



Date: 12 October 2026
Our ref: 22845

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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/26/2267
Location: The Stables Warninglid Lane Warninglid Haywards Heath
Proposal: Discharge of Planning Condition No's 4 and 7 relating to DM/22/3873

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

Conditions

Condition 7: Further information required

"Prior to any works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Ecosupport, April 2022) and Phase II Bat Survey Report (Ecosupport, July 2022), 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 & habitats and allow the LPA to discharge its duties under the NPPF 2021, s40 of the NERC Act 2006 (Priority habitats & species) and policy DP38 of the Mid Sussex District Plan.

Comments

Condition 6

We have reviewed the Biodiversity Enhancement Layout Drawing Number ADC 1748/03 (Alistair Dodd Consulting Architectural Services, September 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 orientation of the two bat boxes is not clear, although it appears that they face west. Bat boxes should ideally face south, southeast or southwest as these directions ensure the boxes receive sufficient heat, whereas a west-facing box may overheat during particularly warm weather conditions.

In addition, the erection height of the bat boxes should be specified as at least 4m above the ground and as close as possible to the eaves as stated in Section 5.1.3.2 of the Phase II Bat Survey Report (Ecosupport, July 2022).

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.

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.