

Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

Our reference: CSC1123

11th February 2026

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

via Planning Portal

Dear Sir/Madam,

Lidl Great Britain Ltd

**Discharge of Condition 9 on Planning Permission DM/24/0981 - Proposed Foodstore on Homebase Site, London Road, East Grinstead, RH19 1HA
(Planning Portal Ref. PP-14693891)**

On behalf of my client Lidl Great Britain Ltd I enclose herewith an application seeking the discharge of Condition 9 (lighting scheme for biodiversity) on planning permission DM/24/0981.

The application documentation comprises the following:

- Application form.
- External Lighting Design Statement (Issue 5, 6th February 2026).
- Planning application fee of £298, payable via Planning Portal.

Condition 9 requires a lighting scheme to be submitted and approved that has consideration for biodiversity, specifically bats. You will be aware that the Lidl store has been completed and has commenced trading, but prior to that happening the external lighting scheme was approved through the discharge of Condition 19 – this was under application DM/24/2623 and the approved design was as shown in the External Lighting Design Statement issue 4.

The ecological assessment submitted with the planning application for the proposed store identified no bats on the site, so in respect of this Condition 9 it is the potential for bats using the disused railway line along the northwest boundary of the site that falls to be considered: this route is now covered in trees and bushes and is designated as a local nature reserve, and it provides a potential foraging and/or commuting route for bats.

Given that the lighting scheme has already been approved through the discharge of Condition 19, it is only the issue of the potential impact on bats that falls to be considered in this new application to discharge Condition 9. In that respect, you will see in the External Lighting Design Statement that Appendix A contains two lighting plans: 23/4432/E63/EX01revE shows the light levels with the lights along the rear of the building switched off, while 23/4432/E63/EX02revE shows them with the lights on. The drawing to concentrate on is the EX01 because the lights along the rear of the building are emergency lights to illuminate the means of escape route, so will only come on if the fire alarm is activated and the store has to be evacuated.



Our ecologist informs us that in respect of lighting impact on bats, the requirement is to keep light spill to below 0.5 lux – in recently negotiating a planning application for a new store in Dorset the Council's Natural Environment Team said the same thing, demanding that light spill into adjoining woodland should be kept to no more than 0.5 lux. Here in East Grinstead, the approved design in the previous External Lighting Design Statement issue 4 did show a small area on the southern side of the bat corridor where the light spill was above 0.5 lux. To address this and reduce the spill to no more than 0.5 lux, all that has been required is to reduce the height of one lighting column, down from 6m to 5m: this is the column marked LL-A on the edge of the car park, adjoining the delivery bay. DDA's lighting assessment showed that making this small modification reduces the spill out into the bat corridor to an acceptable level.

I trust that the enclosed will allow you to swiftly discharge Condition 9.

Yours faithfully



CHRISTOPHER TOOKEY

Director

CarneySweeney

chris.tookey@carneysweeney.co.uk

07976 364122

Encs

cc Georgina Pollock – Lidl GB Ltd

