



Date: 3 October 2025

Our ref: 06119

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Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
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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/25/1535
Location: Twinham 34 Hurst Road Hassocks West Sussex
Proposal: Discharge of conditions, 4,10,11 and 13 relating to DM/25/0310.

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions relating to ecology. We understand that Condition 10 relating to soft landscaping was discharged on 26th August 2025.

Conditions

Condition 11: Recommend discharge

Prior to the occupation of the dwelling, a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) 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 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

Comments

We have reviewed the Site Layout Plan – Proposed External Lighting Dwg No. 07 (Belmont Designs, December 2024) and Proposed Elevations and Details – Proposed External Lighting Dwg No. 08 (Belmont Designs, December 2024) which have been submitted in order to discharge Condition 11.

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

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 11.

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

Yours sincerely,

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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.