

Rachel Richardson
Senior Planning Officer
Development Management
Mid Sussex District Council

(E: Rachel.Richardson@midsussex.gov.uk)

Dear Rachel,

17th January 2025

Hemsley's Meadow & Finches Field – Discharge of Planning Conditions, 7 / 10 / 11 / 12

Please find below information to enable discharge of Planning Conditions 7/10/11/12 (MSDC Reference: DM/24/0114)

7. No works in connection with the development hereby approved shall commence unless a site protection plan has been submitted to and approved in writing by the Local Planning Authority. Site protection measures in respect of the watercourse/pond/trees or other relevant thing that needs protection shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the features to be retained and protected during construction works; and**
- b) The position and details of warning signs and protective fencing to be erected.**

No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details.

Reason: *In the interests of protecting and enhancing the biodiversity of the environment to accord with the NPPF requirements and Policy DP38 of the Mid Sussex District Plan 2014 - 2031.*

In relation to Condition 7, please refer to.

▪ **UE0574.1_HemsleyMeadows_BMEP_1_250116**

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Reptile Survey (Urban Edge Environmental Consulting, January 2024) and Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles in Section 5.2 of the Reptile Survey (Urban Edge Environmental Consulting, January 2024) which avoids impacts on protected species

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

**Landscape
Institute**
Registered practice

Allen Scott Limited, registered practice with the Landscape Institute
Company registered in England and Wales no. 5425 339 VAT no. 781 5661 07

44 Newton Road, Tunbridge Wells, Kent, TN1 1RU
T: 01892 544622 www.allenscott.co.uk

Reason: *To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended), and DP38 of the Mid Sussex District Plan 2014-2031*

In relation to Condition 10, please refer to.

▪ UE0574.1_HemsleyMeadows_BMEP_1_250116

11. Prior to commencement of any development, a Non-licensed Precautionary Method Statement for Hazel Dormouse shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Hazel Dormouse during the removal of a section of Hedgerow H1.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: *To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), DP38 of the Mid Sussex District Plan 2014-2031 and s40 of the NERC Act 2006 (as amended).*

In relation to Condition 11, please refer to.

▪ UE0574.1_HemsleyMeadows_BMEP_1_250116

12. Prior to the commencement of any development, 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 avoid or reduce impacts during construction (may be provided as a set of method statements). This should include reference to the Bat Mitigation Strategy and Hazel Dormice Non-Licensed Method Statement (Surrey Wildlife Trust, March 2023)).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

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.

Reason: *To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and DP38 of the Mid Sussex District Plan 2014-2031 .*

In relation to Condition 12, please refer to

- UE0574.1_HemsleyMeadows_BMEP_1_250116
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Please let me know if you have any questions or require additional information or clarification.

