



13th March 2025

Joanne Fisher
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/25/0440
Location: Gatehouse Farm 1 Birdcage Lane Goddards Green Hassocks West Sussex BN6 9HH
Proposal: Discharge of Condition 16 (Secure Cycle Stores), Condition 17 (LEMP) and Condition 18 (External Lighting Plan) relating to planning reference DM/23/2794.

Dear Joanne

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

Holding Objection pending further information – Condition 18	Yes
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Condition 17	Yes

Conditions

Condition 17: Recommend discharge of condition

Prior to occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organisation responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies



and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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 (Priority habitats & species).

Condition 18: Further information required

Prior to occupation of any dwelling a lighting design scheme for biodiversity based on GN: 08/23 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 (Priority habitats & species).

Comments

Condition 17

We have reviewed the Landscape and Ecological Management Plan (Urban Edge Environmental Consulting, February 2025) which has been submitted in order to discharge Condition 17.

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

Condition 18

We have reviewed the Site Plan – External Lighting and Fixtures Rev 11 (DH, February 2025) which has been submitted in order to discharge Condition 18.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because insufficient detail has been provided on the technical specifications and the amount of light spill which will be created. In addition, the Site Plan – External Lighting and Fixtures Rev 11 (DH, February 2025) has no key.

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 18 until the additional information outlined above has been provided.



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.