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Mid Sussex District Council
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Our ref: 15283
Date: 18 May 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/26/0583
Location:	Land Adjacent To Jane Murray Way And North Of Gatehouse Lane Goddards Green Hassocks
Proposal:	Discharge of condition nos 5 and 7 relating to planning application DM/25/0110

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

Conditions

Condition 5: 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 in line with the recommendations of the Ecological Impact Assessment (Waterman Infrastructure & Environment Ltd., February 2025), 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 (where relevant);
- persons responsible for implementing the enhancement measures; and
- 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) and to comply with Policy DP38 of the Mid Sussex District Plan

Comments

We have reviewed the Response to Ecology Comments (Waterman Group, April 2026) and Covering Letter (Waterman Infrastructure & Environment Ltd., March 2026), which has been submitted in order to discharge Condition 5.

We accept the explanation in the Response to Ecology Comments (Waterman Group, April 2026) that the site is not suitable for biodiversity enhancements for protected, Priority and threatened species and understand that the LPA agreed in correspondence dated 11th November 2025 that a Biodiversity Enhancement Strategy for this area is not required.

We support the applicant's intention to deliver biodiversity enhancements for protected, Priority and threatened species within the wider Brookleigh development as an alternative to this site.

We are now 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 5.

Please 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



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.