



Date: 20 May 2025

Our ref: 03933

Susan Dubberley
Mid Sussex District Council
Oaklands Road
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West Sussex
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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/25/1031
Location: Francis Court Borerer Arms Road Copthorne Crawley
Proposal: Discharge of Planning Conditions No's : 9,10,12 and 16 relating to Planning Application DM/23/2360.

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

Conditions

Condition 16: Recommend discharge

"No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Enhancement Layout for bespoke biodiversity enhancements listed in section 5.2 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment Rev. 1 (SLR Consulting Ltd., Sept 2023), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for bespoke biodiversity enhancements;*
- and*
- b) locations, orientations and heights for bespoke biodiversity enhancements by appropriate maps and plans.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.”

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF.

Comments

We have reviewed the Biodiversity Enhancement Plan (SLR Ltd, April 2025) and the Landscape General Arrangement (SLR Ltd, April 2025) which has been submitted in order to discharge Condition 16.

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 Condition 16.

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

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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.