



26th March 2025

Rachel Richardson
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

Thank you for requesting advice on this application 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/25/0344
Location: 64 Folders Lane Burgess Hill West Sussex RH15 0DX
Proposal: Application to discharge Condition No's: 10 - Proposed Screens/walls 11 - EV Charging 12 - Connection to High-speed Broadband 14 - LEMP 15 - Lighting Design for Biodiversity in connection with planning approval ref:DM/24/1886

Dear Rachel

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

Holding Objection pending further information – Condition 14	Yes
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Condition 15	Yes

Conditions

Condition 14: Further information required

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).*



- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and, or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). To ensure that any significant impacts on biodiversity can be avoided, adequately mitigated or, as a last resort, compensated for, in accordance with policies DP38 of the Mid Sussex District Plan and 175 of the NPPF.

Condition 15: Recommend discharge of condition

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 lighting contour plans, Isolux drawings 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 (Priority habitats & species). To ensure that any significant impacts on biodiversity can be avoided, adequately mitigated or, as a last resort, compensated for, in accordance with policies DP38 of the Mid Sussex District Plan and 175 of the NPPF

Comments

Condition 14

We have reviewed the Landscape Management Plan (Urban Edge, February 2023) which has been submitted in order to discharge Condition 14.

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

This is because the Landscape Management Plan (Urban Edge, February 2023) does not refer specifically to the ecological features on site, the constraints in relation to these or the aims and objectives in relation to ecology – items a), b) and c) of Condition 14. We recommend that this information is included in a revised Landscape Ecological Management Plan.

**Condition 15**

We have reviewed the External Lighting Layout reference R156-NT-KS-003 (November 2024) which has been submitted in order to discharge Condition 15.

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

Recommendation

We are unable to recommend the discharge of Condition 14 until the additional information outlined above has been provided.

Subject to implementation in full of the submitted details, we recommend discharge of Condition 15.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.