



12th June 2025

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

By email only

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/25/0577
Location: Holly Tree House Cuckfield Road Burgess Hill West Sussex RH15 8RE
Proposal: Discharge of Planning Conditions No's 4, 7 and 8 relating to Planning Application DM/23/2023

Dear Rachel,

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

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	No
Recommended Discharge of conditions 7 and 8	Yes

Conditions

Condition 4: Further information required from an ecological perspective

Prior to the commencement of construction of any dwelling or building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously



damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

Condition 7: Recommend discharge

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal and Bat Survey revision 1 (JWK Wildlife Surveys, July 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 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 (Priority habitats & species). In accordance with policy DP38 of the Mid Sussex District Plan 2014-2031.

Condition 8: Recommend discharge

A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To 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 (Priority habitats & species). In accordance with policy DP38 of the Mid Sussex District Plan 2014-2031.

Comments

Condition 4

We have reviewed the Landscape & Lighting Scheme Design Drawing No. 0123/006/01 (Jones Architectural Projects, February 2025) which has been submitted in order to discharge Condition 4.

We are not satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

This is because the landscape planting needs to be in accordance with Section 5.1 of the Preliminary Ecological Appraisal and Bat Roost Assessment (JWK Wildlife Surveys, February 2023) which recommends native species-rich planting to increase the ecological value of the site for wildlife. We therefore agree with the comments of the Mid Sussex District Council Landscape Officer who recommends that native species should be planted.

**Condition 7**

We have reviewed the Biodiversity Enhancement Layout Drawing No. 0123/006/01 (Jones Architectural Projects, January 2023) which has been submitted in order to discharge Condition 7.

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

Condition 8

We have reviewed the Lighting Design Scheme: Biodiversity (Jones Architectural Projects, January 2023) and Landscape & Lighting Scheme Design Drawing No. 0123/006/01 (Jones Architectural Projects, submitted 4th March 2025) which have been submitted in order to discharge Condition 8.

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

Recommendation

From an ecological perspective, we are unable to recommend the discharge of Condition 4 until the additional information outlined above has been provided.

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 7 and 8.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Senior 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.