



Date: 9 October 2025

Our ref: 09864

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By email only: Planning Department, 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. 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/25/1324
Location: Sussex Police Authority Police Station East Court College Lane East Grinstead West Sussex RH19 3LX
Proposal: Discharge of planning conditions No: 3, 4, 5, 6, 7, 8, 9, 10 and 11 relating to planning application DM/24/1340.

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

Conditions

Condition 9 – CEMP (Biodiversity): **Recommend discharge**

"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.

Risk assessment of potentially damaging construction activities.

Identification of "biodiversity protection zones.

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).

The location and timing of sensitive works to avoid harm to biodiversity features.

The times during construction when specialist ecologists need to be present on site to oversee works.

Responsible persons and lines of communication.

The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

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). To be in accordance with policy DP38 of the Mid Sussex District Plan and national policy contained within the National Planning Policy Framework 2024

Condition 10 – Action required in accordance with ecological appraisal recommendations:
Compliance condition

“All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (JWK Wildlife Surveys, July 2024) 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 mobile species in Section 4.3.3 of the Preliminary Ecological Appraisal (JWK Wildlife Surveys, July 2024), which avoids harm to 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.”

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 policy DP38 of the Mid Sussex District Plan and national policy contained within the National Planning Policy Framework 2024.

Condition 11 – Biodiversity Enhancement Layout: **Additional information required**

“A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (JWK Wildlife Surveys, 30th April 2024) 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 and all features shall be retained in that manner thereafter.”

Reason: To enhance protected and Priority species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended). To be in accordance with policy DP38

of the Mid Sussex District Plan and national policy contained within the National Planning Policy Framework 2024

Comments

We have reviewed the Construction Environmental Management Plan (for Biodiversity)(JWK Wildlife Surveys, May 2025) which has been submitted in order to discharge Condition 9.

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

With regard to condition 10, as this is a compliance condition, this cannot be discharged until after the specified actions have been completed in their entirety.

We have reviewed the Biodiversity Enhancement Layout (JWK Wildlife Surveys, May 2025) which has been submitted in order to discharge Condition 11.

We are not satisfied that the submitted information includes the detail required by this condition.

We note that it is unclear what the 4x Woodstone 32mm Nest Boxes will be installed on, as they are currently positioned on top of hedgerows, and the height and orientations of these boxes has not been specified. One of the bat access tiles is proposed to face east. However, a southerly-facing orientation is preferred in order to maximise sun exposure.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 9. However, we are unable to recommend the discharge of condition 11 until the additional information outlined above has been provided.

Condition 10 is a compliance condition and therefore should be discharged once the works have been completed and the LPA is satisfied this has followed the recommendations of the Preliminary Ecological Appraisal (JWK Wildlife Surveys, July 2024).

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.