



Date: 13 October 2025

Our ref: 03542

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Mid Sussex District Council
Oaklands Road
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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. 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/25/0896
Location: Greenworld Cansiron Lane Ashurst Wood East Grinstead
Proposal: Refurbishment of an existing dwelling, conversion of existing accommodation and carport, erection of a garden shed

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

No ecological objection	☐
No ecological objection subject to attached conditions	☒
Further information required/Temporary holding objection	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, February 2025) and the Bat Survey and Assessment Report (Co-ecology, August 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

We are satisfied that there is sufficient ecological information available to support determination of this application.

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 updated roost assessment and emergence surveys provide sufficient ecological information to inform determination and condition setting. While we note that the final emergence survey was constrained by high wind speeds which prevented the use of UAV-mounted thermal imaging, we are satisfied that this limitation was appropriately addressed through the deployment of additional ground-based infrared equipment and full-spectrum detectors. The survey methodology is consistent with current best practice guidance and is considered proportionate to the roost type and site context.

However, it is of serious concern that construction works had already commence prior to the completion of the required bat surveys, and in fact prior to the first emergence survey. These works included structural alterations to the building, removal of ceilings, and creation of new cavities, all of which occurred despite the presence of a confirmed bat roost. We must emphasise that this constitutes a breach of the Conservation of Habitats and Species Regulations 2017 (as amended). All bat species and their roosts are legally protected, regardless of roost type or usage level, and any disturbance, damage, or destruction of a bat roost without a valid European Protected Species Mitigation (EPSM) licence is unlawful. The applicant is reminded that no further works may proceed until all relevant ecological conditions have been discharged and any necessary licences obtained.

Given the confirmed presence of a day roost for common pipistrelle bats and the nature of the proposed works, it is necessary and proportionate to require the applicant to obtain an EPSM licence from Natural England prior to any further works affecting the building structure. The licence must be supported by a method statement detailing pre-works inspections, supervised soft-strip procedures, and appropriate compensation measures such as bat access tiles, ridge tiles, and retained or recreated void space. In addition, a sensitive lighting strategy must be submitted and approved prior to occupation. This should demonstrate how light spill will be avoided on key habitat features including the northern hedgerow, rear garden, and adjacent woodland, and must follow current guidance on lighting impacts to bats. These measures are essential to ensure compliance with legislation and to safeguard the ecological integrity of the site and its surroundings.

The mitigation measures identified in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, February 2025) and the Bat Survey and Assessment Report (Co-ecology, August 2025) 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 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 are satisfied

that this application is exempt from mandatory biodiversity net gains, as the development meets the householder exemption.

We also 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 Strategy 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). However, please note that we have not provided comments on Great Crested Newt, as we have been instructed to leave this for NatureSpace Partnership.

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 Preliminary Ecological Appraisal and Roost Assessment (Arbtech, February 2025) and the Bat Survey and Assessment Report (Co-ecology, August 2025) 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 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 COMMENCEMENT OF ANY WORKS WHICH WILL IMPACT THE BREEDING / RESTING PLACE OF BATS

“Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or*

- c) *a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*"

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998.

3. **PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY**

"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, February 2025) and the Bat Survey and Assessment Report (Co-ecology, August 2025), shall be submitted to and approved in writing by the local planning authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

4. **PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

"Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the

scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To 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).

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

Beth Archer 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.