



Date: 6 October 2026
Our ref: 22640

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By email only: 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/26/2209
Location:	Philpots Manor School Hook Lane West Hoathly East Grinstead
Proposal:	Discharge of conditions No's : 3,6,7 and 8 relating to Planning Application DM/25/2994

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

Conditions

Condition 6: Recommend discharge

"Prior to any works above slab level, 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 Assessment & Biodiversity Net Gain Plan (JW Biodiversity Management, submitted May 2026), 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, s40 of the NERC Act 2006 (as amended) and Policy DP38 Mid Sussex District Plan 2014 - 2031.

Condition 7: Recommend discharge

“Prior to the installation of any external lighting associated with this development, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) *identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) *show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.”

Reason: To 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), s40 of the NERC Act 2006 (as amended) and Policy DP38 Mid Sussex District Plan 2014 – 2031.

Condition 8: Recommend discharge from an ecological perspective

Prior to the commencement development, full details of a hard and soft landscaping

scheme, including boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. The mix of species for any new hedgerows shall also be specified.

The works shall be carried out prior to the first use of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.”

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP12, DP16 and DP26 of the Mid Sussex District Plan 2014 - 2031.

Comments

Condition 6

We have reviewed the Biodiversity Enhancement Strategy (JW Biodiversity Management, submitted September 2026), which has been submitted in order to discharge Condition 6.

We are satisfied that the submitted information includes the detail required by this condition.

Condition 7

We have reviewed the Lighting Design Strategy for Biodiversity (JW Biodiversity Management, submitted September 2026), which has been submitted in order to discharge Condition 7.

We are satisfied that the submitted information includes the detail required by this condition.

Condition 8

We have reviewed the Detailed Planting Drawing No. RCo630 Revision 00 (Ramsay & Co Landscape Architecture, August 2026), Detailed Plant Schedule and Specification (Ramsay & Co Landscape Architecture, August 2026) and Soft Landscape Layout Drawing No. RCo630/01 Revision 00 (Ramsay & Co Landscape Architecture, August 2026), which have been submitted in order to discharge Condition 8.

We are satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 6, 7 and 8 (from an ecological perspective).

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

Yours sincerely,

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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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.