



Date: 2 July 2026
Our ref: 17087

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Mid Sussex District Council
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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/26/0983
Location:	North Hall Staplefield Lane Staplefield Haywards Heath
Proposal:	Discharge of planning conditions relating to application DM/25/2991 - Condition 4 (Bat Method Statement). Condition 5 (Biodiversity Enhancement Strategy). Condition 6 (Lighting design strategy for biodiversity).

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

Condition

Conditions

Condition 5: Recommend discharge

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Bat Emergence and Re-Entry Surveys (Arbtech, October 2025), 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 of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) 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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Response to Place Services Comments (submitted June 2026) and email regarding bat box purchase (Wildcare, April 2026 and NHBS, April 2026) (two boxes in total) which has been submitted in order to discharge Condition 5.

We welcome the submission of information on bat box locations and are now 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 5.

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.