



12<sup>th</sup> June 2025

Rachel Richardson  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
RH16 1SS

By email only

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*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.*

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**Application:** DM/25/0575  
**Location:** Site Of Shangri La Queens Road Haywards Heath West Sussex  
**Proposal:** Discharge of planning condition nos 4 and 8 relating to planning condition DM/24/2432

Dear Rachel,

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

|                                                                                    |     |
|------------------------------------------------------------------------------------|-----|
| Recommended Refusal                                                                |     |
| No ecological objections                                                           |     |
| Recommended Approval subject to attached conditions                                |     |
| Subject to Natural England's comments on the conclusion of the Water Neutrality AA |     |
| Further information required                                                       |     |
| Recommended Discharge of condition 4                                               | Yes |

#### **Conditions**

##### **Condition 4: Recommend discharge**

*Prior to commencement of any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.*

*The content of the Biodiversity Enhancement Strategy shall include the following:*

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations, orientations and heights of proposed enhancement measures by appropriate*
- d) maps and plans (where relevant);*



- e) persons responsible for implementing the enhancement measures; and
- f) details of initial aftercare and long-term maintenance (where relevant).

*The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.*

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (as amended). All in accordance with DP38 of the Mid Sussex District Plan 2014-2031 and national policy contained within the National Planning Policy Framework.

#### **Comments**

We have reviewed the Biodiversity Enhancement Strategy (The Ecology Co-op, February 2025) which has been submitted in order to discharge Condition 4.

We are generally satisfied that the submitted information includes the detail required by this condition. However, please note that the Biodiversity Enhancement Strategy (The Ecology Co-op, February 2025) has become corrupted and Figure 5 illustrating the Hedgehog highways is blank. Subject to the full and complete document being submitted to the LPA, we are satisfied that the submitted information includes the detail required by this condition.

#### **Recommendation**

Subject to implementation in full of the submitted details and the full and complete document being submitted to the LPA, we recommend discharge of Condition 4.

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

**Senior 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.