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Our ref: 15349
Date: 18 May 2026

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.

Application: DM/26/0588
Location: Havelock Farm Wakehurst Place Selsfield Road Ardingly
Proposal: Discharge of planning conditions 1, 2, 5, 7, 8, 11, 12, 13, 14, 15, 16, 22, and 24 of application DM/25/2774.

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

Conditions

Condition 22: Recommend discharge

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. The lighting scheme shall also be designed to protect the intrinsically dark night skies of the High Weald and neighbouring residential amenity.

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 and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats and species), to protect neighbouring residential amenity and the AONB and to accord with Policies DP16, DP26 and DP38 of the District Plan

Comments

We have reviewed the External Lighting Calculations (May 2025) and Landscape Ecology and Management Plan and Biodiversity Compensation and Enhancement Strategy Version 1.1 (Surrey Wildlife Trust Ecology Services, March 2025), which has been submitted in order to discharge Condition 22.

We are now 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 Condition 22.

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

Yours sincerely

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Senior Ecological Consultant

Place Services at Essex County Council



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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.