



Date: 6 October 2025

Our ref: 09827

Joanne Fisher
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/25/2141
Location: Land At 147 To 149 College Lane Hurstpierpoint West Sussex
Proposal: Discharge of conditions 3, 7, and 18 relating to planning reference DM/25/1379.

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

Conditions

7) No development shall be carried out above ground level unless and 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 & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the submitted documents for this application.

Whilst the Cover Letter states that a Biodiversity Enhancement Strategy has been submitted, a copy of this document has not been included with the application.

The applicant is reminded that condition 7 is completely separate to mandatory biodiversity net gains and requires the provision of bespoke biodiversity enhancements for protected, Priority and threatened species to be outlined. This should include the technical specifications, locations, orientations and heights of the proposed enhancement measures (e.g. integrated bird and bat boxes, as well as hedgehog friendly fencing).

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

Recommendation

We are unable to recommend the discharge of condition 7 until the additional information outlined above has been provided.

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

Kind regards,

Hamish Jackson ACIEEM BSc (Hons)

Senior Ecological Consultant

Place Services at Essex County Council

Email: PlaceServicesEcology@essex.gov.uk



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.