



01 October 2024

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Dear Katherine

Application: DM/24/2101
Location: Springfield Rashes Farm Selsfield Road Turners Hill Crawley West Sussex RH10 4PR
Proposal: Proposed two storey front extension with storm porch at ground floor level.

Thank you for consulting Place Services on the above householder application.

Recommended Temporary Holding Objection	
No ecological objections	
Recommended Approval subject to attached conditions	Yes
Recommended Discharge of condition	

Summary

We have reviewed the Bat Emergence Report (Libby Morris Ecologist, August 2024) and Preliminary Ecological Appraisal (Libby Morris Ecologist, June 2024), supplied by the applicant, relating to the likely impacts of development on designated sites, protected & Priority species and habitats, and identification of proportionate mitigation and mandatory Biodiversity Net Gain.

We note that, during the emergence survey in July 2024, no bats were observed emerging from the roof of the main house within the area which will be impacted by the works and it is therefore concluded that there are no bat roosts in the property (Bat Emergence Report (Libby Morris Ecologist, August 2024)). We therefore agree that no further surveys for bats in main house are required. In addition, the site comprises hardstanding with no trees on site (Preliminary Ecological Appraisal (Libby Morris Ecologist, June 2024)), and we therefore agree that no surveys are required for bats and trees.



However, as the dwelling has potentially suitable bat roost features and bats are mobile species, we support the Non-licensed Precautionary Method Statement for bats in Section 4 of the Bat Emergence Report (Libby Morris Ecologist, August 2024)). This should be secured by a condition of any consent.

We are satisfied that there is sufficient ecological information available for determination. We have no objections on ecological matters excluding Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

This provides certainty for the LPA of the likely impacts on protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation and enhancement measures identified in the Bat Emergence Report (Libby Morris Ecologist, August 2024) and Preliminary Ecological Appraisal (Libby Morris Ecologist, June 2024), should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species.

We accept that this householder application is exempt from mandatory Biodiversity Net Gain as advised in the [Government Guidelines](#) and as advised in the Application Form.

We also support the proposed reasonable biodiversity enhancements for protected species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 180d of the National Planning Policy Framework (December 2023). The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Layout and should be secured by a condition of any consent.

This will enable the LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

Submission for approval and implementation of the details below should be a condition of any planning consent:

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Report (Libby Morris Ecologist, August 2024) and Preliminary Ecological Appraisal (Libby Morris Ecologist, June 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes Non-licensed Precautionary Method Statement for bats in Section 4 of the Bat Emergence Report (Libby Morris Ecologist, August 2024)), which avoids impacts on European Protected Species.



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 (as amended).

2. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT

“A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat Emergence Report (Libby Morris Ecologist, August 2024) and Preliminary Ecological Appraisal (Libby Morris Ecologist, June 2024) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.”

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)

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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.