



Date: 12 October 2026
Our ref: 22840

Andrew Watt
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 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/26/2271
Location: Wickenden Farm Chilling Street Sharpthorne East Grinstead
Proposal: Discharge of planning conditions no 3, 4, 5, 6, 7, 9, 10 and 12 relating to planning application DM/24/1609.

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: Recommend discharge

"No development above ground floor slab level shall be commenced until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Ecological Design Strategy Drawing Number DKS/1283.4 (Arboreald, January 2025), Habitat Management and Monitoring Plan (Arboreald, January 2025) and Preliminary Ecological Appraisal (The Ecology Partnership, June 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).

Condition 7: Recommend discharge

"No development above ground floor slab level shall commence until a Precautionary Working Methods Statement (PWMS) for Great Crested Newts, prepared by a suitably qualified ecologist, has been submitted to and approved in writing by the Local Planning Authority, and the works shall be carried out in accordance with the approved details."

Reason: To ensure that the proposals avoid adverse impacts on Great Crested Newts, in accordance with DP38 of the Mid Sussex District Plan and paragraph 180 of the NPPF.

Condition 9: Recommend discharge from an ecological perspective

"Prior to first use of the development hereby permitted, full details of a hard and soft landscaping scheme, including finished surfacing, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a 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, unless the Local Planning Authority gives written consent to any variation."

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan.

Condition 10: Recommend discharge

"Prior to the first use of the development hereby permitted, a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to, and approved in writing by, the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory."

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme, prior to first use of the development hereby approved, and maintained

thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended).

Comments

Condition 6

We have reviewed the Biodiversity Enhancement Layout Drawing Number DKS/1283.4 (Arborweald, December 2025), which has been submitted in order to discharge Condition 6.

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

Condition 7

We have reviewed the Precautionary Working Method Statement (Arborweald, October 2025), which has been submitted in order to discharge Condition 7.

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

Condition 9

We have reviewed the Hard and Soft Landscape Schedule Drawing 001 (submitted September 2026), which has been submitted in order to discharge Condition 9.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Condition 10

We have reviewed the Lighting Plan (submitted September 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

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 6, 7, 9 (from an ecological perspective) and 10.

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.