



Date: 27 October 2025

Our ref: 09411

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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: Additional information required

"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: **Additional information required**

"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

We have reviewed the Construction Environmental Management Plans (Mott Macdonald, June 2025) which has been submitted in order to discharge Condition 7.

We are not satisfied that the submitted information includes the detail required by this condition.

We note that no risk assessments have been completed as required by section a) of Condition 7. In addition, the provided drawings do not show the tree with roost features, nor do they highlight the Biodiversity Protection Zones outlined in section 6.2.1. The CEMP states *"if eradication of any INNS is required, an INNS Management Plan may be required"*. Details of invasive non-native species removal methods should be provided within the CEMP.

We have reviewed the Environmental Enhancement Plan (Mott Macdonald, September 2025) which has been submitted in order to discharge Condition 9.

We are not satisfied that the submitted information includes the detail required by this condition.

We note that the proposed height and orientations of bird and bat boxes haven't been provided. In addition, product specifications have not been provided for the proposed enhancements.

Recommendation

We are unable to recommend the discharge of conditions 7 or 9 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.

Hallie Rees MSci (Hons)

A Current Qualifying Member of CIEEM

Assistant Ecological Consultant

Place Services at Essex County Council

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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.