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Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: 09238
Date: 21 January 2026

By email only: Planning Department, planninginfo@midsussex.gov.uk

Thank you for requesting advice on this listed building consent 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/25/1709
Location: Sunte House Birchen Lane Haywards Heath West Sussex RH16 1RZ
Proposal: Alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage)(Amended plans, heritage rebuttal and ecology rebuttal received 19.12.2025)

Thank you for re-consulting Place Services on the above listed building consent 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 Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024) and the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024), relating to the likely

impacts of development on designated sites, protected species and identification of appropriate mitigation measures.

We have also reviewed the information submitted to meet the requirements of mandatory biodiversity net gains, which includes the Application Form and the Technical Note - Response to Ecology Consultee comments regarding BNG (Urban Edge Environmental Consulting, October 2025)

We are still satisfied that there is sufficient ecological information available to support determination of this listed building consent application, following the clarification that only Tree T3 will be removed.

We support the implementation of the Precautionary Method Statement for mobile protected species, including Hedgehog (which is a Priority and threatened species), as detailed in Recommendations R16 and R17 of Table 5.3 in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024).

As a result, we are satisfied that there is sufficient ecological information available for determination of this application. Therefore, mitigation measures identified in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) and the Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024) should be implemented in full and informative included as part of the decision notice.

With regard to mandatory biodiversity net gains, it is highlighted that applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. As a result, we are satisfied that this Listed Building Consent application is exempt from mandatory biodiversity net gains, as the development meets the permitted development exemption.

Please also note that we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the NatureSpace Partnership.

The proposed informative for this listed building application are outlined below:

Recommended informative

1. **INFORMATIVE FOR PROTECTED SPECIES**
The applicant should follow the recommendations contained within the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) and the the Great Crested Newt eDNA Survey & Bat Survey for

Building Group 2 (Urban Edge Environmental Consulting, November 2024) to avoid impacts upon protected species.

Should any protected species or evidence of protected species be found prior to or during the development, all works must immediately cease and a suitably qualified ecologist must be 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.

Please 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



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.