



Date: 22 September 2025

Our ref: 09238

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

By email only: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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**Application:** DM/25/1709  
**Location:** Sunte House Birchen Lane Haywards Heath West Sussex RH16 1RZ  
**Proposal:** Alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage)

Thank you for consulting Place Services on the above choose an application.

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

### **Summary**

We have reviewed the Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024) and the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024), relating to the likely

impacts of development on designated sites, protected species and identification of appropriate mitigation measures.

We have also reviewed the information submitted to meet the requirements of mandatory biodiversity net gains, which includes the Application Form.

We note that Table 0.2 Recommendation R3 of the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) states that presence/absence surveys for roosting bats should be undertaken on the following buildings B1 (main house), B2 (dairy) and B3 (log shed). However, it appears that these buildings will not be impacted during the works under this application.

We note from the dusk emergence surveys for bats undertaken in July, August and September 2024 that the Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024) concludes that Buildings B4 (garage), B5 (cottage), B6 (stables), B7 (cowshed), B8 (byre) and B9 (barn) have negligible bat roost potential. In addition, we note from the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) that Structures S1 (outside dining area) and S2 (timber shed) have negligible bat roost potential. Therefore, we agree that no further surveys are required for buildings and structures.

We understand from the Arboricultural Impact Assessment (Urban Edge Environmental Consulting, June 2025) that tree T27 (Skimmia) is to be removed under best practice and not due to the development and therefore this tree does not need to be subject to a survey for potential roost features. We also note tree T23 (Portuguese Laurel) is to be removed to facilitate construction, whilst this tree has not been considered as part of ecological assessment, we are satisfied that it is highly unlikely that bats will be present and affected by the works to this tree species.

We support the implementation of the Precautionary Method Statement for mobile protected species, including Hedgehog (which is a Priority and threatened species), as detailed in Recommendations R16 and R17 of Table 5.3 in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024).

As a result, we are satisfied that there is sufficient ecological information available for determination of this application. Therefore, mitigation measures identified in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) should be implemented in full and informative included as part of the decision notice.

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.

Please also note that we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the NatureSpace Partnership.

The proposed informative for this listed building application are outlined below:

### **Recommended informative**

1. **INFORMATIVE FOR PROTECTED SPECIES**  
The applicant should follow the recommendations contained within the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) to avoid impacts upon protected species.

Should any protected species or evidence of protected species be found prior to or during the development, all works must immediately cease and a suitably qualified ecologist must be contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**  
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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.*