



Date: 25 August 2026
Our ref: 20684

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

By email only: planninginfo@midsussex.gov.uk

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.

Application: DM/26/1771
Location: Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex
Proposal: A reserved matters application (access within site, appearance, layout, scale and landscaping) for 87 dwellings and associated infrastructure.

Thank you for consulting Place Services on the above Reserved Matters application. We note that this relates to Appeal Decision APP/D3830/W/24/3350075 dated 2nd May 2025 (Mid Sussex reference AP/24/0044).

No ecological objection	☒
No ecological objection subject to attached conditions	☐
Further information required/Temporary holding objection	☐
Recommend refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the decision notice for APP/D3830/W/24/3350075 and note that the following conditions require submission of the specified documents either at reserved matters stage or prior to commencement:

- Condition 5: soft landscaping scheme
- Condition 21: Construction Environmental Management Plan (CEMP: Biodiversity)
- Condition 22: Biodiversity Enhancement Layout
- Condition 23: compliance condition - Dormouse Outline Mitigation Strategy (FPCR Environment and Design Ltd., October 2024), Letter to Place Services (FPCR Environment and Design Ltd., 8th October 2024) and Ecological Impact Assessment (EclA) Rev A (FPCR Environment and Design Ltd., July 2024)).
- Condition 24: Wildlife sensitive lighting scheme
- Condition 30: provision of updated ecological information if the development does not commence within 12 months of the planning consent.

As a result, we have the following comments on the reserved matters submitted pursuant to the outline planning permission, granted at appeal:

Condition 5:

We have reviewed the Landscape Masterplan Drawing no. 1688/003 Rev E (Murdoch Wickham, April 2026) which has been submitted in order to discharge Condition 5. We support the overall masterplan design for this development, but the remaining documents for the soft landscaping scheme would need to be submitted prior to support of discharge of Condition 5 from an ecological perspective.

This includes planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species (not just tree species), plant sizes and proposed numbers/ densities and; an implementation programme.

Condition 21:

We have reviewed the Construction and Environmental Management Plan Report R02 (Tyler Grange, July 2026) which has been submitted in order to discharge Condition 21. As a result, we would support the discharge of Condition 21 in principle.

Condition 22:

We have reviewed the Biodiversity Enhancement Layout Report R03 (Tyler Grange, May 2026) which has been submitted in order to discharge Condition 22. As a result, we would support the discharge of Condition 22 in principle.

Condition 23:

This is a compliance condition to ensure that surveys, mitigation and enhancements are completed in line with the recommendations contained within the Dormouse Outline Mitigation Strategy (FPCR Environment and Design Ltd., October 2024), Letter to Place Services (FPCR Environment and Design Ltd., 8th October 2024) and Ecological Impact Assessment (EclA) Rev A (FPCR Environment and Design Ltd., July 2024)). Therefore, we recommend that this condition is discharged by the LPA once the development has been completed and mitigation and enhancements have been secured and implemented.

Condition 30:

We have reviewed the Ecology Technical Note (Tyler Grange, July 2026) which provides an update ecological walkover of the site and note the following:

- the applicant will apply for a District Licence for Great Crested Newt as a precaution
- the bird assemblage remains the same as in 2023
- none of the trees with Potential Roost Features for bats will be impacted by the proposals
- hedgerow removal will take place under a Hazel Dormouse licence. Outline measures have been provided in the Ecology Technical Note (Tyler Grange, July 2026)
- the site will be mown in such a way as to allow any reptiles to move from the site
- vegetation removal will be timed to avoid bird nesting season (March – August)

As a result, we would support the discharge of Condition 30 in principle.

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

Email: PlaceServicesEcology@essex.gov.uk



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.

AI may have been used in the preparation of this response, but its 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.