



9<sup>th</sup> May 2025

Hamish Evans  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
RH16 1SS

By email only

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*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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

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**Application:** DM/25/00369

**Location:** Old Park Lodge Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TJ

**Proposal:** Demolition of existing house, storage barn and stables and erection of replacement dwelling including proposed greenhouse, realigned driveway and hardstanding, alteration to existing garage and associated work. (Drainage report received 31.03.2025 and District Licence received 02.04.2025)

Dear Hamish,

Thank you for re-consulting Place Services on the above application.

|                                                                                    |     |
|------------------------------------------------------------------------------------|-----|
| Recommended Refusal                                                                |     |
| No ecological objections                                                           |     |
| Recommended Approval subject to attached conditions                                | Yes |
| Subject to Natural England's comments on the conclusion of the Water Neutrality AA |     |
| Subject to Natural England's comments on the conclusion of the bat AA              |     |
| Further information required                                                       |     |
| Recommended Discharge of condition                                                 |     |

### **Summary**

We have reviewed the additional ecology information following our response dated 6<sup>th</sup> March 2025. However, please note we have no further comments as this relates to Great Crested Newt and we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

We are still satisfied that there is sufficient ecological information available for determination. With regard to mandatory biodiversity net gains, we are satisfied that this application is exempt as stated in our previous response, as the proposal is for one self-build dwelling for an area less 0.5 ha.



As in our response dated 6<sup>th</sup> March 2025, 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 Bat Survey Report (Arun Ecology, January 2025) and Preliminary Ecological Appraisal Report (Arun Ecology, January 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in Sections 6.5.1 and 6.5.5 of the Preliminary Ecological Appraisal Report (Arun Ecology, January 2025), which avoids impacts on protected species.*

*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).  
of at least 30 years from completion of development.

#### **2. PRIOR TO COMMENCEMENT OF ANY WORKS WHICH WILL IMPACT THE BREEDING / RESTING PLACE OF BATS: SUBMISSION OF A COPY OF EPS MITIGATION LICENCE OR EVIDENCE OF SITE REGISTRATION UNDER A BAT MITIGATION CLASS LICENCE FOR BATS**

*"Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:*

- a) *a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) *evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*
- c) *a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."*

**Reason:** To conserve protected 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 s17 Crime & Disorder Act 1998.

#### **3. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT**

*"A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal Report (Arun Ecology, January 2025) shall be submitted to and approved in writing by the local planning authority.*



*The content of the Biodiversity Enhancement Layout shall include the following:*

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

*The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."*

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

#### **4. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

*"A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."*

**Reason:** To 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 contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Senior Ecological Consultant

Place Services at Essex County Council

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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.