



23rd December 2024

Andrew Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

Thank you for requesting advice on this application 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/24/2971
Location: Brook Street Garage Brook Street Garage Forge Works Sparks Lane Cuckfield Haywards Heath West Sussex RH17 5JP
Proposal: Discharge of conditions 3, 4, 5, 8 and 9 relating to planning application DM/23/1400

Dear Andy

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

Holding Objection pending further information	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Conditions 8 and 9	Yes

Conditions

Condition 8: Recommend discharge of condition

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment Preliminary Roost Assessment and Barn Owl Scoping Survey (aLyne Ecology, May 2023) shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

**Condition 9: Recommend discharge of condition**

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 Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats and species).

Comments**Condition 8**

We have reviewed the Barn Owl Nest Box specification and Sparrow Terrace Nest Box specification which have been submitted in order to discharge Condition 8. We note that the locations for these boxes are indicated on the Cover Letter (DHA, December 2024).

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

Condition 9

We have reviewed the Horizontal Illuminance (lux) Revision POX (DFL, November 2024), Lighting Layout Drawing Number 3691-DFL-ELG-XX-DR-EO-13001 Revision P01(DHA, November 2024), Outdoor Lighting Report (DFL, November 2024) and Cover Letter (DHA, December 2024) which have been submitted in order to discharge Condition 9.

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 8 and 9.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.