



Date: 9 October 2025

Our ref: 06108

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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/25/1463
Location: Brook Farm Brook Street Cuckfield Haywards Heath
Proposal: Discharge of condition nos. 3, 4, 5, 6, 7, 8, 9, 11, 13, 15, 17 and 21 of planning application DM/22/2141

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

Conditions

Condition 13: Additional information required

"No conversion works shall take place under a Biodiversity Enhancement Strategy for Protected and Priority species has been 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 to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.”

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Condition 17: Recommend discharge

“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 plans 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).

Comments

We have reviewed the Biodiversity Enhancement Strategy (BakerBrown, June 2025) and Planning Conditions document (BakerBrown, June 2025) which have been submitted in order to discharge Conditions 13 and 17.

We are not satisfied that the submitted information includes the detail required by condition 13.

We note that no product specifications have been provided for the bird or bat boxes. Suitable example boxes should be provided, along with details of installation height and orientation. The bird box appears to be facing south, however, an orientation between north and east is preferred. Some basic instructions for log pile installation and for required maintenance of enhancements are also recommended.

We are satisfied that the submitted information includes the detail required by condition 17.

We note that downlights have been chosen with minimal light spill, therefore lighting will not impact biodiversity features.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 17.

However, we are unable to recommend the discharge of condition 13 until the additional information outlined above has been provided.

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

Hallie Rees MSci (Hons)

A Current Qualifying Member of CIEEM

Assistant Ecological Consultant

Place Services at Essex County Council

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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.