

Mid Sussex District Council

Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

04 February 2026

Dear Sir / Madam,

LAND NORTH OF ETHLINDEN HOPHURST HILL CRAWLEY DOWN WEST SUSSEX**APPLICATION TO DISCHARGE CONDITIONS 3 AND 4 AND BNG CONDITION 1 ATTACHED TO
PLANNING PERMISSION DM/25/0245****PLANNING PORTAL REF PP-14615872**

On behalf of our client, Grip Holdings Ltd, please find enclosed a discharge of conditions application which relates to 'Pre-commencement' Conditions 3 and 4, and BNG Condition 1, attached to planning permission ref: DM/25/0245.

Condition 3 requires:

"A Precautionary Method Statement for mobile protected species shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species during the construction phase".

The precautionary method statement required by Condition 3 is included (at page 9) within the Preliminary Ecological Review, Jan 2026 prepared by Coyne Environmental Ltd, and submitted as part of this discharge of conditions application.

Condition 4 of planning permission DM/25/0245, requires:

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, 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).*

In accordance with Condition 4, the accompanying Biodiversity Enhancement Strategy, Dec 2025 prepared by Coyne Environmental Ltd and submitted as part of this discharge of conditions application, addresses each of the requirements a) to e) of the Condition 4.

BNG Condition 1

In accordance with the requirements of BNG Condition 1, a Biodiversity Gain Plan, dated 18/12/2025, is submitted, alongside the completed statutory biodiversity metric (which was originally submitted as part of planning application DM/25/0245 in January 2025).

Pre-development and post-development plans showing the location of on-site habitat are provided at pages 17 – 21 of the enclosed Preliminary Ecological Review, January 2026.

This Discharge of Condition submission has been made via the PlanningPortal under reference PP-14615872. Overall the submission comprises the documents referred to above, this covering letter plus the completed application form.

I trust you have sufficient information to discharge the conditions in a timely manner, and I look forward to receiving confirmation in due course. Should you require any further information, or wish to discuss the application, please do not hesitate to contact me.

