



Date: 25 November 2025

Our ref: 09411

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Mid Sussex District Council
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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/25/2283
Location: Queen Victoria Hospital Holtye Road East Grinstead West Sussex
Proposal: Discharge of condition nos 4, 7, 8 and 9 relating to planning application DM/25/0396

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

Conditions

Condition 7: Recommend discharge

Prior to commencement of the approved works a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the Preliminary Ecological Appraisal (Mott MacDonald, October 2024). 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.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority".

Reason: To conserve protected and Priority species and 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) and s40 of the NERC Act 2006 (as amended).

Condition 9

"Prior to works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Mott Macdonald, October 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 and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Comments

Condition 7: Recommend discharge

We have reviewed the Construction Environmental Management Plan Revision 2 (Mott MacDonald, November 2025) and Construction Environmental Management Plan (Mott MacDonald, June 2025) which have been submitted in order to discharge Condition 7.

We note that Section 6.2.3.1 of the Construction Environmental Management Plan Revision 2 (Mott MacDonald, November 2025) contains details of the invasive non-native species removal methods, Section 6.2.5 contains details of the ecological risk assessment and Appendix A3 Environmental Enhancement Plan contains details of the Biodiversity Protection Zone.

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

Condition 9: Recommend discharge

We have reviewed the Construction Environmental Management Plan Revision 2 (Mott MacDonald, November 2025) and Environmental Enhancement Plan (Mott MacDonald, September 2025) which have been submitted in order to discharge Condition 7.

We note that Section 6.2.4 and Appendix A3 Environmental Enhancement Plan of the Construction Environmental Management Plan Revision 2 (Mott MacDonald, November

2025) now contain the specifications and locations of the biodiversity enhancements, including bird and bat boxes and bee hotels.

We 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 Conditions 7 and 9.

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

Your 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.