



Caroline Grist
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: 13413
Date: 6 February 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/25/2656
Location: Walnut Marches Crawley Down Road Felbridge East Grinstead
Proposal: Variation of conditions no's 13 (Ecology mitigation and enhancement measures) and 24 (approved plans) relating to planning application DM/23/0990 (Updated Bat Survey Report received 29.12.2025)

Thank you for consulting Place Services on the above s.73 material amendment application for Conditions 13 (Ecology mitigation and enhancement measures) and 24 (approved plans) of the approved planning consent DM/23/0990.

Conditions

13) All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report Version 1 (Deepdene Ecology Ltd., August 2023) and the Preliminary Ecological Appraisal (Deepdene Ecology Ltd., January 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to accord with Policy DP38 of the District Plan.

24) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Applications'.

Reason: For the avoidance of doubt and in the interest of proper planning.

Comments

We have reviewed the submitted documents for this application, including the following documents:

- Bat Survey Report v03 (Deepdene Ecology Ltd., December 2025)
- The Site Plan – Rev D
- The Plans and Elevations Plots 2-3
- The Plans and Elevations Plots 4-5

We note that the application form states that alterations of previously approved plans is sought to add 3 garages plus the location of the bat habitat garage moved together with layout of plot 5 to be reversed.

As a result, we have the following comments:

Condition 13:

We note that the previous surveys identified that a Brown Long-eared maternity roost and a Brown Long-eared day roost were present in the main void and the northern void of the main house. In addition, the surveys identified a possible maternity roost for Common Pipistrelle on the western elevation and a total of six other day roosts for, probably, Common Pipistrelle.

As a result, to allow appropriate compensation measures to be secured within the design for bat species under the European Protected Species Mitigation Licence, we can see that the proposals intend to incorporate a bat habitat garage within the garage for plot 3. Therefore, we have reviewed the amended mitigation and compensation and are satisfied that appropriate recommendations have been made within the Bat Survey Report v03 (Deepdene Ecology Ltd., December 2025). However, a copy of the finalised European Protected Species Mitigation Licence will still be required to be submitted to the Council under Condition 11 of the original consent.

As a result, we would support the variation of condition 13 to the following:

13) All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report v03 (Deepdene Ecology Ltd., December 2025) and the Preliminary Ecological Appraisal (Deepdene Ecology Ltd., January 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Condition 24:

We have no objections to the variation of condition 24 to secure amended site layouts and designs at an ecological perspective.

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.