



Date: 2 October 2025

Our ref: 07593

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

By email only: Planning Department, planninginfo@midsussex.gov.uk

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/25/1957
Location: Redwood Tiltwood Hophurst Lane Crawley Down
Proposal: Discharge of planning conditions No's : 3,4,5,6,7,9 and 11 relating to planning application DM/23/1394.

Thank you for consulting Place Services on the above discharge of condition application. We note that this relates to Appeal Decision APP/D3830/W/24/3347348 dated 25th February 2025. We can only comment on conditions related to ecology.

Conditions

Condition 4: Recommend discharge from an ecological perspective

Notwithstanding condition 2, no development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i. existing trees and hedgerows on the site and indication of those to be retained;
- ii. a statement setting out the design objectives and how these will be delivered;
- iii. earthworks showing existing and proposed finished levels;
- iv. hard surfacing materials;
- v. vehicle parking layouts;

- vi. green/blue roofs including a maintenance scheme to show how they will be regularly maintained;
- vii. specification of all proposed planting, including the quantity, size, species and positions of plants; and
- viii. boundary treatments.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the 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.

The green/blue roofs shall be maintained in accordance with the approved maintenance scheme.

Condition 11: Recommend discharge

Further surveys, ecological mitigation measures and biodiversity enhancements shall be carried out in full in accordance with the recommendations in the Preliminary Ecological Appraisal report by David Archer Associates dated November 2023. This shall include the appointment of an appropriately competent person (Ecological Clerk of Works) to provide on-site ecological expertise during construction and carry out or supervise implementation of the further surveys, ecological mitigation measures and biodiversity enhancements. The ecological mitigation measures shall be adhered to for the duration of the construction works and the biodiversity enhancements shall be retained and maintained thereafter.

Comments

Condition 4

We have reviewed the Overview Masterplan Drawing No: OM Revision R0 (Emerging Landscape Design Ltd., July 2025), Soft Landscaping Drawing No. SL Revision R0 (Emerging Landscape Design Ltd., July 2025) and Soft Landscaping: Planting Drawing No. SL-P Revision R0 (Emerging Landscape Design Ltd., July 2025) which have been submitted in order to discharge Condition 4.

We are satisfied that the submitted information includes the detail required for this condition from an ecological perspective.

Condition 11

This condition is a compliance condition to ensure that surveys, mitigation and enhancements are completed in line with the recommendations contained within the Preliminary Ecological Appraisal (David Archer Associates, November 2023). This document has been resubmitted for this application and we support the enhancements set out within the submitted Ecology, Biodiversity & Retained Specimens (Emerging Landscape and Design Ltd, July 2025). Therefore, we recommend that this condition is discharged by the LPA once the development has been completed and mitigation and enhancements have been secured and implemented.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 4 from an ecological perspective.

Subject to the LPA being satisfied works have followed the mitigation and enhancements set out within the Preliminary Ecological Appraisal (David Archer Associates, November 2023) and Ecology, Biodiversity & Retained Specimens (Emerging Landscape and Design Ltd, July 2025), we would support the discharge of Condition 11.

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

Your sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

Place Services at Essex County Council

Email: PlaceServicesEcology@essex.gov.uk



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.