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West Sussex
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Our ref: 17199
Date: 18 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/26/1034
Location: Twinham 34 Hurst Road Hassocks West Sussex
Proposal: Discharge of planning conditions 5 (iii) and 9 relating to planning application DM/25/0310

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology. Therefore, our response only relates to condition 9.

Conditions

Condition 9 – Recommend Discharge

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: - Purpose and conservation objectives for the proposed enhancement measures; - detailed designs or product descriptions to achieve stated objectives; - locations of proposed enhancement measures by appropriate maps and plans (where relevant); - persons responsible for implementing the enhancement measures; and - 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.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

Comments

We have reviewed the Condition 9 Discharge (Kent Sussex Ecology Ltd, May 2025), which has been submitted in order to discharge Condition 9.

We are satisfied that the submitted information includes the detail required by this condition and is proportionate to the scale of the development.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 9.

Please 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.

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.