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

Our ref: 16761
Date: 8 May 2026

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/26/0935
Location: Premier Inn Charles Avenue Burgess Hill West Sussex
Proposal: Discharge of planning conditions 3, 4, 10, 11 and 14 relating to planning application DM/24/2530.

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology. Therefore, our comments only relate to condition 10.

Conditions

10) Prior to occupation, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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 amended) and s40 of the NERC Act 2006 (as amended) and to accord with policy DP38 of the Mid Sussex District Plan.

Comments

We have reviewed the Wildlife Sensitive Lighting Strategy (Arbtech Ltd, April 2026) and the External lighting Strategy (Thornley & Lumb Ltd), submitted for condition 10.

The Wildlife Sensitive Lighting Strategy (Arbtech Ltd, April 2026) identifies that eastern boundary is the only area with minor sensitivities for foraging and commuting bats. As a result, the External lighting Strategy (Thornley & Lumb Ltd) demonstrates that the low impact lighting (Ansell Aonix LED) will be installed on this boundary, with correlated colour temperatures of 2700k (warm white light) and PIR sensors.

Therefore, we are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 10 in full.

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.