



Our ref: 16744
Date: 8 May 2026

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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 discharge of condition 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/26/0911
Location: Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down
Proposal: Discharge of condition nos 13, 14, 15, 16 and 17 relating to planning application DM/24/2981

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology. Therefore, our response only relates to condition 15.

Conditions

15) No part of the development shall be first occupied until a lighting design scheme for biodiversity, particularly bats, shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

Comments

We have reviewed the submitted documents which has been submitted in order to discharge Condition 15. This includes:

- Technical specifications - Portchester Hood 15W - LED Bulkhead
- Technical specifications - Nelson 10W - LED Bollard
- Horizontal Illuminance (lux) (Gemma Lighting Ltd)
- Outdoor Lighting Report (Gemma Lighting Ltd)

We are satisfied that the submitted information includes the detail required by this condition. All lighting will be fitted with warm-white lighting and the proposed lux levels are unlikely to result in impacts upon roosting, foraging and commuting bats.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 15.

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.