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Our ref: 16431
Date: 7 May 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/26/0846
Location: Crabbet Park Equestrian Centre Turners Hill Road Turners Hill
Crawley
Proposal: Discharge of condition nos 3, 4, 5, 7, 8, 10 and 14 relating to
planning application DM/25/1023.

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

Conditions

Condition 4: Recommend discharge

"Prior to the commencement of any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or*

- c) *a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."*

Reason: To conserve protected 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) and s17 Crime & Disorder Act 1998.

Condition 7: Recommend discharge

"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 Preliminary Ecological Appraisal and Roost Assessment (Arbtech, March 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 and s40 of the NERC Act 2006 (as amended).

Condition 8: Recommend discharge from an ecological perspective

"Prior to the occupation of the dwelling full details of a hard and soft landscaping scheme including boundary treatments shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation."

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

Condition 10: Recommend discharge

“Prior to occupation, a “lighting design strategy for biodiversity” 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 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) and s40 of the NERC Act 2006 (as amended).

Comments**Condition 4**

We have reviewed the Natural England email dated 2nd December 2025 confirming that the site is registered in accordance with Class Licence WML-CL21 and Licence Return Form – WML-CL21 Bat Mitigation Class Licence Return (Natural England) Site Registration reference 12742A (submitted April 2026) which have been submitted in order to discharge Condition 4. The latter document names a registered consultant and the period covered by the report is from 03 December 2025 to 31 May 2026.

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

Condition 7

We have reviewed the Ecological Enhancement Plan Issue 1.0 (Arbtech Consulting Limited, November 2025) which has been submitted in order to discharge Condition 7.

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

Condition 8

We have reviewed the Covering Letter (Union 4 Planning, March 2026) and Proposed Landscape Plan Drawing No. 005 Rev PL02 (Gavin Jones Architecture, August 2025), which have been submitted in order to discharge Condition 8.

We are generally satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

However, we note that the species proposed for the two native hedgerows include *Lavandula Angustifolia* 'Hidcote' and *Eonymous Fortunei* 'Emerald Galety' (Covering Letter (Union 4 Planning, March 2026)), which are not native to the UK. We recommend that alternative native species should be submitted to the LPA.

Once alternative native species have been submitted to the LPA, we would be satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

Condition 10

We have reviewed the Wildlife Sensitive Lighting Strategy (Arbtech Consulting Limited, submitted April 2026), which has been submitted in order to discharge Condition 10.

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

Recommendation

Subject to implementation in full of the submitted details, and the submission of alternative species for the native hedgerows, we recommend discharge of Conditions 4, 7, 8 and 10.

Please 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.