



Date: 26 September 2025

Our ref: 03596

Andy Watt
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/24/2957
Location: The Prince Albert Copthorne Bank Copthorne Crawley
Proposal: Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025)

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 Ecological Impact Assessment amended (OLC Ecological Services, June 2025) and the Ecological Impact Assessment (OLC Ecological Services, October 2024) relating to the likely impacts of development on designated sites, protected & Priority species and habitats and identification of appropriate mitigation measures.

We have also reviewed 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 Report amended (OLC Ecological Services, June 2025), Biodiversity Net Gain Report (OLC Ecological Services, October 2024), Statutory Biodiversity Metric (September 2024) and Baseline Habitats (OLC Ecological Services, September 2024). We note that the Biodiversity Net Gain Report amended (OLC Ecological Services, June 2025) includes Appendix III Baseline Habitats, Appendix IV Condition Assessment Sheets and Appendix V Proposed Habitats.

We are satisfied that the proposed amendments have not changed pre-development baseline of this application. Therefore, we have no further comments.

As a result, 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](#).

Our recommended conditions, set out in our consultation responses (13th January 2025 and 12th June 2025) should still be followed.

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.