



Date: 2 October 2025

Our ref: 05075

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West Sussex
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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. 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.

Application: DM/25/1129
Location: Land At Foxhole Farm Foxhole Lane Bolney West Sussex
Proposal: Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.

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

No ecological objection	<input type="checkbox"/>
No ecological objection subject to attached conditions	<input checked="" type="checkbox"/>
Further information required/Temporary holding objection	<input type="checkbox"/>
Recommend Refusal	<input type="checkbox"/>

Subject to Natural England’s formal comments on the conclusion of the LPA’s Appropriate Assessment	□
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Summary

We have re-assessed the Ecological Appraisal (Aspect Ecology, April 2025), Draft Landscape and Ecological Management Plan (LEMP) (SLR Consulting Ltd., April 2025), Appendix D Predicted Light Spillage (RSK submitted April 2025) and Lighting Impact Assessment (Nature Positive, April 2025), relating to the likely impacts of development on designated sites, protected and Priority species & habitats with identification of appropriate mitigation measures.

We have also re-assessed the information submitted to demonstrate that Biodiversity Net Gain can be delivered within the timescale promised and to meet any mandatory BNG requirements required. This includes the Biodiversity Net Gain Assessment (Aspect Ecology, April 2025) and Statutory Biodiversity Metric (Aspect Ecology, April 2025). We note the baseline and post development habitat plans are contained within the Biodiversity Net Gain Assessment (Aspect Ecology, April 2025) (Plan 6481/BNGA1 and Plan 6481/BNGA2 respectively) and that the habitat condition sheets comprise Appendix 6481/7 of the Ecological Appraisal (Aspect Ecology, April 2025).

In addition, we have reviewed the amended outline masterplan, illustrative masterplan and parameter plan, as well as the Draft Landscape and Ecological Management Plan (LEMP) (SLR Ltd, July 2025)

We are still satisfied that there is sufficient ecological information available to support determination of this application, following the further scheme updates.

However, it is outlined that the separate Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancement will be required in addition to a Landscape and Ecological Management Plan (LEMP). This should be secured via planning obligation as part of the application, with management and monitoring secured for a period of 30 years from the completion of the development. This is necessary to ensure compliance with mandatory biodiversity net gains, as set out under [Schedule 7A \(Biodiversity Gain in England\) of the Town and Country Planning Act 1990](#). The applicant is therefore advised that any finalised LEMP must reflect the recommendations of the HMMP.

It is recommended that the advice included in Ecology Place Services comments, issued on 12th July 2025, should still be followed for this application.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain.

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

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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.