

Anna Tidey

From: Graham Middle [REDACTED]
Sent: 30 April 2026 17:27
To: Anna Tidey
Cc: [REDACTED]
Subject: RE: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex
Attachments: BAT Light Document.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Anna

The content of your e-mail is noted and upon which I offer the following:

Condition 4 - *I received the latest response from the Flood Risk & Drainage Team yesterday, requesting further information to support this application, together with accompanying Southern Water confirmation. Please see the full details of the requested information in their attached email dated 28.04.2026.*

Noted and a response will be provided, shortly. However some of the points raised have previously been covered and also provided to Building Control in full response to their questions.

With regard to the consent letter from Southern Water Developer Services as provided which simply consents to the residential development connecting to the adopted foul sewer that runs under our clients' property. I confirm the letter refers to the application site & Section 106 Approval the only difference is the drawing number.

Given the drainage idiots comment, I have spoken to Developer Services who advised it is highly unusual to provide a second approval letter for the same connection consent, which the drainage team should know.

Conditions 5 and 10 - *Please note my email to Jodie Wilkes at WSCC Highways, which I copied you into, sent today.*

Noted, thank you.

Condition 6 – *Details have been agreed by the Tree Officer. Formal discharge will follow once other conditions are addressed.*

Tree agreement Noted, thank you.

I note that I received the attached responses from the Ecologist on 07.04.2026 and 08.04.2026, following your email of the same date, please see attached email and the e-mail chain below.

Condition 16 - *From my understanding the Ecologist's request for additional information is to confirm that the development will include the provision of integrated bird and/or bat boxes (which should be located on the northern elevations of the two houses).*

Please can you confirm if these can be included into the development and their installation on the two houses, once the development is completed?

The consultees requirement is noted, however the number of boxes required is not stated.

Condition 17 – *Please provide the product details / technical details of the lighting to ensure that the proposed lighting matches the plan description, ie as set out within the Proposed Ground Floor Lighting Layout (LMA, March 2026).*

I note for the second time the Essex County Council consultee refers to our submitted discharge of condition drawing 0724.PC04 as follows:

Condition 17:

We note that Proposed Ground Floor Lighting Layout (LMA, March 2026) relates to internal lighting proposals. As a result, we recommend that external lighting locations and technical specifications should be supplied to meet the requirements of Condition 17. Alternatively, further clarification should be supplied that no external lighting is proposed as part of the new development.

It would appear the consultee cannot read/understand a drawing, as the submitted drawing clearly shows external light locations and is annotated with the type of fitting provided in each location,

While responding I attach a copy of the lighting brochure.

Regards

Graham Middle

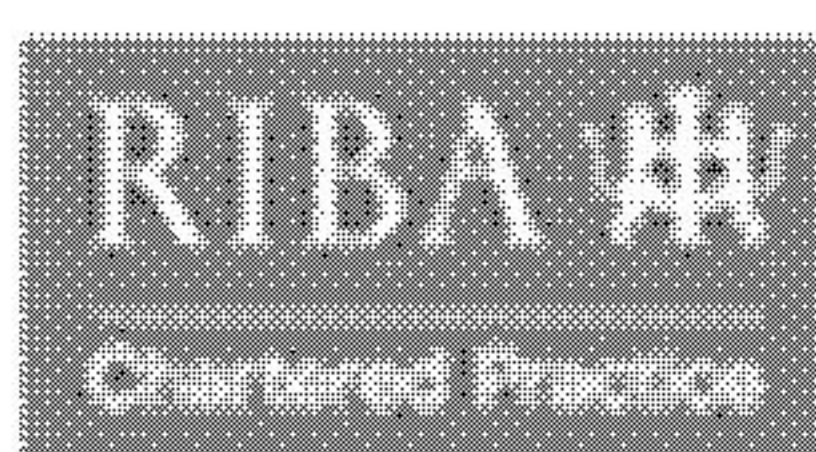
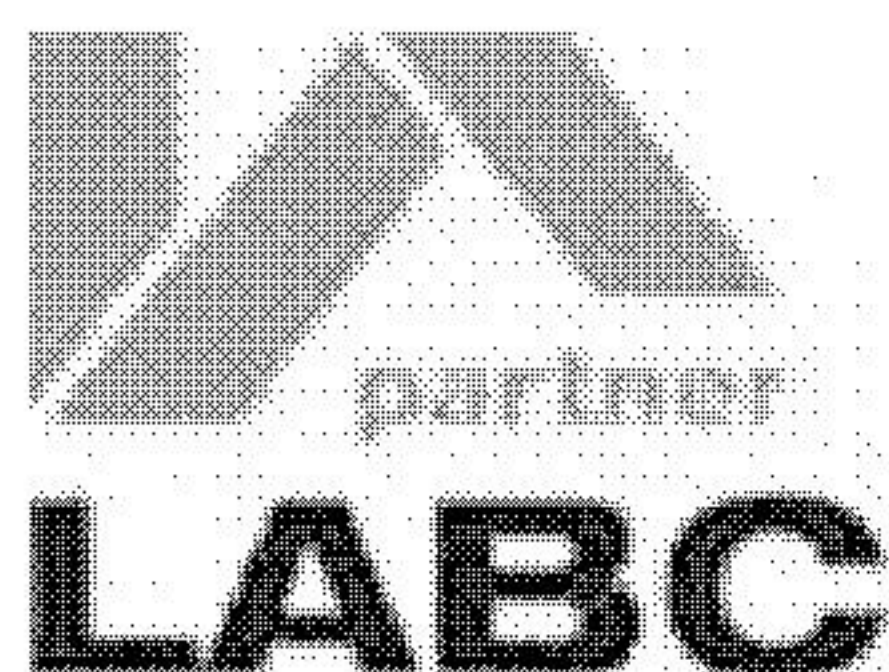
Principal

