



Date: 3 October 2025

Our ref: 09802

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Haywards Heath
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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/24/3079
Location: Greentree Hall High Street Balcombe Haywards Heath
Proposal: Discharge of planning condition numbers 1, 2, 3, 4, 5, 6, 7, 8 and 9 relating to planning application DM/22/2432

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology. Our comments dated 10th February 2025 refer.

Conditions

Condition 8: Recommend discharge

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to
- d) avoid or reduce impacts during construction (may be provided as a set of method

- e) statements).
- f) The location and timing of sensitive works to avoid harm to biodiversity features.
- g) The times during construction when specialist ecologists need to be present on
- h) site to oversee works.
- i) Responsible persons and lines of communication.
- j) The role and responsibilities on site of an ecological clerk of works (ECoW) or
- k) similarly competent person.
- l) Use of protective fences, exclusion barriers and warning signs.

Reason: The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority and in accordance with policy DP38 of the Mid Sussex District Plan 2014-2031.

Condition 9: Recommend discharge

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Assessment (ROAVR March 2022) shall be submitted to and approved in writing by the local planning authority.

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 & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policy DP38 of the Mid Sussex District Plan 2014-2031.

Comments

Condition 8

We have reviewed the Construction Environmental Management Plan (Biodiversity) (Weller, March 2025) which has been submitted in order to discharge Condition 8.

We are now satisfied that the submitted information includes the detail required for this condition.

Condition 9

We have reviewed the Proposed Landscape Plan Drawing No. 20237-PA-020 Rev B (Lomax Design, May 2025) which has been submitted in order to discharge Condition 9.

We welcome the addition of the biodiversity enhancements, including two bat boxes in Oak trees, three bird nest boxes in trees, and five bee hives, as well as the planting of a new mixed native hedge.

We are now satisfied that the submitted information includes the detail required for this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 8 and 9.

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

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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.