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Our ref: 14008
Date: 26 February 2026

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.

Application: DM/26/0167
Location: Penland Farmhouse Hanlye Lane Cuckfield Haywards Heath
Proposal: Approval of Reserved Matters following Outline consent
DM/23/0972 relating to appearance, layout, scale and landscaping
details for the construction of four dwelling houses.

Thank you for consulting Place Services on the above Reserved Matters application.

Summary

We have reviewed the decision notice for DM/23/0972 and note that the following conditions require submission of the specified documents:

- Condition 11: details of a hard and soft landscaping scheme
- Condition 13: a) a bat licence issued by Natural England; b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or c) a statement from Natural England to confirm that the specified development does not require a licence.
- Condition 14: a Construction Environmental Management Plan (CEMP): Biodiversity
- Condition 15: a Biodiversity Enhancement Strategy
- Condition 16: a Landscape and Ecological Management Plan (LEMP)
- Condition 17: a lighting scheme for biodiversity

In addition, Condition 12 requires compliance with the Bat Survey Report (AEWC Ltd., September 2023) and the Protected Species Walkover and Bat Assessment (AEWC Ltd., March 2023).

As a result, we have the following comments on the submitted details and relevant conditions:

Condition 11:

We have reviewed the Landscape Plan Drawing No. 072-001-503 (Jonathan Talley Architects Ltd., October 2025) submitted in order to discharge Condition 11. Whilst not specifically a requirement of the condition, we would suggest it would be beneficial for the soft landscaping plan to be supported by planting specifications or schedules to demonstrate that appropriate species within the landscape scheme.

Condition 12:

Subject to the LPA being satisfied works have followed the mitigation and enhancements set out within the Bat Survey Report (AEWC Ltd., September 2023) and the Protected Species Walkover and Bat Assessment (AEWC Ltd., March 2023), we would support the discharge of Condition 12.

Outstanding conditions:

We note that the following documents have not yet been submitted:

- Condition 13: a bat licence issued by Natural England; evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or a statement from Natural England to confirm that the specified development does not require a licence.
- Condition 14: a Construction Environmental Management Plan (CEMP): Biodiversity
- Condition 15: a Biodiversity Enhancement Strategy
- Condition 16: a Landscape and Ecological Management Plan (LEMP)
- Condition 17: a lighting scheme for biodiversity

Therefore, we look forward to reviewing these documents when they become available as part of a separate discharge of condition application(s).

Biodiversity Net Gain:

We also note that a Biodiversity Net Gain Assessment (Animal Ecology & Wildlife Consultants Ltd., November 2025), Habitat Condition Assessment and Statutory Biodiversity Metric – Calculation Tool (October 2025) have been submitted and that the results indicate that there will be a loss of -21.29% BNG. However, the application was received by the LPA in April 2023 and therefore pre-dates mandatory BNG which was implemented in April 2024 for minor development.

Nevertheless, policy DP38 – Biodiversity of the adopted Mid Sussex District Local Plan states that development should *“Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity”*. As a result, we would recommend that further opportunities to ensure a measurable biodiversity net gain should be explored for this application.

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.