



24th February 2025

Joanne Fisher
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/25/0243
Location: Land To Rear Of Mulberry Gate Copthorne Road Felbridge Surrey
Proposal: Discharge of Condition 3 (Biodiversity Enhancement Layout) relating to planning reference DM/24/2794.

Dear Joanne

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

Holding Objection pending further information	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Condition 3	Yes

Condition 3: Recommend discharge

Prior to the commencement of the change of use including any erection of fencing as shown on the block plan (drwg EA0144/PL1 rev A), a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (JWK Wildlife Surveys, November 2024) shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

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 & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Biodiversity Enhancement Plan (BEP-001) (UK Planning Maps, October 2024) and Biodiversity Enhancement Plan and Layout (January 2025) which have been submitted in order to discharge Condition 3.

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

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 3.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

Place Services at Essex County Council

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.