



Date: 24 September 2026
Our ref: 15978

Steven King
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/26/0682
Location: Land At Hurst Farm Hurstwood Lane Haywards Heath West Sussex
Proposal: Reserved Matters Application Pursuant to Outline Planning Permission Mid Sussex District Council (MSDC) Reference: DM/25/1630, Lewes District Council (LDC) Reference: LW/2510707 at Hurst Farm, for appearance, layout, scale and landscaping only

Thank you for further re-consulting Place Services on the above Reserved Matters application. Our previous responses dated 29th June 2026 and 21st April 2026 refer.

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

Further to our comments dated 29th June 2026, we note that additional amendments to the proposed plans have been provided and summarised in the letter from Barratt Redrow dated 13th July 2026.

Overall, we have no concerns regarding the proposed amendments from an ecological perspective. However, as highlighted in our response dated 29th June 2026, the Landscape Strategy – Site wide Stage 3 (Terraforma) is blurred and cannot be read. Therefore, we would still expect a finalised planting plan / schedules to be secured as part of the reserved matters application.

Furthermore, we have the following additional comments:

European Protected Species (bats)

We note from the Ecology Technical Update (ACD Environmental, May 2026) that tree T91, T92 and T93 (all mature Ash) have 'high' or Potential Roost Features for multiple bats (PRFs-M). Therefore, we highlight that these trees will require further assessment prior to commencement of this application (4th Ed. Bat Surveys for Professional Ecologists Bat Conservation Trust (Collins ed., 2023)) in line with condition 9 of the outline consent.

We also note that trees G114 (Goat Willow), T149 (Monterey Pine) and T155 (Sycamore) have PRFs for individual bats or 'low' potential. We therefore highlight that appropriate compensation for these trees will be required in advance of works to avoid loss of roost resource (Reason and Wray (2023) UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management). We support the non-licensed Precautionary Working Method Statement for bats in Section 3.16 of the Ecology Technical Update (ACD Environmental, May 2026), which includes inspection of any affected trees by endoscope on the day and felling under the supervision of a licensed bat ecologist, as required in Table 6.3 of 4th Ed. Bat Surveys for Professional Ecologists Bat Conservation Trust (Collins ed., 2023). These measures should be included within the CEMP required under condition 8 of the outline consent.

Mandatory Biodiversity Net Gains

As highlighted in our response dated 29th June 2026, we note that the Biodiversity Assessment (RSK Biocensus, June 2023) has been submitted, indicating a loss of -37.94% habitat units, a loss of -9.31% linear hedgerow units and a loss of -61.54% watercourse units. We highlight that these losses are contrary to the Mid Sussex District Plan 2021-2039 DPN2, current legislation and national policy which all require an increase of 10% BNG.

Therefore, a finalised strategy will need to be provided as part of the Biodiversity Gain Condition on how a 10% measurable biodiversity net gain will be achieved for this application.

Additional ecology requirements:

We note that the documents required for the following conditions have still not been submitted and look forward to reviewing the documents when they become available:

- Condition 7: Landscape and Ecological Management Plan (LEMP)
- Condition 8: Construction Environmental Management Plan (CEMP: Biodiversity)
- Condition 10: Biodiversity Enhancement Strategy
- Condition 26: Lighting Scheme for Biodiversity

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant
 Place Services at Essex County Council



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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.