



Date: 16 December 2025

Our ref: 11395

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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/25/2726
Location: Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead
Proposal: Discharge of Planning Condition No: 6, 8, 13 and 14 relating to planning application DM/20/2602.

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

Conditions

Condition 8: Recommend discharge

No conversion work shall be undertaken until details of measures to avoid impacts on nesting birds and biodiversity enhancements (for example bird nesting provision) have been submitted to, and approved by, the local planning authority.

Reason: to prevent loss of, and contribute to a net gain in, biodiversity, in accordance with policies DP38 of the Mid Sussex District Plan and 175 of the NPPF.

Comments

We have reviewed the Precautionary Working Method Statement to Safeguard Bats (Wild Earth Ecology, October 2024), which has been submitted in order to discharge Condition 8.

We support the Precautionary Working Method Statement to Safeguard Bats (Wild Earth Ecology, October 2024), together with the recommendation for the installation of two boxes. We note that the 'provisional opportunity' bat box erected at a height of 4m on the mature oak identified in Appendix 1 of the Precautionary Working Method Statement to Safeguard Bats (Wild Earth Ecology, October 2024) during construction will be retained as an enhancement. In addition, we understand that a roofing tile will be replaced by a raised access tile on the southwestern elevation at a height of 3-5m as indicated in Appendix 1 of the Precautionary Working Method Statement to Safeguard Bats (Wild Earth Ecology, October 2024).

Although Condition 8 relates to nesting birds, we consider that the information submitted in relation to bats is sufficient and we are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 8.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant
Place Services at Essex County Council



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.