



Date: 6 October 2026  
Our ref: 22627

Anna Tidey  
Mid Sussex District Council  
Oaklands Road  
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RH16 1SS

By email only:        [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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|---------------------|--------------------------------------------------------------------------------------|
| <b>Application:</b> | DM/26/2279                                                                           |
| <b>Location:</b>    | Land Adj To The Meadows Little Park Farm Marchants Close<br>Hurstpierpoint           |
| <b>Proposal:</b>    | Discharge of Planning Condition no 12 relating to planning<br>application DM/25/3176 |

Thank you for consulting Place Services on the above discharge of Condition application.

### **Conditions**

#### **Condition 12: Recommend discharge**

*"Prior to any works above slab level, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Biodiversity Net Gain Feasibility Assessment (Ecology Partnership, March 2026) shall be submitted to and approved in writing by the Local Planning Authority.*

*The content of the Biodiversity Enhancement Layout shall include the following:*

- detailed designs or product descriptions to achieve stated objectives;
- locations, orientations and heights of proposed enhancement measures by appropriate maps and plans;

*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) and to accord with District Plan Policy DP38.

### **Comments**

We have reviewed the Biodiversity Enhancement Layout (submitted September 2026), which has been submitted in order to discharge Condition 12.

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 12.

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

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Senior Ecological Consultant

Place Services at Essex County Council



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.*

*Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.*