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From: Anna Tidey [mailto:Anna.Tidey@midsussex.gov.uk]

Sent: 29 April 2026 14:10

To: Graham Middle

Cc: [Redacted]

Subject: FW: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

Dear Graham

I have been reviewing this Discharge of conditions application, following a call for an update from Robert Fielden on Monday this week.

Condition 4 - I received the latest response from the Flood Risk & Drainage Team yesterday, requesting further information to support this application, together with accompanying Southern

Water confirmation. Please see the full details of the requested information in their attached email dated 28.04.2026.

Conditions 5 and 10 - Please note my email to Jodie Wilkes at WSCC Highways, which I copied you into, sent today.

Condition 6 – Details have been agreed by the Tree Officer. Formal discharge will follow once other conditions are addressed.

I note that I received the attached responses from the Ecologist on 07.04.2026 and 08.04.2026, following your email of the same date, please see attached email and the email chain below.

Condition 16 - From my understanding the Ecologist's request for additional information is to confirm that the development will include the provision of integrated bird and/or bat boxes (which should be located on the northern elevations of the two houses).

Please can you confirm if these can be included into the development and their installation on the two houses, once the development is completed?

Condition 17 – Please provide the product details / technical details of the lighting to ensure that the proposed lighting matches the plan description, ie as set out within the Proposed Ground Floor Lighting Layout (LMA, March 2026).

