



Date: 16 December 2025

Our ref: 11801

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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/25/3005
Location: Earthingleigh College Road Ardingly Haywards Heath
Proposal: Discharge of planning conditions nos 3 and 14 relating to planning application DM/25/0816

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

Conditions

Condition 14: Recommend discharge

No development above slab level shall commence unless and until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal Survey (Arbtech Consulting Limited, September 2021) 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 and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to comply with Policy DP38 of the Mid Sussex District Plan.

Comments

We have reviewed the Biodiversity Enhancement Layout Phase 2 (Lizard Landscape Design and Ecology, November 2025) which has been submitted in order to discharge Condition 14.

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 14.

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



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.