



Date: 25 September 2025

Our ref: 08562

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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/25/2216
Location:	Land South Of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP
Proposal:	Part discharge of Condition 13 (Materials and Elevations a-d and f) and Condition 26 (Lighting) relating to planning reference DM/23/0810.

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

Conditions

Condition 26: Further information required

Prior to occupation of any dwellings, 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) and to accord with Policy DP38 of the Mid Sussex District Plan 2014-2031.

Comments

We have reviewed the Private Street Lighting Layout Drawing Drawing Number EVO20033901-LD-009 Revision A (Enerveo, July 2025), Section 278 Street Lighting Layout Drawing Drawing Number EVO20033901-LD-008 Revision A (Enerveo (July 2025), Section 38 Street Lighting Layout Drawing Drawing Number EVO20033901-LD-007 Revision A (Enerveo (July 2025), Section 38 Street Lighting Layout Drawing Drawing Number EVO20033901-LD-006 Revision A (Enerveo (July 2025), Private Street Lighting Layout Drawing Number EVO20033901-LD-005 Revision A (Enerveo (July 2025), Private Street Lighting Layout Drawing Number EVO20033901-LD-004 Revision A (Enerveo (July 2025), Section 278 Street Lighting Layout Drawing Number EVO20033901-LD-003 Revision A (Enerveo (June 2025), Section 278 Street Lighting Layout Drawing Number EVO20033901-LD-002 Revision A (Enerveo (June 2025) and Section 38 Street Lighting Layout Drawing Number EVO20033901-LD-002 Revision A (Enerveo (June 2025) which have been submitted in order to discharge Condition 26.

However, this does not appear to be a lighting scheme for biodiversity as there are no references to bats and the features on site that are particularly sensitive for bats or used for foraging are not identified as required in Condition 26.

As a result, we are not satisfied that the submitted information includes the detail required by this condition. This could include clear identification of ecological sensitive zones which may be affected by foraging and commuting bats, as well as ideally an ecological addendum justifying the likely impacts of the lighting scheme.

Recommendation

We are unable to recommend the discharge of condition 26 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.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
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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.