



Date: 29 September 2025

Our ref: 09480

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Mid Sussex District Council
Oaklands Road
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West Sussex
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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/25/1980
Location: Sackville School Lewes Road East Grinstead West Sussex
Proposal: Discharge of Conditions 4, 10 and 12 related to planning reference DM/25/0263.

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

Conditions

Condition 12: Additional information required

"Prior to any works above slab level a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., October 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 policy DP38 of the Mid Sussex District Plan

Comments

We have reviewed the Habitat Management and Mitigation Plan (Arbtech, April 2025) which has been submitted in order to discharge Condition 12.

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

We note that the orientation of the bird box has not been provided, and the recommended installation height of 1.5m is not recommended as this could easily be reached and disturbed by humans or ground predators (e.g. cats). The bird box should be installed at least 3m high, in an area away from direct sunlight ideally facing between north and east.

Recommendation

We are unable to recommend the discharge of condition 12 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.

Hallie Rees MSci (Hons)

A Current Qualifying Member of CIEEM

Assistant 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.