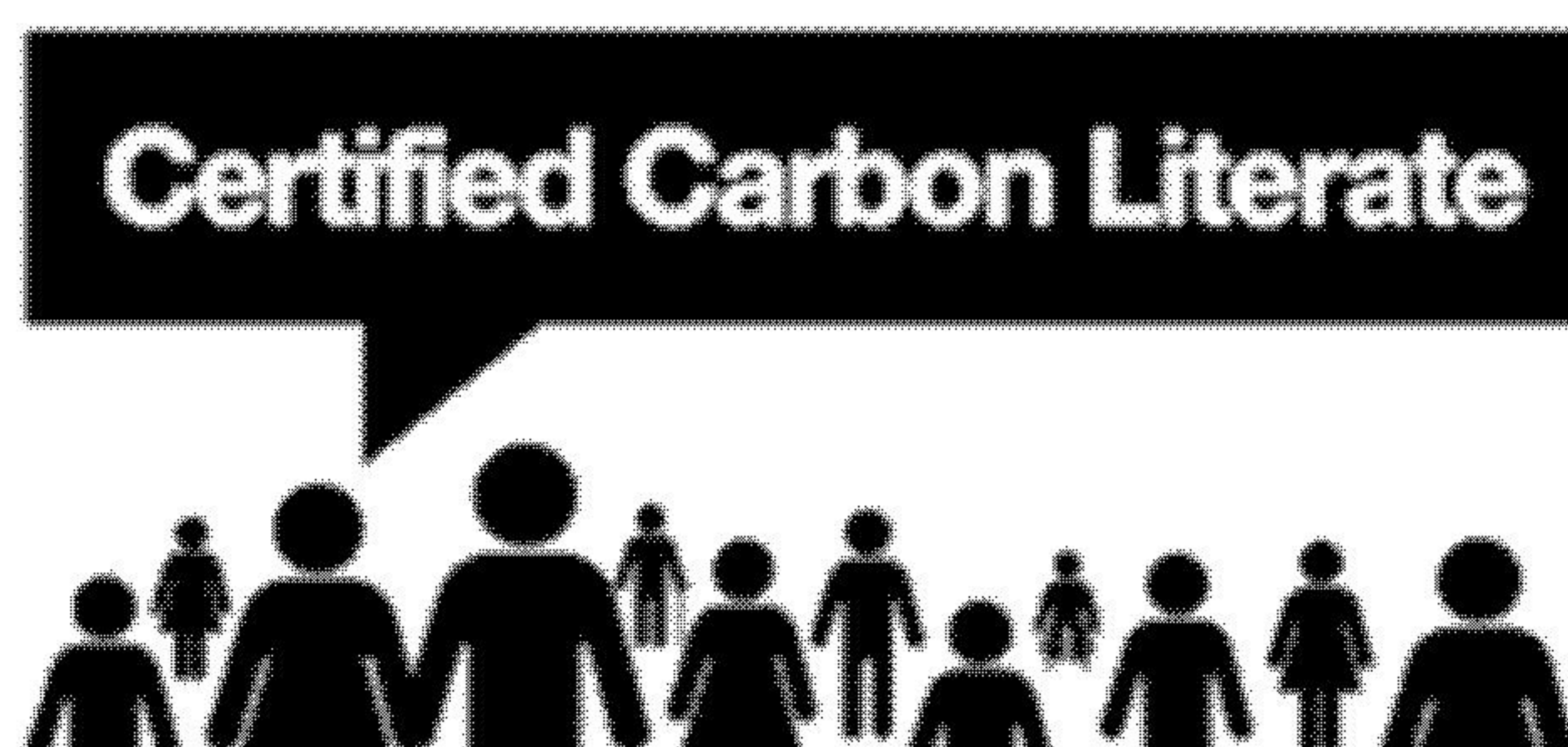
I am unable to progress a positive decision at this stage. I await further information from you/your comments.

Regards
Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
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- SAVE A TREE Only print this email if absolutely necessary.

From: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 08 April 2026 14:15
To: Anna Tidey <Anna.Tidey@midsussex.gov.uk>
Subject: RE: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

Hi Anna,

Please see my below comments on Condition 16 and 17 for the above application:

Condition 16 - Biodiversity Enhancement Strategy:

This condition does not relate to mandatory biodiversity net gains and instead requires bespoke enhancement measures to be secured as part of the development. It has been recommended that this includes the provision of bird or bat boxes as part of the development.

As a result, a Biodiversity Gain Condition must be secured via a separate pre-commencement condition of any consent, which secures a 'Biodiversity Gain Plan'. It is indicated that Paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 (as amended) and Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the requirements of the 'Biodiversity Gain Plan'.

Therefore, in summary, the submission of a Biodiversity Gain Plan will consist of the following information for non-phased developments:

- a. Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- b. The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- c. Completed pre-development and post-development habitat maps
- d. Information regarding Habitat degradation (where required).
- e. Information regarding Irreplaceable habitat (where required).

In addition, the following information may also be required depending on whether the development contains significant on-site enhancements or whether off-site options are required:

- a. A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements or offsite measures in blue line boundary land.
- b. Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in land owned by the applicant.
- c. Evidence of off-site units being allocated to a habitat bank on the biodiversity gain site register.
- d. Evidence of proof of purchase of Statutory Biodiversity Credits

It is highlighted that we are expecting that no significant on-site enhancements are expected for this development.

Condition 17 – lighting:

It does appear that I have missed the external lighting for this application set out within the Proposed Ground Floor Lighting Layout (LMA, March 2026). However, I would ideally expect that the product details / technical details of the lighting are provided, to ensure that the proposed lighting matches the plan description.

Nevertheless, I do agree that impacts upon foraging and commuting bats will be avoided based on the description of the lighting within the Proposed Ground Floor Lighting Layout (LMA, March 2026).

Hope that helps and please formally re-consult me on any further information.

