



5th February 2025

Caroline Grist
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

Thank you for requesting advice on this application 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/24/2956
Location: Wildgoose Stables Selsfield Common West Hoathly East Grinstead West Sussex RH19 4LW
Proposal: Discharge of planning condition numbers 3 and 4 relating to planning application DM/23/1599

Dear Caroline

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

Holding Objection pending further information	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of conditions 3 and 4	Yes

Conditions

Condition 3: Recommend discharge of condition

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities;*
- b) Identification of "biodiversity protection zones";*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- d) The location and timing of sensitive works to avoid harm to biodiversity features;*
- e) The times during construction when specialist ecologists need to be present on site to oversee works;*
- f) Responsible persons and lines of communication;*



- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve protected and Priority species, 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), s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan.

Condition 4: Recommend discharge of condition

Prior to the commencement of development a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ancient Woodland Assessment Report (CT Ecology, May 2024) and Ground Level (Bat) Tree Assessment Report (CT Ecology, June 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 first use of the track and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species, 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 3

We have reviewed the Construction Environmental Management Plan (CEMP): Biodiversity (CT Ecology, November 2024) which has been submitted in order to discharge Condition 3.

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

Condition 4

We have reviewed the Biodiversity Enhancement Layout (CT Ecology, November 2024) which has been submitted in order to discharge Condition 4.

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 3 and 4.

Please contact us with any queries.



Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

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.