

From: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 08 April 2026 14:15:04 UTC+01:00
To: "Anna Tidey" <Anna.Tidey@midsussex.gov.uk>
Subject: RE: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

Hi Anna,

Please see my below comments on Condition 16 and 17 for the above application:

Condition 16 - Biodiversity Enhancement Strategy:

This condition does not relate to mandatory biodiversity net gains and instead requires bespoke enhancement measures to be secured as part of the development. It has been recommended that this includes the provision of bird or bat boxes as part of the development.

As a result, a Biodiversity Gain Condition must be secured via a separate pre-commencement condition of any consent, which secures a 'Biodiversity Gain Plan'. It is indicated that [Paragraph 14\(2\) of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#) and [Articles 37C\(2\) and 37C\(4\) of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) sets out the requirements of the 'Biodiversity Gain Plan'.

Therefore, in summary, the submission of a Biodiversity Gain Plan will consist of the following information for non-phased developments:

- a. Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- b. The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- c. Completed pre-development and post-development habitat maps
- d. Information regarding [Habitat degradation](#) (where required).
- e. Information regarding [Irreplaceable habitat](#) (where required).

In addition, the following information may also be required depending on whether the development contains significant on-site enhancements or whether off-site options are required:

- a. A [Habitat Management and Monitoring Plan](#) (HMMP) for significant on-site enhancements or offsite measures in blue line boundary land.
- b. Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in land owned by the applicant.
- c. Evidence of off-site units being allocated to a habitat bank on the [biodiversity gain site register](#).
- d. Evidence of proof of purchase of Statutory Biodiversity Credits

It is highlighted that we are expecting that no significant on-site enhancements are expected for this development.

Condition 17 – lighting:

It does appear that I have missed the external lighting for this application set out within the Proposed Ground Floor Lighting Layout (LMA, March 2026). However, I would ideally expect

that the product details / technical details of the lighting are provided, to ensure that the proposed lighting matches the plan description.

Nevertheless, I do agree that impacts upon foraging and commuting bats will be avoided based on the description of the lighting within the Proposed Ground Floor Lighting Layout (LMA, March 2026).

Hope that helps and please formally re-consult me on any further information.

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

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From: Anna Tidey <Anna.Tidey@midsussex.gov.uk>
Sent: 08 April 2026 10:58
To: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Subject: FW: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

CAUTION: This is an external email.

Dear Hamish

I have received the attached comments from the Applicant's Agent regarding your comments, which I received yesterday, for this Discharge of conditions application. Please can you review these and comment again?

Thank you.

Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

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Development Management

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From: Graham Middle <graham.middle@lm-associates.co.uk>
Sent: 08 April 2026 10:33
To: Anna Tidey <Anna.Tidey@midsussex.gov.uk>
Cc: RJFielden1@btinternet.com
Subject: RE: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

Good morning Anna

Thank you for your e-mail request which appears to have been generated by an external consultant@ Essex County Council in respect of which I offer the following:

Condition 16, Bio-Diversity

I am not aware of what ecology information was supplied to Hamish Jackson for consideration. However we have provided the Council with the following documents which should have fully addressed his advice;

Net Gain Assessment

Habitat Assessment
Habitat Plan
Post Intervention Habitat Plan
Biodiversity Metric Condition Assessment
Biodiversity Metric Calculation

Please advise what documents were issued to Hamish Jackson?

Condition 17, External Lighting

Hamish Jackson has stated:

We note that Proposed Ground Floor Lighting Layout (LMA, March 2026) relates to internal lighting proposals. As a result, we recommend that external lighting locations and technical specifications should be supplied to meet the requirements of Condition 17. Alternatively, 3.

further clarification should be supplied that no external lighting is proposed as part of the new development.

It is clear from the advice provided by Hamish Jackson that he has either not read or understood our submitted lighting drawing PC04 which clearly shows the location of external lighting points and is annotated with the fitting type –

External low energy wall light with daylight sensor and manual override
&

External low energy down light with dusk till dawn daylight sensor or PIR motion sensor

I would advise that whilst it has no bearing on this application Wealden District Council have recently discharged an external lighting condition with the same external lighting information..

Regards

Graham Middle

Principal

BA (Hons). Dip Arch. RIBA. CIOB. CIH.

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From: Anna Tidey [<mailto:Anna.Tidey@midsussex.gov.uk>]

Sent: 08 April 2026 09:09

To: Graham Middle

Subject: Ecologist Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex

Dear Graham

Please see the attached comments received yesterday from the Ecological adviser, Hamish Jackson. He has requested further information for the discharge of conditions 16 and 17 of DM/24/2999.

Please follow his advice and resubmit the requested information for these conditions.

Thank you.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

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