



FAO: Susan Dubberley
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Submitted via Planning Portal

Our ref: JK/35239
Planning Portal ref: PP-14343037

18 September 2025

Dear Susan Dubberley,

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION FOR DISCHARGE OF CONDITION 18 (REPTILE MITIGATION STRATEGY),
19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), AND 21 (LIGHTING
DESIGN SCHEME) OF PLANNING PERMISSION DM/23/0532 AT LAND REAR OF 96
FOLDERS LANE, BURGESS HILL, WEST SUSSEX, RH15 ODX.**

Please find enclosed an application to discharge condition 21 attached to the above planning permission, submitted on behalf of our client Jones Homes (Southern) Ltd. The application comprises the following documents:

- Application form;
- Reptile Mitigation Strategy
- Construction Environmental Management Plan
- Lighting Layout Plans:
 - 4074-DFL-HLG-XX-DR-EO-13001-S3-P02
 - 4074-DFL-HLG-XX-DR-EO-13002-S3-P02
- Layout Reports:
 - 4074-DFL-HLG-XX-CA-EO-13001-S3-P02
 - 4074-DFL-HLG-XX-CA-EO-13002-S3-P02
 - 4074-DFL-HLG-XX-CA-EO-13003-S3-P02
 - 4074-DFL-HLG-XX-CA-EO-13004-S3-P02

- Ecological Lighting Design Strategy Note

Condition 18: REPTILE MITIGATION STRATEGY

Condition 18 states:

No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following.

- a) Purpose and conservation objectives for the proposed works.*
- b) Review of site potential and constraints.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) Persons responsible for implementing the works.*
- h) Details of initial aftercare and long-term maintenance of the Receptor area(s).*
- i) Details for monitoring and remedial measures.*
- j) Details for disposal of any wastes arising from works.*

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF.

Accordingly, a Reptile Mitigation Strategy (RMS) has been prepared by Lizard Ecology and is submitted in support of discharging the condition.

Condition 19: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Condition 19 states:

The development hereby permitted shall not commence, including demolition, unless or until a construction environmental management plan (CEMP: Biodiversity) has been

submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and 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) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF.

Accordingly, a Construction Environmental Management Plan (CEMP) has been prepared by Lizard Ecology and is submitted in support of discharging the condition.

Condition 21: LIGHTING DESIGN SCHEME

Condition 21 states:

Prior to the first occupation a lighting design scheme based on guidance GN: 08/23 (Institute of Lighting Professionals) 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."

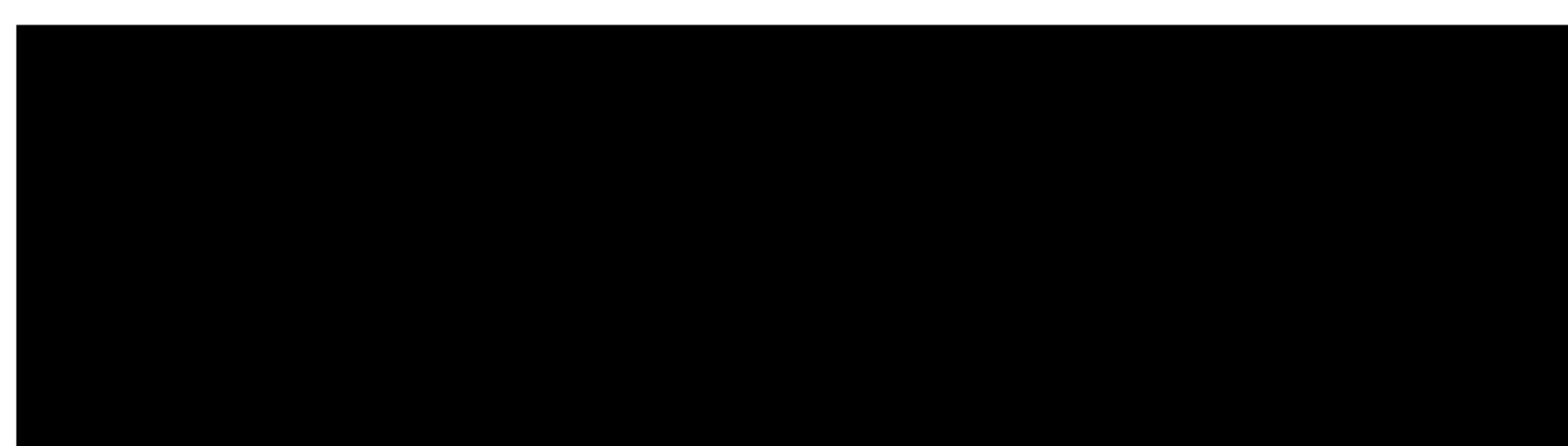
Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF Policy.

Accordingly, the submitted lighting layout, accompanying reports, and the Ecological Lighting Design Strategy have been prepared by Design for Lighting (DFL) in collaboration with Lizard Ecology and is submitted in support of discharging the condition.

Closing

I trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If, however, you require additional information please let me know.

Yours sincerely,



Jack Karagoz MRTPI
Senior Planner – DHA London

