



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

Our ref: 11976
Date: 13 March 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/25/2569
Location: Land North Of Jeremys Cottage Jeremys Lane Bolney Haywards Heath
Proposal: Proposed erection of two new dwellings and associated landscaping.

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

No ecological objection	☐
Recommend approval subject to attached conditions	☐
Further information required/Temporary holding objection: Mandatory Biodiversity Net Gains	☒
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the Preliminary Ecological Appraisal Version V1 (Phlorum Limited, August 2025), relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures and mandatory Biodiversity Net Gain.

We have also reviewed the information submitted relating to mandatory biodiversity net gains, including the updated Biodiversity Gain Plan (February 2026), updated Pre-development Baseline Map, Availability Certificate for Registered Off-Site Biodiversity Units No FVO-MTT-VSG (Biodiversity Exchange, February 2026) and updated Small Sites Metric – Calculation Tool.

We are still not satisfied that appropriate information with regard to mandatory biodiversity net gains has been supplied for the application prior to determination. The reasons for this are outlined below:

- As mentioned in our response dated 22 January 2026, the Small Sites Metric – Calculation Tool needs to be updated to contain ‘other neutral grassland’ instead of modified grassland. Although the updated Biodiversity Gain Plan (February 2026) states that neutral grassland will be the principal existing habitat to be affected, the updated Small Sites Metric – Calculation Tool still contains ‘modified grassland’.
- Also, as mentioned in our response dated 22 January 2026, the numbers and locations of small trees need to be updated and, if necessary, the Small Sites Metric – Calculation Tool will need to be further updated. The Preliminary Ecological Appraisal Version V1 (Phlorum Limited, August 2025) Pre-development baseline map shows a group of nine trees to the east of the site and two trees to the north east. This does not align with the submitted updated Pre-development Baseline Map which shows a group of seven trees to the east and three trees to the northwest of the site.

With regard to the queries on the post-intervention matters indicated in our response dated 22 January 2026:

- We welcome the applicant’s intention to purchase off-site units as indicated by the submission of the Availability Certificate for Registered Off-Site Biodiversity Units No FVO-MTT-VSG (Biodiversity Exchange, February 2026)
- As previously indicated, we note that the post-intervention values are proposing the provision of 120 trees around the edge of the development, woodland and grassland enhancement. Therefore, further justification must be provided that this habitat is not located in private garden and will be managed separately.
- The submitted landscape plan still does not match the post-intervention habitat map for introduced planting, although the proposed hedgerow planting has now been included. Therefore, we would expect the post-intervention map and metric to be updated to reflect the finalised plans as part of the Biodiversity Gain Condition.

Additional comments:

We note from the Preliminary Ecological Appraisal Version V1 (Phlorum Limited, August 2025) that Buildings B1 (main house), B4 (wooden stable) and B5 (single storey building) have negligible bat roost potential and that Buildings B2 (temporary building) and B3 (L

shaped building) will be retained. We also note that the trees on site will be retained. Therefore, we agree that no further surveys for bats are required.

We support the non-licensed Precautionary Method Statement for Hazel Dormouse in Sections 5.15 and 5.16 of the Preliminary Ecological Appraisal Version V1 (Phlorum Limited, August 2025), which needs to be secured by a condition of any consent.

We also support the Precautionary Method Statement for reptiles and mobile protected and Priority species (including Hedgehog, which is a Priority and threatened species) in Sections 5.11, 5.13 of the Preliminary Ecological Appraisal Version V1 (Phlorum Limited, August 2025), which needs to be secured by a condition of any consent.

We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended in the Preliminary Ecological Appraisal Version V1 (Phlorum Limited, August 2025) to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain.

Please 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](#).

We look forward to working with the LPA and the applicant to receive the additional information required to support a lawful decision and overcome our holding objection. 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.