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

Our ref: 09722
Date: 6 February 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/25/2442
Location:	Land South Of Crawley Down Road Felbridge East Grinstead West Sussex
Proposal:	Discharge on condition nos 4, 6, 8 17 and 26 relating to planning application DM/23/0810

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

Conditions

Condition 26: Further information required

Prior to occupation of any dwellings, 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 accord with Policy DP38 of the Mid Sussex District Plan 2014-2031.

Comments

We have reviewed the Lighting Report – Phase 1 (Enerveo, June 2025), Section 38 Street Lighting Layout Drawing Sheet 2 of 2. DWG no EVO20033901-LD-006 Rev B (Enerveo, September 2025), Section 38 Street Lighting Layout Drawing Sheet 2 of 2. DWG no EVO20033901-LD-007 Rev B (Enerveo, September 2025) and the ecology lighting addendum (Aspect Ecology Ltd, January 2026), which have been submitted in order to discharge Condition 26.

Following the submission of the further ecological interpretation, we agree that the proposed lighting strategy is unlikely to result in adverse impacts upon roosting, foraging and commuting bats. Therefore, we are satisfied that the submitted information includes the detail required by this condition.

This will allow the LPA to demonstrate it has met its statutory duties, including its biodiversity duty under the NERC Act 2006 (as amended).

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 26.

Please contact us if you have any queries in relation to this advice.

Your sincerely,

Hamish Jackson ACIEEM BSc (Hons)
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.