



Date: 6 November 2025

Our ref: 09997

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

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/25/2535
Location: Borde Hill Estate Borde Hill Lane Haywards Heath West Sussex
Proposal: Discharge of condition nos. 12 and 13 relating to planning application DM/23/3210.

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

Conditions

Condition 13

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 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 to comply with Policy DP38 of the Mid Sussex District Plan

Comments

We have reviewed the External Lighting – Rev B (September 2025), which has been submitted in order to discharge Condition 12 and 13. Our comments only relate to Condition 13, which relates to minimising lighting impacts on biodiversity (bats).

We are satisfied that the proposed lighting proposals minimises potential impacts upon foraging and commuting bats. The External Lighting – Rev B (September 2025) demonstrates that lighting will avoid sensitive areas for bat species and that the lighting has been designed in line with Guidance Note:08/23 (Institute of Lighting Professionals).

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 13.

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant
 Place Services at Essex County Council
 Email: PlaceServicesEcology@essex.gov.uk



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.