

From: Sue Hooton - Principal Ecological Consultant <Sue.Hooton@essex.gov.uk>
Sent: 30 June 2026 17:27:00 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Cc: "Place Services Ecology" <PlaceServicesEcology@essex.gov.uk>
Subject: RE: Planning application consultation - DM/25/3059 - Badgers Brook London Road Bolney Haywards Heath West Sussex RH17 5PY

Dear Andrew

Application: DM/25/3059
Location: Badgers Brook London Road Bolney Haywards Heath West Sussex RH17 5PY
Proposal: Demolition of existing dwelling and commercial building, with the erection of 4 x 4 Bedroomed Houses and 2 x 5 Bedroomed Houses

Thank you for further re-consulting Place Services on the above application. Our response dated 28th May 2026 refers.

We are satisfied there is sufficient information on protected species prior to determination.

However, it appears that our comments concerning the differences in the Biodiversity Net Gain information have not yet been addressed. For ease of reference, our comments dated 28th May 2026 are shown below:

We welcome the submission of the Small Sites Statutory Biodiversity Metric (November 2025) and confirm that condition assessments are not required for a Small Sites Metric. However, we are still not satisfied that appropriate information has been provided prior to determination. This is because of the reason set out below:

- We note that the Pre-Development Baseline Map (submitted November 2025) and Small Sites Statutory Biodiversity Metric (November 2025) indicate there is an area of 3110.8248 m² of broadleaved woodland in the west and south of the site, whilst the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., August 2024) show modified grassland in the same area with two lines of trees running north to south. In addition, the four buildings indicated on the Preliminary Roost Assessment (Arbtech Consulting Ltd., August 2024) are not shown on the Pre-Development Baseline Map (submitted November 2025). As a result, on further consideration, the baseline map and metric must be updated to account for the additional buildings on-site. The metric and mapping may also be required to be updated include correct on-site habitat and it is recommended that the applicant's suitability qualified ecologist provides further clarification on the correct on-site habitat.

We note that post-intervention values have also been provided. As a result, it is recommended that the following matters will also need to be addressed as part of the biodiversity gain condition:

- It is considered highly unlikely that on-site woodland can be enhanced to 'good condition'. Therefore, this enhancement option will not be considered acceptable as part of the Biodiversity Gain Condition.

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. We recommend that NatureSpace is consulted on this application.

We look forward to working with the LPA and the applicant to receive the additional information required to support a lawful decision and overcome our holding objection.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Best wishes
Sue

Sue Hooton CEnv MCIEEM BSc (Hons) (she,her,Mrs)
Principal Ecological Consultant at Place Services

email: sue.hooton@essex.gov.uk / PlaceServicesecology@essex.gov.uk

web: www.placeservices.co.uk

linkedin: uk.linkedin.com/in/sue-hooton-04811178

Please note that from 1st July 2026, my work pattern will change to Monday-Wednesday as I will be working part-time.



-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 22 June 2026 18:03

To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>;

planningsystemssupport@midsussex.gov.uk

Subject: Planning application consultation - DM/25/3059 - Badgers Brook London Road Bolney Haywards Heath West Sussex RH17 5PY

CAUTION: This is an external email.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/25/3059. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer andy.watt@midsussex.gov.uk

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.