



Date: 24 July 2026
Our ref: 17450

Caroline Grist
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
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.

Application:	DM/26/0831
Location:	Town Place Farm Sloop Lane Scaynes Hill West Sussex
Proposal:	Discharge of planning conditions 3, 6 and 10 relating to planning application DM/24/1130.

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

Conditions

Condition 6: Further information required

"Prior to the commencement of development, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing 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 during the course of development. These works shall be carried out as approved 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.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP12, DP16 and DP26 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK9 of the Horsted Keynes Neighbourhood Plan.

Condition 10: Recommend discharge

“Prior to the commencement of development a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment Report (Corylus Ecology, March 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, to allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan.

Comments

Condition 6

We have reviewed the Proposed Site Layout & Landscaping Plan been submitted in order to discharge Condition 6.

We note that proposals state that the soft landscaping will consist of a amenity grassland lawn, as well as a boundary native hedgerow consisting of the following species (Beech, Hazel, Hawthorn, Blackthorn).

None of these species are invasive species under the Wildlife Countryside Act 1981 (as amended). As a result, we support the proposals at an ecological perspective. However, the LPA is advised that planting specifications / planting percentage mixes should ideally be included for native hedgerow. This should ideally specify that the hedgerow will be planted in double staggered rows with at least 5 – 7 plants per metre.

Condition 10

We have reviewed the Bat and Swift Boxes (photographs) (submitted May 2026) which has been submitted in order to discharge Condition 10.

We are still 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 6 and 10 at an ecological perspective.

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

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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.

We are unable to respond directly to applicants/agents or other interested parties.

Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.