Kind regards,

Hamish

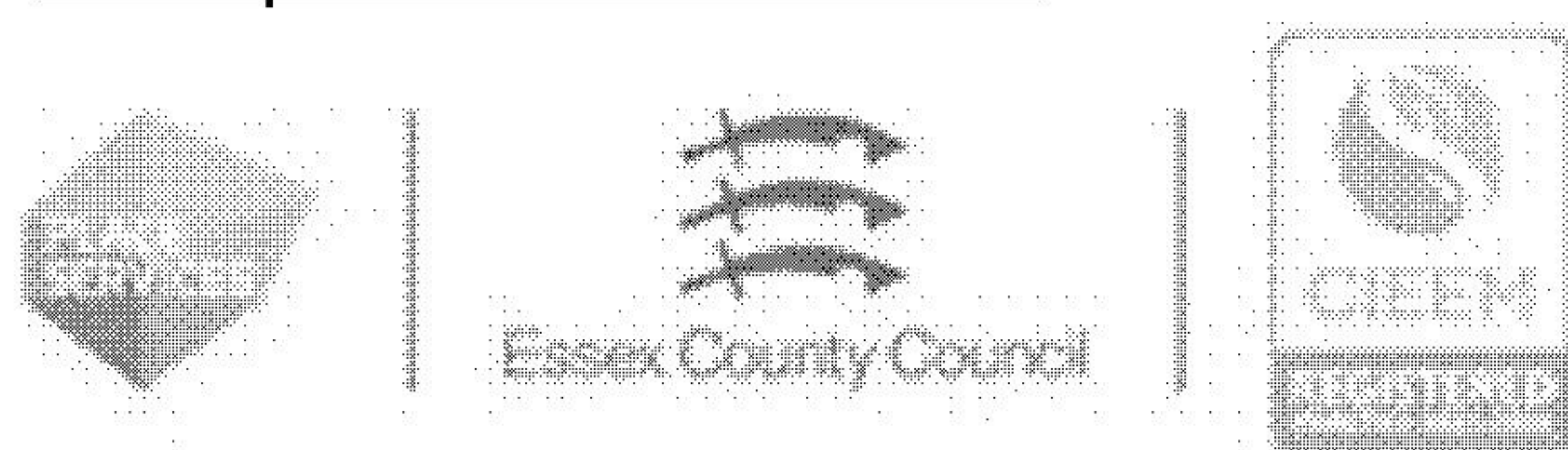
Hamish Jackson ACIEEM BSc (Hons)

Senior Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

 PlaceServicesEcology@essex.gov.uk

w: www.placeservices.co.uk



From: Anna Tidey <Anna.Tidey@midsussex.gov.uk>

Sent: 08 April 2026 10:58

To: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>

Subject: FW: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

CAUTION: This is an external email.

Dear Hamish

I have received the attached comments from the Applicant's Agent regarding your comments, which I received yesterday, for this Discharge of conditions application.

Please can you review these and comment again?

