



Date: 3 August 2026
Our ref: 17275

Anna Tidey
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/26/1050
Location:	Woodside Grange Woodland Road Hassocks West Sussex
Proposal:	Discharge of planning conditions nos 3, 5, 6, 7, 8, 9, 11, 14, 15, 18, 20, 21 and 22 relating to planning application DM/23/2687

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

Condition

Condition 20: Recommend discharge

"A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, April 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 the occupation of any dwelling and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with District Plan Policy DP38

Condition 21: 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 Local Planning Authority 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) and to accord with District Plan Policy DP38.

Comments

Condition 20

We have reviewed the Biodiversity Enhancement Detail (ROAVR Ltd, November 2025) BNG Statement (ROAVR Ltd, November 2025), Pond Creation Method Statement (ROAVR Ltd, November 2025) and Landscape Proposal (Trevor Bridge associates Ltd, September 2025) which have been submitted in order to discharge Condition 20.

We highlight that the condition requires the finalised details and locations for bespoke enhancement measures outlined within the Preliminary Ecological Appraisal (David Archer Associates, April 2023) to be submitted.

Therefore, we have reviewed the Landscape Proposal (Trevor Bridge associates Ltd, September 2025) and support the locations / heights of the proposed bird and bat boxes, as

well as the soft landscaping proposals recommended from an ecological perspective. We also support the measures contained within the Pond Creation Method Statement (ROAVR Ltd, November 2025) to ensure the successful implementation of the proposed two ponds.

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

Condition 21:

We have reviewed the 18967 Outdoor Up/Down Wall Light with PIR GU10 IP44 (Neil Pike Architects Ltd., submitted June 2026) and Proposed Lighting Scheme Plan Dwg No. PL K1177/10 (Neil Pike Architects Ltd., May 2026) which have been submitted in order to discharge Condition 21.

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 Conditions 20 and 21.

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Senior Ecological Consultant

Place Services at Essex County Council

Email: PlaceServicesEcology@essex.gov.uk



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.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.