (Derek Finnie Associates, August 2026)
- Statutory Biodiversity Metric – Calculation Tool (August 2026)
- Biodiversity Gain Plan (August 2026)

It is indicated that [Paragraph 14\(2\) of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#) and [Articles 37C\(2\) and 37C\(4\) of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) sets out the requirements of the Biodiversity Gain Condition, which secures a 'Biodiversity Gain Plan'.

Therefore, in summary, the submission of a Biodiversity Gain Plan will consist of the following information:

- Biodiversity Gain Plan form, using the Government's template:
<https://www.gov.uk/government/publications/biodiversity-gain-plan>
- The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- Completed pre-development and post-development habitat maps
- Information regarding [Habitat degradation](#) (where required).

- Information regarding [irreplaceable habitat](#) (where required).

In addition, the following information may also be required depending on whether the development contains significant on-site enhancements or whether off-site options or Statutory Biodiversity Credits are required:

- A [Habitat Management and Monitoring Plan](#) (HMMP) for significant on-site enhancements or offsite measures in blue line boundary land.
- Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in blue line boundary land.
- Evidence of off-site units being allocated to a Biodiversity Gain Site on the [Biodiversity Gain Site Register](#).
- Evidence of proof of purchase of Statutory Biodiversity Credits

The Biodiversity Gain Plan must be submitted as a separate statutory discharge of condition application, prior to commencement. It is highlighted that the following additional information will be required as part of this formal discharge of condition application:

- Completed pre-development and post-development habitat maps

It is highlighted that we do support the submitted HMMP, and we agree that appropriate for significant on-site enhancements have been identified. This will need to be monitored for a 30-year period from the completion of development in line with the agreed s.106 agreement.

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.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.