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

Our ref: 14233
Date: 27 February 2026

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.

Application: DM/26/0155
Location: Stonehurst, North Lodge Selsfield Road Ardingly Haywards Heath
Proposal: Discharge of planning condition No's : 4, 5, 6, 7, 8, 9, 10, 12 and 13 relating to planning application DM/25/1533.

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology. Therefore, our comments only relate to Condition 12 and Condition 13.

Conditions

12) Prior to commencement of any works which will impact the breeding / resting place of bats: submission of a copy of ep mitigation licence or evidence of site registration under a bat mitigation class licence for bats. Any works which will impact the breeding/ resting place of bats, shall not in any circumstances commence unless the local planning authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

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).

13) Prior to any works above slab level, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Bat Scoping Report (The Ecology Coo-p, March 2025) 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 to achieve stated objectives; b) locations of proposed enhancement measures by appropriate maps and plans; 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, 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).

Comments

We have reviewed the Bat Class Mitigation Licence, email confirmation of site registration and the Biodiversity Enhancement Strategy (Sylvan Ltd, February 2026) submitted to meet the requirements of Condition 12 and Condition 13. As a result, we have the following comments:

Condition 12:

The Bat Class Mitigation Licence and the email confirmation of site registration from Natural England confirms that the site has been registered under a individual who holds Bat Class Mitigation Licence. Therefore, the works can lawfully proceed under Conservation of Habitats and Species Conservation Regulations 2017 (as amended) under the supervision of the licenced ecologist.

Condition 13:

With regard to the Biodiversity Enhancement Strategy (Sylvan Ltd, February 2026) it is indicated that we generally support the submitted details, but indicate that detailed designs or product descriptions of the proposed bat and bird boxes must be submitted as part of the Biodiversity Enhancement Strategy.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 12 in full.

However, we are unable to recommend the discharge of condition 13 until the additional information outlined above has been provided.

Please 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.