

From: Conrad Howard <conrad@ddarchitects.co.uk>

Sent: 06 January 2025 16:44

To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Cc: [REDACTED]; Brian Williams <[REDACTED]>; Cliff Jacobs <[REDACTED]>

Subject: Re: DM/24/2799: Land At Caldyne Park, Wallage Lane, Rowfant

Dear Caroline,

In respect of the Consultation Ecological Comments by Genevieve Broad of Place Services – as attached – please could you forward this email to her with the attachments.

European Protected Species – Bats:

It is not proposed to remove and trees or intrude into root protection areas on any part of the site. We acknowledge that two reports (Desktop Biodiversity Report and Ecological Scoping Survey undertaken by Calumma Ecological Services), which were considered satisfactory under application number DM/21/1345, were mistakenly not submitted as part of this application but are now submitted as the attached.

European Protected Species - Hazel Dormouse:

As the above, we now attach the following reports: Desktop Biodiversity Report and Ecological Scoping Survey undertaken by Calumma Ecological Services and trust that these are acceptable in line with the previous application No. DM/21/1345.

Ancient Woodland – Irreplaceable Habitat:

In alignment with the previous application number DM/21/1345, the proposal does not encroach on the ancient woodland, which was previously considered acceptable, per the ecological comments submitted by Mike Bird of MSDC dated 5th April 2022, as attached. Please note that Mike Bird also benefited from the two documents mentioned above (the Desktop Biodiversity Report and Ecological Scoping Survey).

Mandatory Biodiversity Net Gains:

I do apologise, the Statutory Biodiversity Metric and Existing Onsite Baseline Map (pre-development baseline) were submitted to the validation team via email on the 27th of November, 2024. It transpires that the Statutory Biodiversity Metric (excel tool), which calculated a measurable biodiversity net gain of 36.17%, was not uploaded to the portal. The Biodiversity Metric (excel tool), pre-development baseline habitat map (SK70 - Existing On-site Habitat), and post-intervention habitat map (SK71 - Proposed On-site Habitat) have been attached.

It is agreed that all significant on-site enhancements shall be defined in a Habitat Management and Monitoring Plan, which will be secured by condition. This is similar to Mike Bird's suggestion; please see the paragraph below.

Please note that Mike Bird commented that **'the proposal will retain the woodland habitat, enhance a large part of the open grassland and provide an opportunity to secure long-term management of these habitats, the overall impact is likely to be positive and this applies to other protected / notable species, subject to basic precautions during site clearance and construction.'** He also stated, **'Whilst there could be some minor localised disturbance to wildlife from vehicles, given it is a single dwelling, I would consider, on balance, that such impacts would be outweighed if a long-term positive management plan for all of the woodland (ancient semi-natural and recent semi-natural) is secured.'** Mike Bird concluded his assessment by suggesting that **'a management plan is secured to cover a 30-year period, this being the expectation under the forthcoming mandatory biodiversity net gain and thus reflective of government expectations'**.

Additional comments – Bespoke biodiversity enhancements:

Reptiles and Common Toad

Understood regarding the Precautionary Method Statement for mobile protected species, a condition is considered acceptable. However, please consider the Ecological Scoping Survey undertaken by Calumma Ecological Services, if appropriate.

Additional comments – Bespoke biodiversity enhancements

It is agreed that the biodiversity enhancement measures shall be outlined within a Biodiversity Enhancement Strategy and will be secured by condition. This is also similar to the suggestion made by Mike Bird, who recommended **'a management plan is secured to cover a 30 year period, this being the expectation under the forthcoming mandatory biodiversity net gain and thus reflective of government expectations'**.

Attachments:

- BNG Metric Tool - Rev_A
- BNG Statement
- SK70 - Existing On-site Habitat
- SK71 - Proposed On-site Habitat
- Calluma Ecological Services - Ecological Scoping Survey
- Calluma Ecological Services - Desktop Biodiversity Report
- Mike Bird - Ecological Advice - RRef DM/21/1345

- Ecology Comments by Place Service (Genevieve Broad)