



Date: 05 August 2025

Our ref: 07152

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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/25/1123
Location: Eastlands Farmhouse Malthouse Lane Hurstpierpoint Hassocks
Proposal: Discharge of planning conditions nos 4, 7 and 8 relating to planning application DM/24/1138

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

Conditions

Condition 7: Recommend discharge

"No development shall commence on any works which will impact the breeding / resting place of bats, unless one of the following has been submitted to and approved by the local planning authority:

- 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*
- evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*



- a derogation to disturb bats issued by Natural England under Wildlife & Countryside Act 1981 (as amended) authorising the specified activity/development to go ahead; or
- 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 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 s17 Crime & Disorder Act 1998 and Policy DP38 of the Mid Sussex District Plan.

Condition 8: **Recommend discharge**

"Prior to the commencement of development a non-licensed Precautionary Method Statement for Hazel Dormouse shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Hazel Dormouse during the construction phase.

The measures and/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 & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy DP38 of the Mid Sussex District Plan.

Comments

We have reviewed the Bat Earned Recognition Licence and Site Registration form which have been submitted in order to discharge condition 7.

These documents confirm that the proposed works are authorised under licence WML-CL47 and that the site-specific mitigation strategy has been formally approved by Natural England.

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

We have also reviewed the Hazel Dormouse Precautionary Working Method Statement (JWK Wildlife Surveys, March 2025) which has been submitted in order to discharge condition 8.

The Method Statement outlines proportionate avoidance measures in relation to suitable dormouse habitat and confirms that works will proceed under a non-licensed precautionary approach.

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

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of conditions 7 & 8.

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

Beth Archer BSc (Hons)
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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.