



Date: 19 August 2025

Our ref: 06139

Stuart Malcolm
Mid Sussex District Council
Oaklands Road
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/25/1660
Location: Braydells Hurstwood Lane Haywards Heath West Sussex
Proposal: Discharge of planning conditions 4 and 5 relating to planning application DM/20/0965

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

Conditions

Condition 5: Further Information Required

"The development shall proceed in accordance with the recommendations and enhancement measures identified within the Preliminary Ecological Appraisal (Ecology Partnership December 2020), including the Dusk Emergence Survey (to be submitted to and approved in writing by the local planning authority prior to commencement of development) and any subsequently required mitigation measures shall be incorporated into the development."

Reason: In the interests of biodiversity and to accord with Policy DP38 of the District Plan and the NPPF.

Comments

We have reviewed the Bat Emergence Survey (Ecology Partnership, June 2025) which has been submitted in order to discharge Condition 5.

We welcome the submission of the emergence survey information, which concludes that no bat roosts were present and no further bat activity surveys are required, and we note the inclusion of a landscaping scheme that retains and enhances existing hedgerows. These measures align with the recommendations of the Preliminary Ecological Appraisal (Ecology Partnership, December 2020) and contribute positively to the site's biodiversity value.

However, we do not consider that the condition has been fully satisfied at this stage. The condition requires the development to proceed in accordance with the recommendations and enhancement measures identified within the Preliminary Ecological Appraisal (Ecology Partnership, December 2020), which includes specific biodiversity enhancements that have not yet been addressed in the submitted documents.

In particular, the PEA recommends the installation of log and rubble piles, bat and bird boxes to enhance sheltering, roosting and nesting opportunities on site. It states:

“Log and rubble piles can be built along the boundary to provide habitats for potential species such as common amphibians, reptiles, hedgehogs, saprophytic invertebrates and saprophytic bryophytes.”

“To enhance the local bat population and provide roosting opportunities within the site, bat boxes can be hung on some of the more mature trees around the site. Woodcrete boxes are recommended as they are breathable and long-lasting. These can include Schwegler boxes, such as the 2F, 2FN and 1FD models, as well as suitable alternatives such as the Vivaro Pro Low Profile Woodstone Bat Box range.”

“Nest boxes can be installed in order to provide new nesting opportunities for birds. These can be hung on surrounding mature trees. Bird boxes made from woodcrete or similar are recommended due their longevity.”

These bespoke enhancements form part of the ecological recommendations that the condition requires to be incorporated into the development. As such we request further information confirming how these measures will be implemented.

At this time, we are not satisfied that the submitted information includes the detail required by this condition.

Recommendation

We are unable to recommend the discharge of Condition 5 until the additional information outlined above has been provided.

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

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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.