



Date: 3 July 2026
Our ref: 18859

Joanne Fisher
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/26/1451
Location: Borde Hill Garden Borde Hill Lane Haywards Heath West Sussex
Proposal: Discharge of planning conditions nos 3, 5, 7, 8, 10, and 14 relating to planning application DM/25/3104.

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

Condition

Condition 8: Recommend discharge from an ecological perspective

"No development shall be carried out for either the South Park or Sugworth Farm unless and until full details of a hard and soft landscaping scheme including a materials schedule for hard surfacing and parking areas and any fencing including as appropriate elevations of any new or altered detailed boundary treatments, fencing or other means of enclosure shall be submitted to and approved by the Local Planning Authority for that part of the site.

These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These and these works shall be carried out as approved. The works shall be carried out prior to the use of any part of the development or in accordance with the programme agreed by the Local Planning Authority.

Any trees or plants which, within a period of five years from the completion of development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.”

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP12 and DP16 of the Mid Sussex District Plan 2014 - 2031.

Condition 14: Further information required

“Prior to the first use of any part of the development for either the South Park or Sugworth Farm, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Botanical Walkover File Note - Ecological Walkover Addendum (Arbtech Ltd, August 2025), Biodiversity Enhancement Layout (Submitted 14th August 2024) and Construction Ecological Management Plan and Ecological Enhancement and Management Plan (Arbtech Consulting Ltd., January 2023), shall be submitted to and approved in writing by the Local Planning Authority for that part of the site.

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 and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Comments

Condition 8

We have reviewed the Landscape General Arrangement Drawing Number BHG-L111 Revision P1 (Hortus Collective, June 2026) and Planting Plan Revision P1 (Hortus Collective, June 2026) which have been submitted in order to discharge Condition 8.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Condition 14

Unfortunately, the Ecological Enhancement Plan (Arbtech, June 2026) mentioned in the Cover Letter (June 2026) does not appear to have been submitted in order to discharge Condition 14.

Therefore, we are not 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 8 from an ecological perspective.

We are unable to recommend the discharge of condition 14 until the additional information outlined above has been provided.

The applicant is also reminded that the Biodiversity Gain Condition must be discharged via a separate discharge of condition application and does not relate to bespoke species enhancements required to meet the requirements of condition 14.

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

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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.