



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

Our ref: 15581
Date: 19 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/26/0663
Location: 1A Lodgelands Ardingly Haywards Heath West Sussex
Proposal: Discharge of planning conditions nos 4, 5, 6, 10, 11, 16 and 17 relating to planning application DM/24/2999

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 conditions 16 and 17.

Condition 16:

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:- Purpose and conservation objectives for the proposed enhancement measures; - detailed designs or product descriptions to achieve stated objectives; - locations of proposed enhancement measures by appropriate maps and plans (where relevant);- persons responsible for implementing the enhancement measures; and details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with District Plan Policy DP38.

Condition 17:

A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) 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 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 Local Planning Authority 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).

Comments

We have reviewed the submitted documents which has been submitted in order to discharge Condition 16 and 17. This includes the following:

- Proposed Ground Floor Lighting Layout (LMA, March 2026)
- Proposed Tree Removal and Replacement. Boundary Treatment & Hard Landscaping Layout (LMA, February 2026)
- LED Wall Mounted Lighting – technical specifications
- Email from the agent (30th April 2026)

Condition 16:

The submitted details still do not include the provision of any bespoke biodiversity enhancements for protected, Priority and threatened species, in line with paragraph 187d of the NPPF 2024. As a result, we still recommend that further information details of bespoke enhancements are provided and suggest that this could include the provision of integrated bird boxes located on northern elevations.

There is no national / local planning policy or a supporting Supplementary Planning Document relating to biodiversity which specifies the number of bespoke enhancement features required. Therefore, the provision of specific the number of bird boxes or alternative enhancement measures for protected, Priority and threatened species is

ultimately up to the applicant. Nevertheless, we would recommend the provision of two bird boxes would be reasonable for this application.

Condition 17:

We have reviewed Proposed Ground Floor Lighting Layout (LMA, March 2026) and the additional technical specification supplied.

On further consideration, we are satisfied that external lighting has been included with the submitted document and that the proposals are unlikely to result in impacts upon foraging and commuting bats.

As a result, we are satisfied that sufficient information has been supplied to discharge condition 17.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 17.

We are unable to recommend the discharge of condition 16 until the additional information outlined above has been provided.

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.