



Date: 16 December 2025

Our ref: 11832

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

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/25/3037
Location: Wealden House Lewes Road Ashurst Wood West Sussex
Proposal: Discharge of planning conditions nos 2, 9 and 10 relating to planning application DM/25/2428.

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

Conditions

9) No development shall take place (including any demolition, ground works, site clearance) until a Precautionary Biodiversity Method Statement for protected and Priority species (bats and Great Crested Newt) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the following: purpose and objectives for the proposed works; b. detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used); c. extent and location of proposed works shown on appropriate scale maps and plans; d. timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; e. persons responsible for implementing the works; f. initial aftercare and long-term maintenance (where relevant); g. disposal of any wastes arising from works.

The 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), s40 of the NERC Act 2006 (Priority habitats and species) and s17 Crime and Disorder Act 1998 and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031. 10. 11.

10) Prior to any development commencing (including demolition) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following. a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). This should include reference to the Bat Mitigation Strategy and Hazel Dormice Non-Licensed Method Statement (Surrey Wildlife Trust, March 2023)). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

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 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

Comments

We have reviewed the Construction Environmental Management Plan for Biodiversity (Corylus Ecology Ltd, November 2025) which has been submitted in order to discharge Condition 9 and 10.

Condition 9:

We note that the Construction Environmental Management Plan for Biodiversity (Corylus Ecology Ltd, November 2025) does not include any information relating to bats or Great Crested Newt. Therefore, we suggest that a separate Precautionary Biodiversity Method Statement is submitted, or that an updated version of the CEMP is provided which includes appropriate precautionary mitigation measures.

Condition 10:

We are generally satisfied with the content of the Construction Environmental Management Plan for Biodiversity (Corylus Ecology Ltd, November 2025).

However, we note that further Hazel Dormouse surveys have identified the presence of the European Protected Species within the site and that a European Protected Species Mitigation Licence will be required to be secured with Natural England prior to any vegetation clearance. It is indicated that we do support the mitigation strategy and the outlined compensation strategy, to be finalised as part of the Biodiversity Enhancement Strategy (Condition 11) and LEMP (Condition 16). Therefore, this gives certainty to the LPA that a licence is likely to be achieved for this application and that the LPA can demonstrate compliance with the Conservation of Habitats and Species Regulations 2017 (as amended). However, we do recommend that a copy of the EPS Licence for Hazel Dormouse is submitted to the Council separately, prior to commencement of development, to ensure that the LPA is aware that clearance works can be completed lawfully.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 10.

We are unable to recommend the discharge of condition 9 until the additional information outlined above has been provided.

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

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.