



20th March 2025

Anna Tidey
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/25/0240
Location: Woodside Grange Woodland Road Hassocks West Sussex BN6 8EX
Proposal: Discharge of planning condition nos 3, 7, 8, 11, 14, 15, 18, 20, 21 and 22 relating to Reserved Matters application DM/23/2688.

Dear Anna

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions relating to ecology.

Holding Objection pending further information	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Condition 20	Yes

Condition 20: Recommend discharge

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, April 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 occupation of the dwelling and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with District Plan Policy DP38.



Comments

Condition 20

We have reviewed the Hard and Soft Landscaping Scheme, Biodiversity Layout (submitted 30th January 2025), Biodiversity Enhancement Statement (submitted 30th January 2025) and The Mindful Gardener - Amended Tree and Wildflower recommendations (submitted 4th March 2025) which have been submitted in order to discharge Condition 20.

We support the general locations of the bird and bat boxes and the selection of trees in The Mindful Gardener - Amended Tree and Wildflower recommendations (submitted 4th March 2025).

We recommend that the specifications /type of bird and bat boxes and the specification for the mix of wildflower seeds for the meadow should be submitted to the LPA prior to discharge of condition. It is not necessary to re-consult Place Services.

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

Subject to implementation in full of the submitted details, and the submission of the above details to the LPA, we recommend discharge of Condition 20.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.