



6th January 2025

Rachel Richardson
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

Thank you for requesting advice on this application 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/24/2914
Location: Homebase 219 - 225 London Road East Grinstead West Sussex RH19 1HA
Proposal: Discharge of condition no 8 in relating to planning application DM/24/0981.

Dear Rachel

Thank you for consulting Place Services on the above discharge of condition application.

Holding Objection pending further information	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of condition 8	Yes

Conditions

Condition 8: Recommend discharge of condition

On completion of slab level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Biodiverse Consulting, December 2023), 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 first 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). In accordance with DP38 of the Mid Sussex District Plan 2014 - 2031 and national policy contained within the National Planning Policy Framework.

Comments

We have reviewed the Biodiversity Enhancement Layout (Biodiverse Consulting, November 2024) which has been submitted in order to discharge Condition 8.



We are 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.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

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.