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

Our ref: 15978
Date: 21 April 2026

By email only: Planning Department, planninginfo@midsussex.gov.uk

Thank you for requesting advice on this application 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/26/0682
Location: Land At Hurst Farm Hurstwood Lane Haywards Heath West Sussex
Proposal: Reserved Matters Application Pursuant to Outline Planning Permission Mid Sussex District Council (MSDC) Reference: DM/25/1630, Lewes District Council (LDC) Reference: LW/2510707 at Hurst Farm, for appearance, layout, scale and landscaping only

Thank you for consulting Place Services on the above application.

No ecological objection	☐
No ecological objection subject to attached conditions	☐
Further information required	☒
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the decision notice for granted outline application DM/25/1630 and note that the following conditions require the submission of the specified documents:

- Condition 6: a Reptile Mitigation Strategy
- Condition 7: a Landscape and Ecological Management Plan (LEMP)
- Condition 8: a Construction Environmental Management Plan (CEMP: Biodiversity)

- Condition 9: further supplementary ecological surveys
- Condition 10: Biodiversity Enhancement Strategy
- Condition 25: a Lighting Scheme for Biodiversity

In addition, Condition 31 is a compliance condition for the following ecology documents:

- Preliminary Ecological Appraisal Report, (RSK Biocensus, June 2023), Environmental Statement Volume 2 Chapter 6 - Biodiversity Appendix 6.2 Preliminary Ecological Appraisal (RSK Biocensus, March 2022), including the mitigation measures identified in the EPR (2017), Environment Statement & Technical Appendices for Hurst Farm, Hurstwood Lane, Haywards Heath. Final Report - April 2017.

We highlight that the Landscape Strategy – Site wide Stage 3 (Terraforma) is blurred and cannot be read. Therefore, we would expect a finalised planting plan / schedules to be secured as part of the reserved matters application.

In addition, we would expect a further ecology addendum should be submitted to address the requirement of 'Condition 9: further supplementary ecological surveys'. Therefore, we look forward to receiving this additional information.

We note that the documents required for the following conditions have also not yet been submitted and therefore we look forward to reviewing the documents when they become available via a separate discharge of condition application:

- Condition 6: Reptile Mitigation Strategy
- Condition 7: Landscape and Ecological Management Plan (LEMP)
- Condition 8: Construction Environmental Management Plan (CEMP: Biodiversity)
- Condition 10: Biodiversity Enhancement Strategy
- Condition 26: Lighting Scheme for Biodiversity

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

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Your 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.