



Date: 3 July 2026
Our ref: 18855

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

By email only:

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/26/1406
Location:	Land West Of Selsfield Road Ardingly West Sussex
Proposal:	Discharge of conditions 19, 20, and 21 relating to planning reference DM/23/3250

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

Condition

Condition 19: Recommend discharge

"No development shall take place, including any works of demolition, until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *Risk assessment of potentially damaging construction activities.*
- *Identification of 'biodiversity protection zones'.*
- *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).*
- *The location and timing of sensitive works to avoid harm to biodiversity features.*
- *The times during construction when specialist ecologists need to be present on site to oversee works.*
- *Responsible persons and lines of communication.*
- *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- *Use of protective fences, exclusion barriers and warning signs."*

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.

Condition 20: Recommend discharge

"No development shall take place, including any works of demolition, until a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *Purpose and conservation objectives for the proposed enhancement measures, detailed designs to achieve stated objectives,*
- *locations of proposed enhancement measures by appropriate maps and plans, timetable for implementation demonstrating that works are aligned with the proposed phasing of development,*
- *persons responsible for implementing the enhancement measures,*
- *details of initial aftercare and long-term maintenance (where relevant)."*

Reason: To enhance protected and Priority species and habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan.

Condition 21: Recommend discharge from an ecological perspective

"No development shall take place, including any works of demolition, until a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be

approved in writing by, the local planning authority Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *Description and evaluation of features to be managed.*
- *Ecological trends and constraints on site that might influence management.*
- *Aims and objectives of management.*
- *Appropriate management options for achieving aims and objectives.*
- *Prescriptions for management actions.*
- *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- *Details of the body or organisation responsible for implementation of the plan.*
- *Ongoing monitoring and remedial measures.*
- *The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.*
- *The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.”*

Reason: To 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.

Comments

Condition 19

We have reviewed the Construction and Environmental Management Plan (Biodiversity) Version 003 (aLyne Ecology, May 2026), which has been submitted in order to discharge Condition 19.

We note that the Construction and Environmental Management Plan (Biodiversity) Version 003 (aLyne Ecology, May 2026) provides an ecological risk assessment for hedgerows and lines of trees, vegetated bunds, bats, nesting birds, reptiles and Hedgehog, together with mitigation measures, timings and other details as required in Condition 19.

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

Condition 20

We have reviewed the Biodiversity Enhancement Scheme Version 002 (aLyne Ecology, May 2026), which has been submitted in order to discharge Condition 20.

We note that the Biodiversity Enhancement Scheme Version 002 (aLyne Ecology, May 2026) provides specifications and location details for biodiversity enhancements including wildflower grassland; garden lawns comprising Emorsgate EL1 flowering lawn mix; shrubs and herbaceous planting with nectar-rich and native species; SUDS with 20% wildflowers and native edge species; tree planting including native species; the planting of species-rich native hedgerows; bat boxes on 11/35 dwellings, bird boxes on 11/35 dwellings including Swift bricks, House Sparrow terraces and open and closed nest boxes; Hedgehog houses and invertebrate and reptile hibernacula.

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

Condition 21

We have reviewed the Landscape and Ecological Management Plan Version 002 (aLyne Ecology, May 2026), which has been submitted in order to discharge Condition 19.

We note that the Landscape and Ecological Management Plan Version 002 (aLyne Ecology, May 2026) provides details of the ecological constraints on site and the biodiversity enhancements together with an appropriate management plan as required in Condition 21.

From an ecological perspective, 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 19 and 20, and discharge of Condition 21 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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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.

