



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

Our ref: 12873
Date: 21 January 2026

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.

Application: DM/25/3225
Location: Townhouse Farm Church Lane Ardingly Haywards Heath
Proposal: Discharge of planning conditions No: 3,4,5,6,7 and 12 relating to planning application DM/25/2331

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

Conditions

Condition 6: Recommend discharge from an ecological perspective

No development above ground slab level shall be carried out until detailed hard and soft landscaping plans, to include elevations of any new or altered boundary treatments, fences, walls or gates and details of materials has been submitted to and approved by the Local Planning Authority. Hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority. 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 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 DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031.

Condition 7: Recommend discharge

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:

- 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
- d) relevant);
- e) persons responsible for implementing the enhancement measures; and
- f) details of initial aftercare and long-term maintenance (where relevant).

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 LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Proposed Landscape Plan Inc. Ecological Enhancements Drawing No. PJC 1322 001 Habitat Enhancement Plan (PJC Consultancy, July 2024) and Landscaping, Planting & Biological Enhancement Details Drawing No. 20 (Drawn by AH, submitted December 2025) which have been submitted in order to discharge Conditions 6 and 7.

We are satisfied that the submitted information includes the detail required by these conditions. For Condition 6, our comments relate to an ecological perspective.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 6 (from an ecological perspective) and Condition 7.

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

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.