



Date: 12 June 2026

Our ref: 18001

Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

By email only:

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/26/1234
Location:	Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex
Proposal:	Discharge of conditions 29 and 31 relating to planning reference DM/23/2699.

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

Condition

Condition 31

No development shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones".

- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and 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) and to accord with policy DP38 of the Mid Sussex District Plan 2014-2031.

Comments

We have reviewed the Construction Environmental Management Plan (CEMP) (Ecosupport Ltd., May 2026), which has been submitted in order to discharge Condition 31.

We welcome the inclusion of mitigation measures for bats, reptiles, Great Crested Newt, Hazel Dormouse and nesting birds in the Construction Environmental Management Plan (CEMP) (Ecosupport Ltd., May 2026) in addition to the other details required by the condition.

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 Condition 31.

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

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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.

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.