

From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Sent: 05 March 2025 10:24:21 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "Sue Hooton - Principal Ecological Consultant" <Sue.Hooton@essex.gov.uk>
Subject: RE: DM/25/0193 - Gilridge Brighton Road Handcross Haywards Heath West
Sussex RH17 6BZ

Hello Hamish

Many thanks for your enquiry.

I have checked the agent's email and the original Preliminary Ecological Appraisal (Arbtech Consulting Ltd., January 2025) for the above application.

The PEA clearly says that "the roosting value for bats provided by Buildings B1, B2 and B3 is unknown, that the proposed development will result in the demolition of B2 and B3 and the partial removal of B1. Therefore this could result in the destruction of any bats roosts present and could cause disturbance, death or injury to bats, but cannot be confirmed without further survey effort."

Without this information, the LPA would not have certainty of likely impacts on protected species and would not be able to make a lawful decision. Bats are a material consideration in planning as they are designated and protected as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). This means that it is an offence to deliberately kill, injure, disturb or capture bats and to damage or destroy bat breeding sites and resting places (including access points even when bats are not present). It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly disturb bats while they occupy a structure or place used for shelter or protection or to obstruct their access.

See Appeal Decisions Ref: APP/D3830/W/23/3320110 Land North of Staplefield Road, Slaugham, Haywards Heath RH17 6AG and Ref: APP/P1560/W/24/3344547 at The Oaks, Clacton Road Weeley Essex CO16 9EF where the appeals were dismissed as one of the main issues was the effect of the proposal on protected species. The Inspector could not be sure that there would be no adverse effect on protected species in the absence of ecological information. We also highlight that this information is also requested by the Inspector even where ecology has not been a reason for refusal.

With regard to the earlier permission for DM/24/0445, it does not look as though we were consulted on the application and an ecology report was not provided, so no previous assessment of the site was made. Therefore there is no fall back position with regard to ecology and protected species.

Taking this into consideration, we therefore maintain our temporary holding objection pending further information on bats.

I hope this is helpful, but please let us know if we can help further.

Best wishes
Gen

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk
web:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.placeservices.co.uk%2F&data=05%7C>

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linkedin: <https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.linkedin.com%2Ffin%2Fgen-broad-59428b47%2F&data=05%7C02%7CHamish.Evans%40midsussex.gov.uk%7C53d0bd5b7590409cc0bc08dd5bcfe776%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C638767670725037415%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIiOiIjXW4zMlIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Cme1n9Q4E6eWQIrtRpMqCX3lWDNwsnDpDPXW%2BjDV7oQ%3D&reserved=0>

My working days are Mon, Tue, Thu

-----Original Message-----

From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: 27 February 2025 15:09

To: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>

Subject: RE: DM/25/0193 - Gilridge Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ

CAUTION: This is an external email.

Hello Gen,

The agent for the above application has asked I provide their attached comments to you as they don't consider the requested information necessary. Is this something you could address?

Thank you,
Kind regards,

Hamish Evans

Planning Officer

Direct Line: 01444 477228

hamish.evans@midsussex.gov.uk

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Working Together for a Better Mid Sussex

-----Original Message-----

From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>

Sent: 24 February 2025 10:59

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Cc: planninginfo@midsussex.gov.uk

Subject: DM/25/0193 - Gilridge Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ

Dear Hamish

Please find attached our ecology comments on the above application.

Please contact us with any queries.

Best wishes

Gen

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk

web:

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linkedin: <https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.linkedin.com%2Fin%2Fgen-broad-59428b47%2F&data=05%7C02%7CHamish.Evans%40midsussex.gov.uk%7C53d0bd5b7590409cc0bc08dd5bcfe776%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C638767670725076118%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlIsIkFOIjoIjTWfPbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=0B57CDGJwacGrXPmM%2BuzR3RFC6MF8%2B4r173eUBMzqkQ%3D&reserved=0>

My working days are Mon, Tue, Thu

-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 30 January 2025 12:46

To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>; planningssystemssupport@midsussex.gov.uk

Subject: Planning application consultation - DM/25/0193 - Gilridge Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ

CAUTION: This is an external email.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/25/0193. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer hamish.evans@midsussex.gov.uk

Regards

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