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Our ref: 14265
Date: 26 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/26/0298
Location: Land North Ethlinden Hophurst Hill Crawley Down Crawley
Proposal: Discharge of planning Condition No's: 3 and 4 relating planning application DM/25/0245.

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

Conditions

3) A Precautionary Method Statement for mobile protected species shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species during the construction phase. The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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 and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

4) Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, 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 and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and habitats and allow the LPA to discharge its duties under para 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Preliminary Ecological Review (Coyne Environmental Ltd. January 2026) and the Biodiversity Enhancement Strategy (Coyne Environmental Ltd. December 2025), which has been submitted in order to discharge Conditions 3 and 4.

We are satisfied that the submitted information includes the detail required by both conditions. Therefore, the measures included in the documents should be secured and implemented in full, which includes the measures outlined in the 'Precautionary Working Method Statement' of the Preliminary Ecological Review (Coyne Environmental Ltd. January 2026).

All other information submitted relating to the discharge of the Biodiversity Gain Condition shall be considered as part of the associated application (DM/26/0312).

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 3 and 4 in full.

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.