

From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Sent: 18 October 2024 17:51:40 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: RE: DM/23/2610 - Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex

Dear Joe

We have reviewed the additional information submitted for the above application and confirm that we are now satisfied that there is sufficient information for bats, Purple Emperor and Stag Beetle, as well as for Hazel Dormouse.

However, there are still some outstanding ecological issues, so I thought it might be quicker for the applicant if these are addressed by email rather than another holding objection.

Reptiles

The receptor site for the reptile translocation should be identified prior to determination in accordance with Government Standing Advice which says:

If translocating reptiles, the proposal needs a receptor site:

- *close to the development site, and within the same LPA if possible*
- *that is at least the same size as the habitat that will be lost, and larger if the lost habitat is of high quality*
- *that will serve the same function as the habitat to be lost, for example it has hibernation features*
- *with similar habitat to the area that will be lost, including water bodies*
- *that does not currently support the same species, but can be improved to make it suitable*
- *that will be safe from future development and managed in the long term*

This means that the receptor site must be identified and assessed to ensure it meets these requirements and it has sufficient carrying capacity for the translocated reptiles. We recommend that this information is submitted to the LPA prior to determination. This is what we said in our response dated 19th September 2024: 'We also support the outline measures for the Reptile Mitigation Strategy in Section 5.2.17 of the Protected Species Report Revision 2 (Urban Edge Environmental Consulting, June 2024). We recommend that the receptor site should be identified prior to determination and the Reptile Mitigation Strategy should be secured by a condition of any consent.' We look forward to receiving this missing information.

Biodiversity enhancements

In addition, we understood that the ecological enhancements would be updated and I do not believe this has been done. In our response dated 19th September 2024, we said 'We welcome the ecological enhancement recommendations in Section 5.5 of the Preliminary Ecological Appraisal Report Revision 4 (Urban Edge Environmental Consulting, June 2024) and understand that these will be reviewed and updated following the completion of the recommended protected species surveys.' Please can you confirm if this information has now been provided ? Thanks

Compensatory habitat and non-mandatory BNG

With regard to Biodiversity Net Gain, please can you confirm if the approach in the Agent Response (Urban Edge Environmental Consulting, 30th September 2024) is acceptable? This is non-mandatory BNG, but the applicant does not comply with Mid Sussex policy as there is a net loss of -34.39% for habitat units. The Agent Response (Urban Edge Environmental Consulting, 30th September 2024) says:

'The client has approached various off-site habitat banks in anticipation of the need to compensate for the loss of biodiversity units as a result of the Proposed Development. It is appreciated that some certainty regarding the delivery of at least no net loss is required by the Local Planning Authority prior to granting permission for the application. However, entering into a binding agreement at this stage could result in abortive costs, particularly given that the client is awaiting further guidance from the Local Planning Authority of the level of off-site gains required. As such, a compromise at this stage would be for the client to provide evidence of their habitat bank searches, including the provision of quotes received, albeit with costs redacted. This will provide the Local Planning Authority with the confidence that units are available to be purchased when required.' We believe this is a decision that the LPA needs to make so would appreciate feedback on this matter.

I hope this is clear and is helpful, but please let us know if you have any queries.

With best wishes

Gen

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk

web: www.placeservices.co.uk

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My working days are Mon, Tue, Thu



From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: Friday, October 18, 2024 3:58 PM

To: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>

Subject: RE: DM/23/2610 - Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex

CAUTION: This is an external email.

Good afternoon Gen,

Following my consultation request and email as set out below would you be able to give me an idea on timeframes for a response?

Sorry to chase, its just I have the agent repeatedly emailing me.

Thanks Joe

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer
01444 477319
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: Monday, September 30, 2024 2:27 PM
To: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Subject: RE: DM/23/2610 - Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex

Good afternoon Gen,

Thank you for doing those comments for me, how is the recovery coming along?

I am afraid that the agent has already come back with a response as attached. I have sent you a formal request through uniform, but just sending the details to hopefully make you life a bit easier.

Thanks Joe

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer
01444 477319
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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

From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>

Sent: Thursday, September 19, 2024 6:30 PM

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Cc: planninginfo <planninginfo@midsussex.gov.uk>

Subject: DM/23/2610 - Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex

Dear Joe

As promised, please find attached our revised ecology comments on the above application.

Please contact us with any queries.

Best wishes

Gen

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk

web:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.placeservices.co.uk%2F&data=05%7C02%7CJoseph.Swift%40midsussex.gov.uk%7Ca8136b4aabc849e9691808dcd8d0b85d%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C638623638341542666%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=4X13Rmc%2F27paCHTph%2FiryWuk7fUgn%2BKq154iWShWRCE%3D&reserved=0>

linkedin:

<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.linkedin.com%2Fin%2Fgen-broad-59428b47%2F&data=05%7C02%7CJoseph.Swift%40midsussex.gov.uk%7Ca8136b4aabc849e9691808dcd8d0b85d%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C638623638341552732%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=v3ZRbKrb34S%2F3P3oovQQ3wOpwWsZCGxejKIJ0mpqy0E%3D&reserved=0>

My working days are Mon, Tue, Thu

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

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

Sent: Wednesday, August 14, 2024 2:53 PM

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

planningsystemssupport@midsussex.gov.uk

Subject: Planning application consultation - DM/23/2610 - Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex

CAUTION: This is an external email.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/23/2610. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer joseph.swift@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.

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