Thank you.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

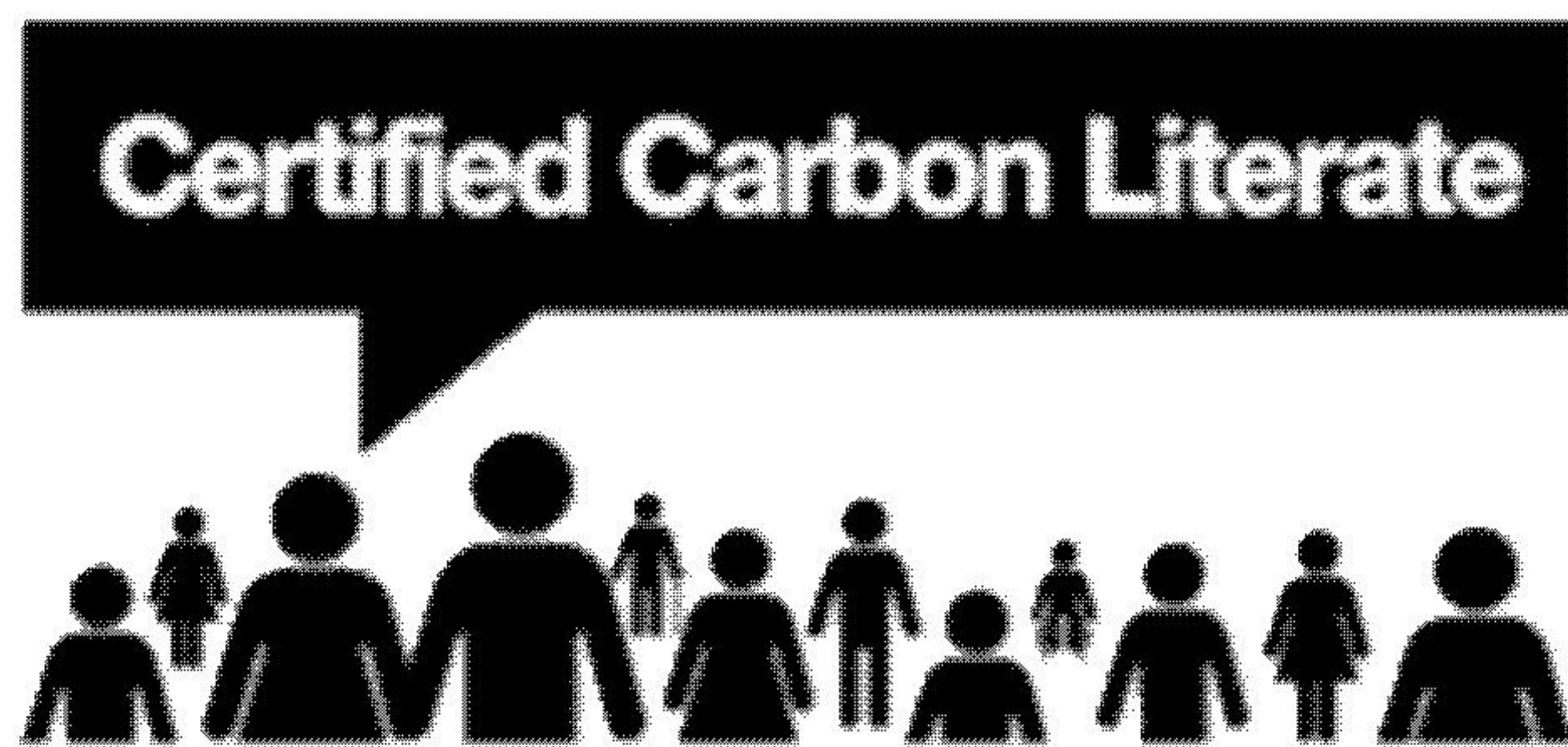
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From: Graham Middle [REDACTED]
Sent: 08 April 2026 10:33
To: Anna Tidey <Anna.Tidey@midsussex.gov.uk>
Cc: [REDACTED]
Subject: RE: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

Good morning Anna

Thank you for your e-mail request which appears to have been generated by an external consultant@ Essex County Council in respect of which I offer the following:

Condition 16, Bio-Diversity

I am not aware of what ecology information was supplied to Hamish Jackson for consideration. However we have provided the Council with the following documents which should have fully addressed his advice;

Net Gain Assessment
Habitat Assessment
Habitat Plan
Post Intervention Habitat Plan
Biodiversity Metric Condition Assessment
Biodiversity Metric Calculation

Please advise what documents were issued to Hamish Jackson?

Condition 17, External Lighting

Hamish Jackson has stated:

We note that Proposed Ground Floor Lighting Layout (LMA, March 2026) relates to internal lighting proposals. As a result, we recommend that external lighting locations and technical specifications should be supplied to meet the requirements of Condition 17. Alternatively, 3.

further clarification should be supplied that no external lighting is proposed as part of the new development.

It is clear from the advice provided by Hamish Jackson that he has either not read or understood our submitted lighting drawing PC04 which clearly shows the location of external lighting points and is annotated with the fitting type –

External low energy wall light with daylight sensor and manual override

&

External low energy down light with dusk till dawn daylight sensor or PIR motion sensor

I would advise that whilst it has no bearing on this application Wealden District Council have recently discharged an external lighting condition with the same external lighting information..

