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Mid Sussex District Council
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West Sussex
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Our ref: 17450
Date: 26 May 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/26/0831
Location: Town Place Farm Sloop Lane Scaynes Hill West Sussex
Proposal: Discharge of planning conditions 3, 6 and 10 relating to planning application DM/24/1130.

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

Conditions

Condition 6: Further information required

"Prior to the commencement of development, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection during the course of development. These works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP12, DP16 and DP26 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK9 of the Horsted Keynes Neighbourhood Plan.

Condition 10: Recommend discharge

“Prior to the commencement of development a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment Report (Corylus Ecology, March 2024), 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 and all features shall be retained in that manner thereafter.”

Reason: To enhance protected and Priority Species, to 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

Condition 6

We have reviewed the email NB to CG Landscaping and Ecology (submitted May 2026) which has been submitted in order to discharge Condition 6.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because the landscape plan mentioned in the email NB to CG Landscaping and Ecology (submitted May 2026) is not available on the Planning Portal.

Condition 10

We have reviewed the Bat and Swift Boxes (photographs) (submitted May 2026) which has been submitted in order to discharge Condition 10.

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

Recommendation

We are unable to recommend the discharge of condition 6 until the additional information outlined above has been provided.

Subject to implementation in full of the submitted details, we recommend discharge of Condition 10.

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