



Date: 6 October 2025

Our ref: 09826

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

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. 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/25/2079
Location: Land Adj. To Gatehouse Hub Neaves Park Goddards Green West Sussex
Proposal: Discharge of condition nos 3, 8, 12, 15, 20 and 22 of planning application DM/24/2482.

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

Conditions

22) No development shall be carried out above ground slab level unless or until there has been submitted to and approved in writing by the Local Planning Authority full details of a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, November 2024) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following: a) detailed designs or product descriptions for biodiversity enhancements; and b) locations, orientations and heights for biodiversity enhancements on appropriate drawings. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with District Plan Policy DP38.

Comments

We have reviewed the Ecological Design Strategy And Biodiversity Enhancement Layout (Lizard Landscape Design and Ecology Ltd, May 2025), which has been submitted in order to discharge condition 22 (Biodiversity Enhancement Layout).

We are satisfied that the submitted information includes the detail required by this condition, as the proposed bat and bird boxes are considered appropriate for the development and located in appropriate heights and orientations.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 22.

Please do not hesitate to contact us if you have any queries in relation to this advice.

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Senior Ecological Consultant

Place Services at Essex County Council

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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.