

Our Ref: 1918/04-260401

17th April 2026

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

FUTURE
PLANNING AND DEVELOPMENT

21-23 Crosby Row
London SE1 3YD

t: 0207 993 8196
m: 0798 087 1910

e: amir.aramfar@futurepd.co.uk

Dear Sir/ Madam,

NORTH HALL, STAPLEFIELD LANE, WEST SUSSEX, RH17 6AS

APPLICATION FOR DISCHARGE OF CONDITION 4 (BAT METHOD STATEMENT), 5 (BIODIVERSITY ENHANCEMENT STRATEGY) AND 6 (LIGHTING DESIGN STRATEGY FOR BIODIVERSITY) – APPLICATION REF: DM/25/2991

On behalf of our clients, [REDACTED] we are pleased to submit details to secure the full discharge of Condition 4 (Bat Method Statement), 5 (Biodiversity Enhancement Strategy) and 6 (Lighting Design Strategy for Biodiversity) to attached planning permission ref. DM/25/2991 for: *'Conversion of the first floor of the Granary to facilitate ancillary accommodation to the main house together with associated minor external alterations.'*

Condition 4 requires:

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 requires:

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

Condition 6 requires:

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.

We note that the reason on the decision notice refers to Policy DM25; however, the correct policy is DM26 (Refuse and Recycling).

Proposed Details

The application submission includes:

Bat Mitigation Plan by Arbtech (Condition 4)

A Bat Method Statement has been prepared and is submitted in support of this application. The document sets out appropriate mitigation, precautionary working methods, and ecological supervision measures to ensure that bats are safeguarded during the course of development, in accordance with relevant legislation and policy requirements.

Biodiversity Enhancement Strategy by Arbtech (Condition 5)

The Bat Method Statement incorporated the necessary biodiversity enhancement strategy details in accordance with the recommendations of the Bat Emergence and Re-Entry Surveys (Arbtech, October 2025).

The strategy includes the incorporation of recommended enhancements, namely the two bat boxes (receipts submitted), provided in a suitable location to enhance the habitat for protected and priority species, ensuring the development delivers ecological benefits in line with policy expectations.

Lighting Design Strategy for Biodiversity by FPD (Condition 6)

It is confirmed that no external lighting is proposed as part of the development. On this basis, a lighting design strategy is not required. The absence of lighting ensures there will be no adverse impacts on light-sensitive species, including bats. Should any external lighting be proposed in the future, a scheme compliant with Guidance Note 08/23 (Institute of Lighting Professionals) will be submitted to and approved in writing by the Local Planning Authority prior to installation.

The submitted information is sufficient to fully satisfy the requirements of Conditions 4, 5 and 6 and respectfully request their discharge.

We look forward to receiving your validation letter at your earliest convenience. Should you require any additional information, please do not hesitate to contact me.

