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

Our ref: 14175
Date: 27 February 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/26/0265
Location:	Summer Lodge Copyhold Lane Cuckfield Haywards Heath
Proposal:	Variation of condition nos 2, 5, 6 and 7 relating to planning application DM/25/1882 - Condition 2 (Approved Plans) to incorporate revised landscape proposals, including an open swimming pool and pool/plant house, a greenhouse and tree planting, together with the submission of details to address Conditions 5 (Natural England demolition licence), 6 (Biodiversity Enhancement Strategy) and 7 (Foul and surface water drainage).

Thank you for consulting Place Services on the above variation of condition application. Our comments only relate to the variation of Condition 2 (Approved Plans), Conditions 5 (Natural England demolition licence) and 6 (Biodiversity Enhancement Strategy).

Summary

We have reviewed the submitted documents for this application. This includes the following:

- the Planning Statement s.73 (WVH Planning Ltd, February 2026)
- the Landscape General Arrangement Plan (Eclipse Landscapes Ltd, January 2026)
- the Biodiversity Enhancement Strategy (JW Biodiversity Management Ltd)

As a result, we have the following comments in relation to variation of Condition 2 (Approved Plans), Conditions 5 (Natural England demolition licence) and 6 (Biodiversity Enhancement Strategy):

Condition 2:

We have no objections with the proposed minor variations to the design layout secured under Condition 2 at an ecological perspective.

Condition 5:

A copy of the European Protected Species Licence has not been submitted with the planning documents. Therefore, we can't recommend that this condition can be discharged until this further information has been provided.

Condition 6:

We are satisfied that the Biodiversity Enhancement Strategy (JW Biodiversity Management Ltd) and the Landscape General Arrangement Plan (Eclipse Landscapes Ltd, January 2026) provides appropriate details and locations for the proposed bespoke enhancements.

As a result, subject to the submitted details being secured and implemented in full, we would recommend that Condition 6 of DM/25/1882 is discharged 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.