

Planning Services
Development Management
Planning Division
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

18th December 2025

Dear Sir/ Madam,

***RE: DISCHARGE OF CONDITIONS 1 (BNG) AND CONDITION 5 (BES)
ATTACHED TO PLANNING PERMISSION DM/25/2271 AT HILL HOUSE FARM
COTTAGE, HANDCROSS ROAD, STAPLEFIELD, HAYWARDS HEATH, WEST
SUSSEX, RH17 6EE***

This covering statement is submitted on behalf of Victoria Hogg in support of a discharge of conditions application relating to the abovementioned planning permission.

Planning conditions attached to approval DM/25/2271 require formal discharge. The relevant materials submitted alongside this application are listed below:

- Allocation Agreement – signed
- Allocation Details
- Habitat Bank Invoice
- Hill House Farm Cottage BES
- Hill House Farm Cottage BGP
- Hill House Statutory Biodiversity Metric Calculation Tool Offsite Included Issue 3

Condition 1 BNG - BNG Plan

“This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.”

Please refer to the submitted BNG plan and agreement to secure off site units.

Condition 5 - Biodiversity Enhancement Strategy

Condition 5 wording is set out below:

“Prior to the use of the hereby approved access track, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Ecology Partnership, October 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter. Reason: To enhance protected,

Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).”

The submitted Biodiversity Enhancement Strategy has been prepared by a suitably qualified ecologist (Matthew Pendry) at The Ecology Partnership, in accordance with the recommendations of the Preliminary Ecological Appraisal (Ecology Partnership, October 2025). It has been submitted to enable the Local Planning Authority to discharge Condition 5 attached to planning permission DM/25/2271.

The submitted BES fully addresses the requirements of the condition as follows:

a) Purpose and conservation objectives

The purpose and conservation objectives of the enhancement measures are clearly set out in Section 2.1 of the BES. The strategy seeks to provide additional nesting and roosting opportunities for birds and bats, together with refuge and foraging habitat for reptiles, amphibians and invertebrates. These objectives directly respond to the findings of the Preliminary Ecological Appraisal, which identified opportunities for biodiversity enhancement within the garden area adjacent to the proposed access track.

b) Detailed designs or product descriptions

Section 3.1 of the BES provides detailed descriptions of the enhancement features to be installed, including the specification of two Elisa bat boxes, one Vivara Pro Seville WoodStone Nest Box and one Vivara Pro Barcelona WoodStone Nest Box. Installation heights and placement requirements are clearly defined, and provision is made for consultation with a qualified ecologist should alternative models be required. The design and construction of the log pile are also described in detail, including minimum log size and purpose.

c) Locations of enhancement measures

The locations of all proposed enhancement measures are clearly identified within the BES and illustrated on the accompanying placement plan (Figure 1). Bat and bird boxes are to be installed on mature trees within the garden surrounding Hill House Farm Cottage, while the log pile is to be located to the south of the cottage. These locations have been selected to maximise ecological benefit while avoiding conflict with the approved access track.

d) Persons responsible for implementation

Responsibility for the implementation of the enhancement measures is clearly set out in Section 2.4. Victoria Hogg, as landowner, together with any appointed contractors, will be responsible for ensuring that all ecological enhancements are installed in accordance with the approved details.

e) Initial aftercare and long-term maintenance

The BES confirms that, due to the nature of the enhancement features, no formal ongoing management regime is required. However, appropriate aftercare is specified, including the requirement that any boxes that fall or become dislodged are to be replaced or resecured. This ensures the longevity and continued effectiveness of the enhancement measures.

In summary, the submitted Biodiversity Enhancement Strategy provides a clear, proportionate response to Condition 5. It outlines measurable biodiversity enhancements for protected, Priority and threatened species, enabling the Local Planning Authority to discharge its duties under paragraph 187(d) of the National Planning Policy Framework (2024) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended). The works will be implemented prior to the use of the approved access track and retained thereafter in accordance with the approved details.

If you require any further information, please contact Tobias Deacon

toby.deacon@lewisplanning.co.uk at Lewis & Co Planning

Yours faithfully,

Lewis & Co Planning

September 2025