

From: Graham Ritchie <g.ritchie@woolfbond.co.uk>
Sent: 19 May 2026 14:33:14 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Steven Brown" <S.brown@woolfbond.co.uk>; "Will Adams" <willadams@fairfaxproperties.co.uk>; "James Gibson" <j.gibson@woolfbond.co.uk>
Subject: RE: Land At Borde Hill Lane, Haywards Heath - DM/25/3129
Attachments: P3094 Land north of Balcombe Road Dormouse Mitigation Strategy ISSUE.pdf, Sugworth clarifications Letter May 2026.pdf

Steven,

Thanks for your email. Whilst the attached responses cover the points, for clarity as the enclosed letter indicates, the information on bats was covered in the Ground Level Tree Assessment which was supplied to you on 17th April. It is likely that the Council's ecological adviser hadn't realised that this included the information that they were after – can you please ensure that they are aware of this.

Mitigation strategy for dormouse is attached.

With respect to the query on the ability to deliver off site BNG, the area shown edged in green is within the wider control of the landowner/applicant and can be delivered as part of the BNG off-site provision, should this be required. Whilst recognising that it was not edged in the typical "blue" for other land in control of the applicant, it was clear from the Biodiversity Calculation Document that this could be provided. Hope that assists.

Any queries, please ask.

Regards

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From: Steven King <Steven.King@midsussex.gov.uk>
Sent: 18 May 2026 15:53
To: Graham Ritchie <g.ritchie@woolfbond.co.uk>
Subject: Land At Borde Hill Lane, Haywards Heath - DM/25/3129

Hi Graham

I have received the attached comments from the Councils Ecological Consultant. As you can see, they have maintained a holding objection on the application.

The letter dated 10th April from The Ecology Co-op refers to a further report relating to bats being submitted as an addendum to the EclA. The letter also refers to a Mitigation Statement in relation to dormouse. Are you able to advise when these documents will be submitted?

With regards to BNG, can you clarify where the BNG is to be provided please. The letter of 10th April from The Ecology Co-op refers to land within a green line boundary proposed as providing off site gains, whereas the Biodiversity Impact Calculation document, dated 4th December 2025 refers in section 1.2 to a redline (application) boundary and then a blueline (wider ownership) boundary. The location plan submitted with the application has a red line around the site of the application but no blue line. I am therefore slightly confused on what is intended in relation to BNG.

Could I ask for your response to the above points and the comments of the Councils Ecological Consultant please. I look forward to hearing from you.

Regards

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