



Date: 11 November 2025

Our ref: 08945

Peter Davies
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
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. 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/25/2153
Location: 16 Manor Close Burgess Hill West Sussex RH15 0NN
Proposal: Proposed porch and single storey rear extension.

Thank you for re-consulting Place Services on the above 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 documents relating to the likely impacts of development on protected and Priority species. This includes the photographs submitted on the 17th October 2025.

We are satisfied that there is sufficient ecological information available to support determination of this application. This is because the photographs demonstrate that there is

very a limited likelihood of potential roost features being present. As a result, it is considered disproportionate to secure a Preliminary Roost Assessment (PRA) by a suitably qualified ecologist. However, if the LPA is minded to approve this application, we would recommend that an informative is secured in the unlikely event that evidence of roosting bats are identified. This provides certainty for the LPA of the likely impacts on protected and Priority species.

With regard to mandatory biodiversity net gains, we agree that application is exempt from mandatory biodiversity net gain, as householder applications are recorded within the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

However, it is recommended that reasonable biodiversity enhancements for protected, Priority and threatened species, to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). Reasonable biodiversity enhancement measures are a separate matter to mandatory biodiversity net gains and the finalised details should be outlined within a separate Biodiversity Enhancement Layout to be secured as a condition of any consent. This could include the provision of bird or bat boxes.

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.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that 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 Layout for protected, Priority and threatened species, prepared by a suitably qualified ecologist, 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 to achieve stated objectives;*
- b) locations of proposed enhancement measures by appropriate maps and plans (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).

Recommended informative

1. PRECAUTIONARY MEASURES FOR BATS

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and a suitably qualified ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant. If a Bat is found during the works the ecological consultant or National Bat Helpline should be contacted for advice on: 0345 1300 228.

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

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.