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Our ref: 15677  
Date: 7 April 2026

By email only: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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**Application:** DM/26/0445  
**Location:** Lidl 219 - 225 London Road East Grinstead West Sussex  
**Proposal:** Discharge of condition no 9 relating to planning application  
DM/24/0981

Thank you for consulting Place Services on the above discharge of condition application.

### **Conditions**

9) A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. 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 as amended and s40 of the NERC Act 2006 (as amended). In accordance with DP38 of the Mid Sussex District Plan 2014 - 2031 and national policy contained within the National Planning Policy Framework.

### **Comments**

We have reviewed the External Lighting Statement (DDA Ltd, February 2026) which has been submitted in order to discharge Condition 9.

We are satisfied that the submitted information includes the detail required by this condition and ensures that impacts upon foraging and commuting bats will be minimised by having marginal lighting on boundary features. The lighting will also only be operation between 7:30am – 11pm (Monday – Saturday) and 10am – 4pm (Sunday), which will further minimise impacts upon bats.

### **Recommendation**

Subject to implementation in full of the submitted details, we recommend discharge of Condition 9 at an ecological perspective.

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.*