



Date: 10 November 2025

Our ref: 09919

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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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/25/2186
Location: Station House Rowfant Station Yard Wallage Lane Rowfant
Proposal: Discharge of planning conditions nos 2, 4 and 5 relating to planning application DM/23/1371

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

Condition 4: Recommend discharge

"Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
c) a derogation to disturb bats issued by Natural England under Wildlife & Countryside Act 1981 (as amended) authorising the specified activity/development to go ahead; or

d) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998, and in accordance with DP38 of the Mid Sussex District Plan 2014-2031 and national policy contained within the National Planning Policy Framework

Condition 5: **Recommend discharge**

"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 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 DP38 of the Mid Sussex District Plan 2014-2031 and national policy contained within the National Planning Policy Framework

Comments

We have reviewed the Bat Mitigation License 2025-71065-EPS-MIT (Natural England, July 2025) which has been submitted in order to discharge Condition 4.

We are satisfied that the submitted information includes the detail required by this condition.

We have reviewed the Lighting Statement (Sylvatica Ecology Ltd, August 2025) which has been submitted in order to discharge Condition 5.

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 Conditions 4 and 5.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hallie Rees MSci (Hons)

A Current Qualifying Member of CIEEM

Assistant Ecological Consultant

Place Services at Essex County Council

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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.