



21st January 2024

Stefan Galyas
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

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. 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/24/3110
Location: Rose Cottage High Street Cuckfield Haywards Heath West Sussex RH17 5EN
Proposal: General repairs and conservation works. External and internal alterations including replacement and alteration of modern windows and minor changes to internal layout. Installation of photovoltaic panels, construction of workshop and covered patio area. Associated landscape works

Dear Stefan

Thank you for consulting Place Services on the above Listed Building Consent application.

Temporary Holding Objection	
No ecological objections	Yes
Recommended Approval subject to attached conditions	
Recommended Discharge of condition	

Summary

We have reviewed the Bat Emergence Survey Report (Sylvatica Ecology Ltd., October 2024), relating to the likely impacts of development on designated sites and protected species.

We are satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on designated sites and protected species and, with appropriate mitigation measures secured, the development can be made acceptable.

We highlight that a bat mitigation licence is needed to implement the works under any Listed Building consent issued. The mitigation measures identified in the Bat Survey Report (DCS Ecology, September 2022) should be implemented in full.



With regard to mandatory biodiversity net gains, it is highlighted that applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#). As a result, we are satisfied that this Listed Building Consent application is exempt from mandatory biodiversity net gains, as the development meets the permitted development exemption.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).

Impacts will be minimised such that the proposal is acceptable based on BS42020:2013.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.