Regards

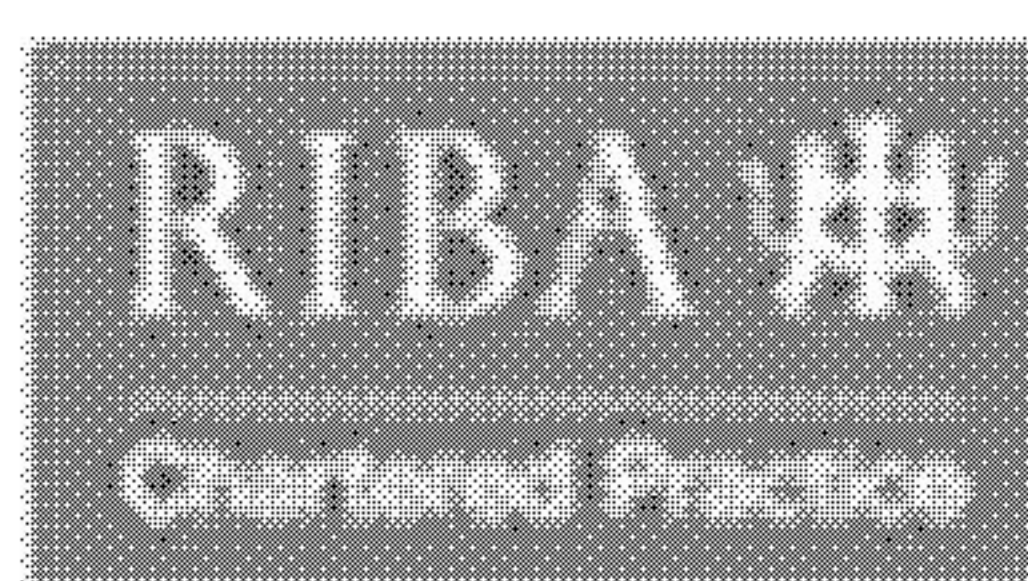
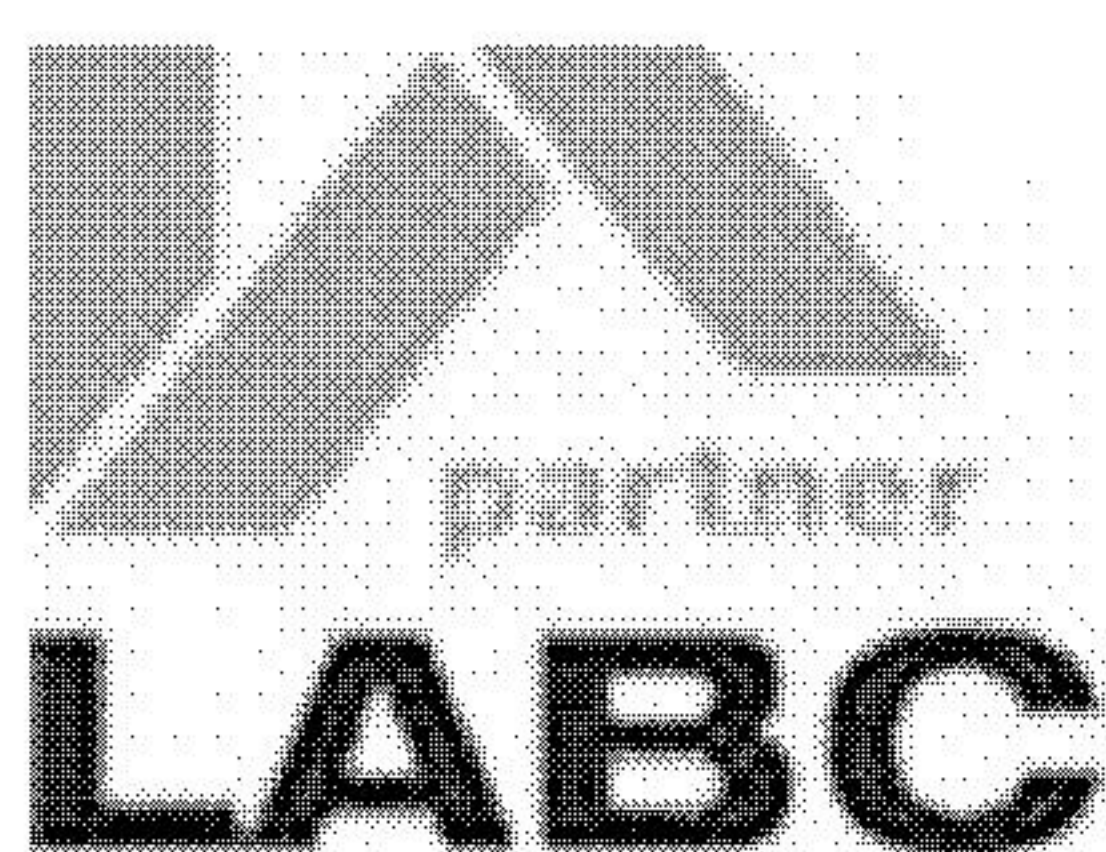
Graham Middle

Principal

BA (Hons). Dip Arch. RIBA. CIOB. CIH.

