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Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: 08940
Date: 19 January 2026

By email only: Planning Department, planninginfo@midsussex.gov.uk

Thank you for requesting advice on this application 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/25/1800
Location: Woodside Grange Woodland Road Hassocks West Sussex
Proposal: Reserved matters application pursuant to Outline application DM/23/2687 for the approval of Appearance, and Landscaping for two detached dwellings. Amended Elevations, Floor Plans, Site Layout Plans and supporting information received on 05.12.2025, 10.12.2025 and 12.12.2025.

Thank you for re-consulting Place Services on the above reserved matters application.

No ecological objection	<input checked="" type="checkbox"/>
No ecological objection subject to attached conditions	<input type="checkbox"/>
Further information required/Temporary holding objection	<input type="checkbox"/>
Recommend Refusal	<input type="checkbox"/>
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	<input type="checkbox"/>

Summary

Further to our response dated 26th September 2025, we have reviewed the decision notice for DM/23/2687 and note that the following conditions require submission of the specified documents:

- Condition 18: details of a hard and soft landscaping scheme

- Condition 20: a Biodiversity Enhancement Layout
- Condition 21: a lighting scheme for biodiversity

In addition, Condition 19 requires compliance with the LPA Ecological Response (David Archer Associates, November 2023) and Preliminary Ecological Appraisal (David Archer Associates, April 2023).

Condition 18:

We have reviewed the Landscape Proposal Dwg No. 7731.01 Rev B (Trevor Bridge Associates Ltd., December 2025) submitted in order to discharge Condition 18 and would support the discharge of this condition at an ecological perspective.

Condition 20:

We have reviewed the Biodiversity Enhancement Layout (ROAVR Group, November 2025) submitted in order to discharge Condition 20. We note that the enhancements include the creation and gapping up of native hedgerows; the creation of two wildlife ponds; the erection of two bat boxes and two bird boxes per new dwelling, together with specifications, locations and erection heights; wildflower grassland; deadwood, log and brash piles; and hedgehog highways. The locations and specifications of the bird and bat boxes are also provided in the Landscape Proposal Dwg No. 7731.01 Rev B (Trevor Bridge Associates Ltd., December 2025). We would support the discharge of this condition.

Condition 21:

We have reviewed the sensitive lighting scheme in the Biodiversity Enhancement Layout (ROAVR Group, November 2025) submitted in order to discharge Condition 21 and would support the discharge of this condition at an ecological perspective.

Condition 19 – Compliance:

Subject to the LPA being satisfied works have followed the mitigation and enhancements set out within the LPA Ecological Response (David Archer Associates, November 2023) and Preliminary Ecological Appraisal (David Archer Associates, April 2023), we would support the discharge of Condition 19.

Please 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.