



24th February 2025

Caroline Grist
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.

Application: DM/24/3034
Location: White Lodge Ockley Lane Hassocks Burgess Hill West Sussex RH15 0BP
Proposal: Erection of detached dwelling with attached garage, associated parking and new access from Ockley Lane (Revision of application DM/23/2741)

Dear Caroline

Thank you for consulting Place Services on the above application.

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

Summary

We have reviewed the Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024), relating to the likely impacts of development on designated sites, protected & Priority species and habitats, and identification of appropriate mitigation measures.

In addition, we have reviewed the submitted Self-Build and Custom Build Statement and Application Form relating to mandatory biodiversity net gains.

We note that the garage (Building B1) and summerhouse (Building B2) both have negligible bat roost potential and that the majority of trees onsite have negligible bat roost potential (Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024)). We therefore agree that no further surveys for bats or these trees are required.



We also note that the small dead tree on the eastern boundary has Potential Roost Features for individual bats (PRFs-I). We highlight that appropriate compensation for all PRF-Is must be provided in advance of impacts to avoid loss of roost resource and that soft felling methods must be supervised by a suitably qualified ecologist under a non-licensed precautionary method statement (UK Bat Mitigation Guidelines CIEEM Version 1.1 (Reason and Wray, 2023)).

As there are log piles onsite which could provide suitable habitat for reptiles and the site has the potential to support mobile species such as Hedgehog (which is a Priority and threatened species), we support the implementation of the Precautionary Method Statement for mobile species in Section 6.10 of the Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024). This should be secured by a condition of any consent and implemented in full.

We note that the southern and eastern boundaries lie adjacent to Ockley Woodland and are mapped as ancient woodland (irreplaceable habitat) on [MAGIC maps](#). However, we understand from the Arboricultural Implications Report & Method Statement (David Archer Associates, November 2024) that ground truthing indicates that there is now only a 77m line of trees on the eastern boundary and all of these trees are being retained. Ground truthing of the southern boundary indicates that this boundary now comprises predominantly non-native trees (Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024)). We therefore support the recommendation to implement a 15m buffer between the ancient woodland and the development in the Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024)).

We are satisfied that there is sufficient ecological information available to support determination of this application. However, 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](#).

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

The mitigation measures identified in the Ecological Appraisal Report (Whychwood Environmental Ltd., December 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 particularly those recorded in the locality.

With regard to mandatory biodiversity net gains, it is highlighted that we have reviewed the submitted Self Build and Custom Build Statement and Application Form. Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#). As a result, we have reviewed the submitted details and are satisfied that this application is exempt, as the proposal is for one self-build dwelling for an area less 0.5 ha. A condition may be considered necessary to be imposed by the council to ensure that the development must be occupied by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the dwelling for at least 3 years.

We support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended 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.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that 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 measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in Section 6.10 of the Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024), which avoids impacts on protected species.

This may 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 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 for the biodiversity enhancements listed in the Ecological Appraisal Report (Whychwood Environmental Ltd., December 2024) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

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 & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and 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.