



Date: 11 September 2026
Our ref: 21676

Susan Dubberley
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West Sussex
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By email only: 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/26/2048
Location:	Land At Bolney Grange Industrial Park Jobs Lane Hickstead West Sussex
Proposal:	Discharge of condition no. 3, 4, 5 and 21 relating to planning application DM/23/3208.

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

Condition

Condition 21 – Recommend Discharge

If the outline application hereby approved does not commence within one year from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to: i. establish if there have been any changes in the presence and/or abundance of protected species and ii. identify any likely new ecological impacts that might arise from any changes. Where the survey results

indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of the erection of 10x Class E(g), B2 and B8 Flexible Use Commercial Units. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To 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).

Comments

We have reviewed the Ecology Update Walkover Report (Hone Ecology Ltd, June 2026) which has been submitted in order to discharge Condition 21.

We note that the ecological addendum highlights that a dormouse survey was undertaken in Plot 931 of Bolney Grange Business Park in 2025. This site is located within 250m to the northeast of the site and identified a single dormouse nest on that site. As a result, a precautionary approach is no longer recommended for the woody vegetation clearance works for Hazel Dormouse and it has been recommended that a European Protected Species Mitigation Licence has secured prior to commencement.

As a result, we recommend that additional information with regard to mitigation and compensation strategy which will secured under licence, as the LPA should take account of the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended) and not leave this solely up to the licencing stage. As a result, further information on this Hazel Dormouse strategy should be secured as part the CEMP (Condition 19) and LEMP (Condition 20).

We also note that scrub has been cleared on-site to facilitate ditch clearance works that are not in connection with the planning application. This habitat could have provided suitable habitat for Great Crested Newt or Hazel Dormouse and fully agree that this habitat should be re-established. This appears to be outlined within the Soft Landscape Plans issued with the live reserved matters application (DM/26/2060), but it would be useful for the replacement habitat to be clearly outlined at reserved matters stage.

Consequently, whilst a few issues have been outlined within the Ecology Update Walkover Report (Hone Ecology Ltd, June 2026), we are ultimately satisfied that issues can be addressed at reserved matters stage and / or the required CEMP (Condition 19) and LEMP (Condition 20).

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 21.

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



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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.