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Our ref: 17087  
Date: 18 May 2026

By email only: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application:</b> | DM/26/0983                                                                                                                                                                                                          |
| <b>Location:</b>    | North Hall Staplefield Lane Staplefield Haywards Heath                                                                                                                                                              |
| <b>Proposal:</b>    | Discharge of planning conditions relating to application DM/25/2991 - Condition 4 (Bat Method Statement). Condition 5 (Biodiversity Enhancement Strategy). Condition 6 (Lighting design strategy for biodiversity). |

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

### **Conditions**

#### **Condition 4: Recommend discharge**

"Prior to the commencement of development a Bat Method Statement, in line with the details contained in the Bat Emergence and Re-Entry Surveys (Arbtech, October 2025) shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to bats during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To conserve protected and Priority species and 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), s40 of the NERC Act 2006 (as amended) and policy DP38 of the Mid Sussex District Plan.

### **Condition 5: Further information required**

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Bat Emergence and Re-Entry Surveys (Arbtech, October 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

### **Condition 6: Recommend discharge**

"Prior to occupation, a "lighting design strategy for biodiversity" for external lighting in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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), s40 of the NERC Act 2006 (as amended) and policy DP38 of the Mid Sussex District Plan.

### **Comments**

#### **Condition 4**

We have reviewed the Bat Mitigation Plan (Arbtech Consulting Ltd., (April 2026) which has been submitted in order to discharge Condition 4.

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

#### **Condition 5**

We have reviewed the email regarding bat box purchase (Wildcare, April 2026 and NHBS, April 2026) (two boxes in total) which has been submitted in order to discharge Condition 4.

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

This is because Condition 5 also requires identification of the locations of the bat boxes on a plan, together with the heights they will be erected and the aspect. The boxes should be erected at least 4 meters above the ground to protect the bats from predators and facilitate a clear flight path and should face south, south-east, or south-west to ensure sufficient warmth.

#### **Condition 6**

We have reviewed the Lighting Design Strategy (Future Planning and Development, April 2026) which has been submitted in order to discharge Condition 6.

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 4 and 6.

We are unable to recommend the discharge of condition 5 until the additional information outlined above has been provided.

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.*