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From: Anna Tidey [<mailto:Anna.Tidey@midsussex.gov.uk>]

Sent: 08 April 2026 09:09

To: Graham Middle

Subject: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

Dear Graham

Please see the attached comments received yesterday from the Ecological adviser, Hamish Jackson. He has requested further information for the discharge of conditions 16 and 17 of DM/24/2999.

Please follow his advice and resubmit the requested information for these conditions.

Thank you.

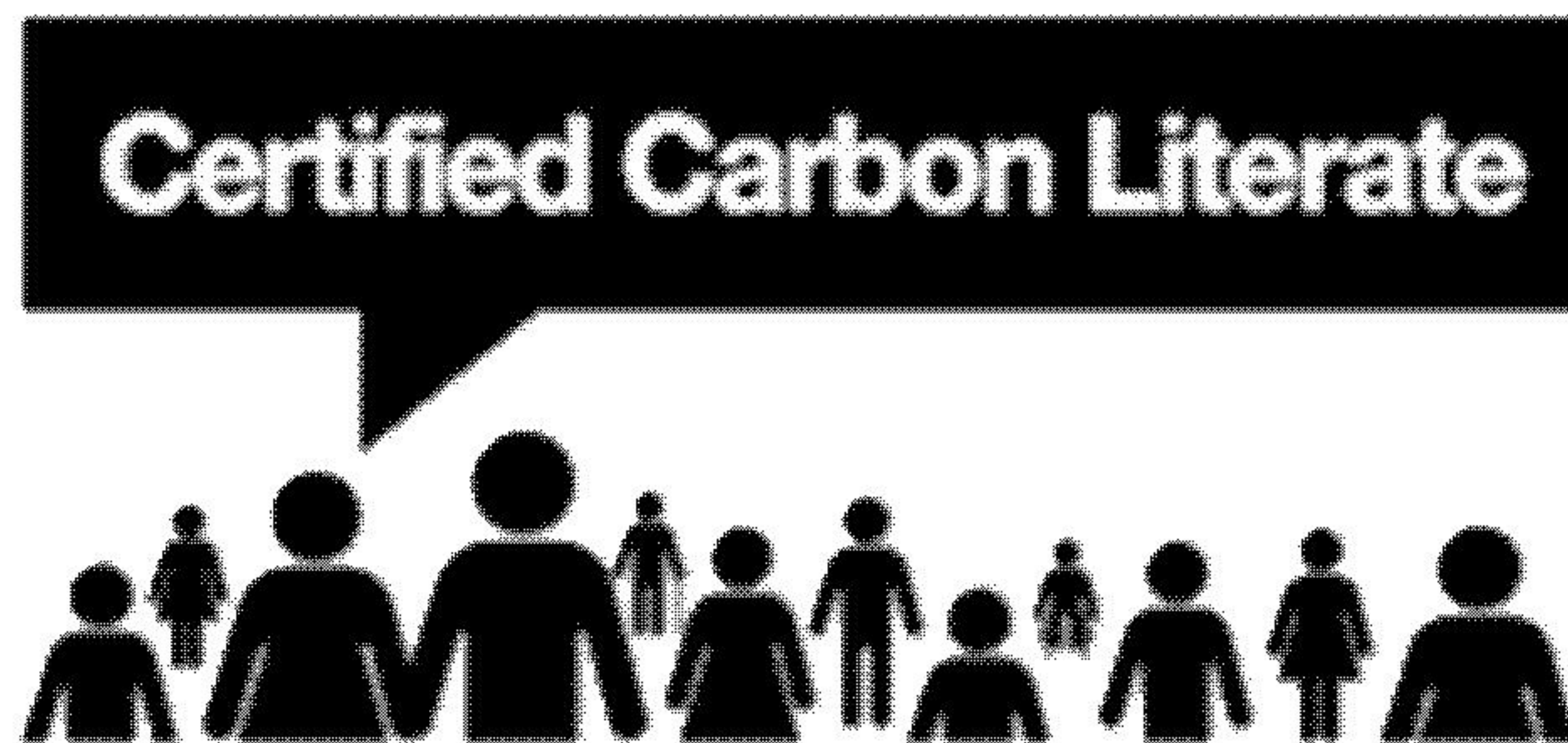
Regards

Anna

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