



Date: 30 June 2026

Our ref: 10023

Rachel Richardson
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

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/25/1857
Location: Shepherds Cottage Stuccles Farm Twineham Lane Sayers Common Hassocks West Sussex BN6 9JF
Proposal: Retrospective change of use from agricultural land to residential garden land, including proposed erection of fencing. Retrospective change of use of the barn (including external alterations and porch extension) , workshop/stable (including linked extension to barn) and maintenance store, all to residential ancillary accommodation.
Amendments and Additional Information received on 27.05.2026.

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

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

We have reviewed the amended plans submitted and do not consider there will be any additional impacts on ecology. We have no other comments in addition to those provided in our response dated 7th April 2026.

We are still satisfied that there is sufficient ecological information available for determination of this application and have no objections on ecological matters excluding Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

For clarity, we have included the conditions recommended in our response dated 7th April 2026 below.

Submission for approval and implementation of the details below should be a condition of any planning consent:

Recommended conditions

1. WITHIN THREE MONTHS OF CONSENT: BIODIVERSITY ENHANCEMENT STRATEGY

“Within three months of consent, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.”

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

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

Sue Hooton CEnv MCIEEM BSc (Hons)
Principal 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.