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Our ref: 14376
Date: 5 March 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/26/0316
Location:	Playing Fields North Of Headmasters House And Westfield Hurstpierpoint College College Lane Hurstpierpoint
Proposal:	Discharge of planning conditions 2, 3, 5 and 6 relating to planning application DM/25/0128

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

Conditions

Condition 5: Further information required

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, 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 and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the District Plan.

Condition 6: Recommend discharge

Prior to the building hereby permitted being brought into use, 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 District Plan.

Comments

Condition 5

We have reviewed the Biodiversity Enhancement Strategy (Building Solutions Consultants, submitted 6th February 2026), which has been submitted in order to discharge Condition 5.

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

This is because the plan in Section 4 Locations of Enhancement Measures does not provide the specifications of the bird and bat boxes or specify the locations of the boxes. It is not sufficient to show the options available as section b) of Condition 5 requires detailed designs or product descriptions and c) requires the locations of the proposed measures.

We welcome the information on installation heights.

Condition 6

We have reviewed the External Lighting (Biodiversity) Building Solutions Consultants, submitted 6th February 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

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

Subject to implementation in full of the submitted details, we recommend discharge of Condition 6.

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



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.