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

22<sup>nd</sup> December 2025

Dear Sir or Madam,

**Southbrooks Farm, Danworth Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9LW**

**Discharge of Condition 3 (Biodiversity Enhancement Strategy) and Condition 4 (Surfacing Materials for Parking Spaces) in respect of planning permission reference DM/25/0818**

We are submitting an application to discharge Condition numbers 3 and 4 of planning permission reference DM/25/0818, for the relocation of car parking spaces, electric vehicle charging points and cycle stores, facilitated by amendments to the residential curtilage of two dwellings and an office at Southbrooks Farm Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW.

Condition 3 states:

*Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and 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:*

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *Detailed designs or product descriptions to achieve stated objectives;*
- *Locations of proposed enhancement measures by appropriate maps and plans;*
- *Persons responsible for implementing the enhancement measures;*
- *Details of initial aftercare and long-term maintenance.*

*The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.*

*Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).*

Undertaken by Greenspace Ecological Solutions, the Biodiversity Enhancement Strategy accompanies this submission. The report provides a detailed scheme of the ecological enhancements proposed to increase the long-term biodiversity value of the site. It includes areas of vegetation planting for the natural creation of habitats, as well as the installation of wildlife boxes in and around the site. Specifically, the proposed installations are:

- 1 x Tree Mounted Small Bird Box
- 1 x Tree Mounted Schwegler 1FF Bat Box
- 1 x Invertebrate Hotel (or similar)
- 1 x Hedgehog Hole

The Biodiversity Enhancement Plan is visible below at **Figure 1**.



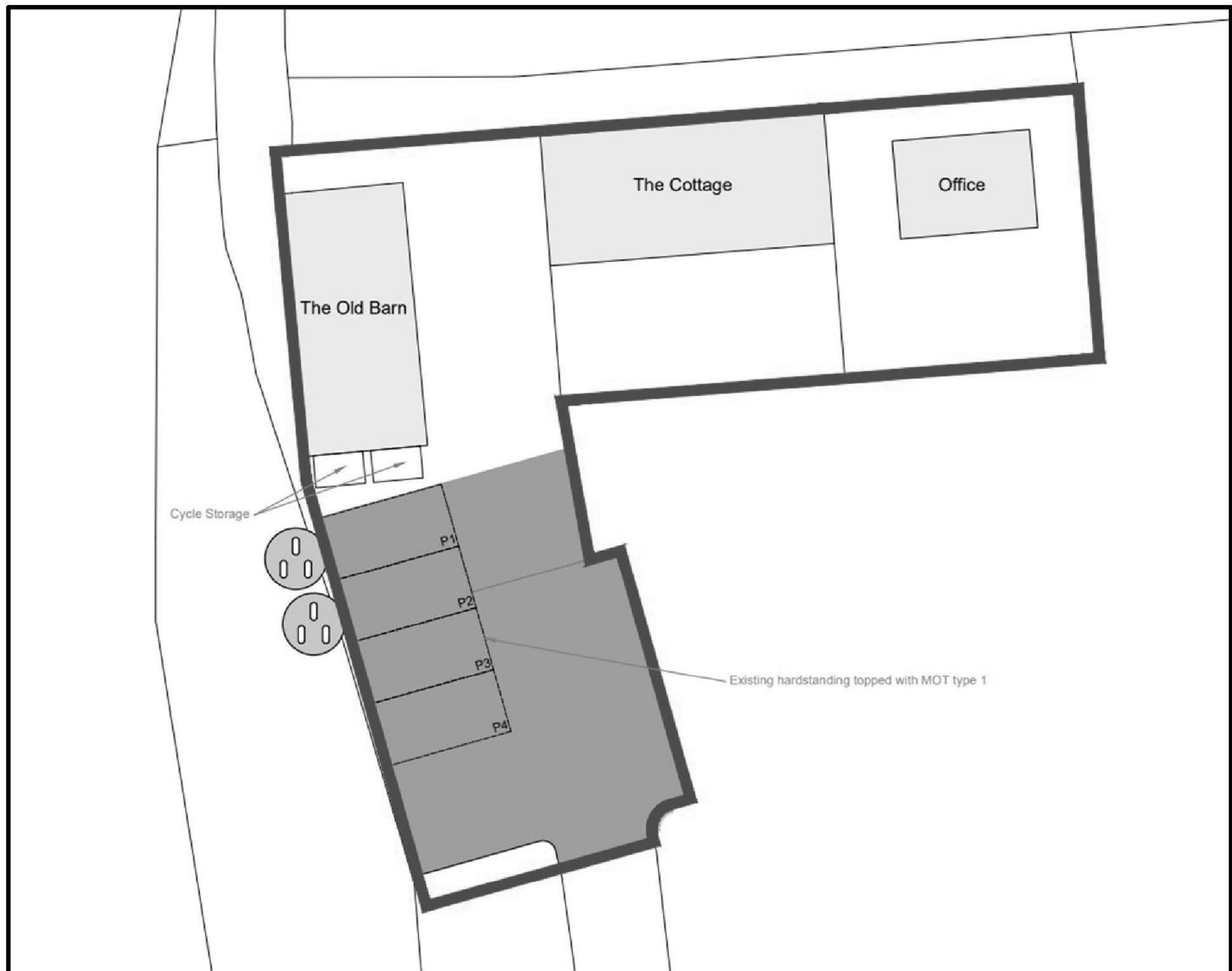
*Figure 1 – The Biodiversity Enhancement Strategy map.*

Condition 4 states:

*Prior to the commencement of the development works written details and a schedule of the materials to be used for the no dig construction and porous surfacing of the parking spaces and access driveway shall be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter be constructed and maintained in accordance with such agreed porous surfacing and finishes.*

*Reason: To allow the Local Planning Authority to control the development in detail and to accord with Policies DP12 and DP37 of the District Plan.*

As is visible on the Surfacing Materials Parking Plan below at **Figure 2**, the existing hardstanding is to be topped with MOT type 1. As was previously confirmed with the Planning Officer, no excavation work is proposed within this application. This proposal includes the laying of MOT type 1 on top of the existing hardstanding in situ, showed in the grey shading as visible below.



*Figure 2- Surfacing Materials Parking Plan.*

I trust that this letter and accompanying submission documents provide sufficient information to formally confirm the discharge of conditions 3 and 4. However please do not hesitate to contact me if you have any queries or concerns or require any further supporting or clarifying information.

Yours sincerely,

