



Date: 14 August 2026
Our ref: 20468

Andrew Horrell
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

By email only: 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.

Application: DM/26/1764
Location: St Johns Lodge 151 High Street Lindfield Haywards Heath
Proposal: Replacement of later-addition single-storey rear extension with a new, single-storey rear extension. Removal of existing fireplace recess to the west elevation to allow for the construction of a bay window. Minor internal alterations at ground floor level to suit the proposed works, along with re-wiring and re-plumbing works throughout. Demolition of modern garage and construction of a new, single-bay garage within the rear garden. Associated hard and soft landscaping works

Thank you for consulting Place Services on the above 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	□
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Summary

We have reviewed the Full Bat Roost Assessment (Sim Law Ecology Ltd, August 2025) relating to the likely impacts of development on protected and Priority species and identification of appropriate mitigation measures.

The Full Bat Roost Assessment (Sim Law Ecology Ltd, August 2025) identifies that the following bat roosts are present within St John's Lodge (B1):

- Roost 1: Common pipistrelle Day Roost (1x bat). West roof void or beneath lead flashing around base of western chimney.
- Roost 2: Common pipistrelle Day Roost (1x bat). Beneath field tiles on southern side of west elevation.
- Roost 3: Common Pipistrelle Day Roost (1x bat). Beneath ridge tile of southern dormer.
- Roost 4: Common Pipistrelle Day Roost (1x bat). Beneath valley tile on southern elevation.
- Roost 5: Brown long-eared Day Roost (1x bat). Inside southeast roof void. 1x access point beneath the eaves on the southeast elevation

However, the proposed extensions and works are not predicted to impact these known bat roosts. As a result, we have reviewed the submitted details and support the proposed non-licensed precautionary working methods for this application. This is sufficient to ensure impacts to European Protected Species will not be caused as part of the development.

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 mitigation measures identified in the Full Bat Roost Assessment (Sim Law Ecology Ltd, 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.

This will enable 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. 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 Full Bat Roost Assessment (Sim Law Ecology Ltd, 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).

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

Yours sincerely,

Hamish Jackson ACIEEM 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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.