

From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Sent: 10 March 2025 09:25:21 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: DM/24/2733 - Rose Cottage Day Nursery The Old Sawmills Copyhold Lane Lindfield Haywards Heath West Sussex RH16 1XT

Dear Andy

DM/24/2733

Conversion of vacant adjoined barn into nursery space at ground floor level, alterations to ground floor layout and an increase of child numbers to 70 children.

Rose Cottage Day Nursery The Old Sawmills Copyhold Lane Lindfield Haywards Heath West Sussex RH16 1XT

We note that an EcIA (Arbtech Consulting Ltd., 26th November 2024) was submitted for this application on 13th February. However, as far as we can see, there are no differences between this and the original EcIA submitted on 3rd December 2024 (also dated 26th November 2024).

As there is a confirmed bat roost, we recommended in our response dated 23rd December 2024 that outline precautionary measures should be provided to support the bat licence required from Natural England.

The following are examples of the measures expected:

Supervision of the works by a licensed ecologist

Prior to the commencement of works, any suitable roost features to be inspected with an endoscope by the licensed ecologist as part of the pre-works check.

Toolbox talk

Provision of bat boxes prior to the commencement of works as required by UK Bat Mitigation Guidelines (Reason & Wray, 2023) and retained to compensate for loss of roost resource.

Working methods - timing and soft stripping of the barn to be converted.

What to do If any bats are encountered during the works e.g they must be captured by the licensed ecologist and either cared for appropriately in a ventilated box or transferred to a bat box located on site

As mentioned in our response, the Local Planning Authority, as a competent authority, should have regard to the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) when reaching planning decisions and must not leave this until the licence application stage. We therefore maintain our temporary holding objection and recommend that the applicant submits appropriate outline mitigation measures, including the above, to support the provision of the licence. These must be outlined prior to determination to allow certainty to the LPA that a licence will likely be granted.

I hope this is clear, but if we can help further, please let us know.

Kind regards

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Ecological Consultant
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linkedin: <https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.linkedin.com%2Fin%2Fgen-broad-59428b47%2F&data=05%7C02%7CAndy.Watt%40midsussex.gov.uk%7C603e9a38870840f3336d08dd5fb57c5e%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C638771955280961653%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOlJoiTWFpbCIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=oef%2BepMZXwzeVWvLNt6eVYkhLSQuQbWf7%2BomE3vaRXk%3D&reserved=0>

My working days are Mon, Tue, Thu

-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 13 February 2025 15:54

To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>; planningsystemssupport@midsussex.gov.uk

Subject: Planning application consultation - DM/24/2733 - Rose Cottage Day Nursery The Old Sawmills Copyhold Lane Lindfield Haywards Heath West Sussex RH16 1XT

CAUTION: This is an external email.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/24/2733. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer andy.watt@midsussex.gov.uk

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.