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West Sussex
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Our ref: 17380
Date: 26 May 2026

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.

Application: DM/26/1100
Location: 68 And 70 Keymer Road Hassocks West Sussex BN6 8QP
Proposal: Discharge of condition nos 9, 15 and 17 relating to planning application DM/23/3114

Thank you for consulting Place Services on the above discharge of condition application. We note that this relates to Appeal Ref: APP/D3830/W/24/3344121 (Mid Sussex District Council reference AP/24/30). We can only comment on conditions related to ecology.

Conditions

Condition 15: Recommend discharge from an ecological perspective

"No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development, details of new planting, the treatment of the boundaries and the defensible space around the ground floor bedrooms these works shall be carried out as approved.

Hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.”

Condition 17: Recommend discharge

“No development shall be carried out above ground slab level unless and until there has been submitted to, and approved in writing by, the Local Planning Authority a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) Detailed designs or product descriptions to achieve stated objectives;
- c) Locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) Persons responsible for implementing the enhancement measures; and
- e) Details of initial aftercare and long -term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Comments

Condition 15

We have reviewed the Detailed Landscape Proposals Planting Schedule Drawing No. JBA 23 339-01 (James Blake Associates, September 2025), Detailed Landscape Proposals Drawing Nos. JBA 23 339-02 and 03 (James Blake Associates, September 2025) which have been submitted in order to discharge Condition 15.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Condition 17

We have reviewed the Biodiversity Enhancement Strategy (Tetra Tech, November 2025) which has been submitted in order to discharge Condition 17.

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 15 (from an ecological perspective) and Condition 17.

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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.