



Date: 16 December 2025

Our ref: 11797

Susan Dubberley
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/25/2193
Location: 68 And 70 Keymer Road Hassocks West Sussex BN6 8QP
Proposal: Discharge of condition no 5 of planning appeal AP/24/0030 (DM/23/3114).

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

Conditions

- 5) No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been 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 or similarly competent person,
- 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, unless otherwise agreed in writing by the local planning authority.

Comments

We have reviewed the Construction Ecology Management Plan (CEMP): Biodiversity (Tetra Tech Ltd), which has been submitted in order to discharge Condition 5 of the planning Appeal.

We are satisfied that the submitted information includes the detail required by this condition. This will allow the LPA to demonstrate its statutory requirements, including its biodiversity duty under the NERC Act 2006 (as amended).

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 5.

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.