



Date: 13 October 2025

Our ref: 06901

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By email only: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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**Application:** DM/25/1678  
**Location:** Earthingleigh College Road Ardingly Haywards Heath  
**Proposal:** Discharge of planning condition number 13 relating to planning application DM/25/1678

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

### **Conditions**

#### **Condition 13: Additional information required**

*"The development hereby permitted shall not commence unless and until a Reptile and Enhancement Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following.*

- a) Purpose and conservation objectives for the proposed works.*
- b) Review of site potential and constraints.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.*

*f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*

*g) Persons responsible for implementing the works.*

*h) Details of initial aftercare and long-term maintenance of the Receptor area(s).*

*i) Details for monitoring and remedial measures.*

*j) Details for disposal of any wastes arising from works.*

*The Reptile Mitigation and Enhancement Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter."*

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and to comply with DP38 of the Mid Sussex District Plan.

### **Comments**

We have reviewed the Reptile Mitigation Plan (Arbtech, February 2025) which has been submitted in order to discharge Condition 13.

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

Whilst Appendix 3 shows that the proposed receptor site area is approximately 25m<sup>2</sup>, we are satisfied that this mitigation is appropriate given that only one female Slow-worm was found during the previous reptile surveys. In addition, we are satisfied that there is appropriate habitat in the immediate vicinity to support the local population of reptiles.

Our only concern is that the existing log pile and brash pile are not shown in the Proposed Development Plan (Appendix 1) and it is not clear whether this will be reviewed first, before the implementation of the new hibernaculum. Therefore, if it is recommended that the existing log pile and brash pile are to be removed, we recommend that details of how to complete this sensitively are included within the Reptile Mitigation Plan (Arbtech, February 2025).

### **Recommendation**

Subject to additional clarification on the potential impacts upon the existing log pile and brash pile, we would support the discharge of condition 13 in full.

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

### **Hallie Rees MSci (Hons)**

A Current Qualifying Member of CIEEM

Assistant 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.*