



Date: 6 November 2025

Our ref: 09415

Susan Dubberley
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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/25/2396
Location: Land Rear Of 96 Folders Lane Folders Lane Burgess Hill West Sussex
Proposal: Discharge of planning conditions 18,19 and 21 relating to planning application DM/23/0532

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

Conditions

Condition 18: Recommend discharge

No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following.

- a. Purpose and conservation objectives for the proposed works.
- b. Review of site potential and constraints.
- c. Detailed design(s) and/or working method(s) to achieve stated objectives.
- d. Extent and location/area of proposed works on appropriate scale maps and plans.
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.

- f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g. Persons responsible for implementing the works.
- h. Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i. Details for monitoring and remedial measures.
- j. Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF.

Condition 19: Recommend discharge

The development hereby permitted shall not commence, including demolition, unless or until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority 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 s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF.

Condition 21: Recommend discharge

Prior to the first occupation a lighting design scheme based on guidance GN: 08/23 (Institute of Lighting Professionals) 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 (as amended) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF Policy.

Comments

Condition 18:

We have reviewed the Reptile Mitigation Strategy Revision 01 (Lizard Landscape Design and Ecology, September 2025) which has been submitted in order to discharge Condition 18.

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

Condition 19:

We have reviewed the Construction Environmental Management Plan: Biodiversity Revision 01 (Lizard Landscape Design and Ecology, September 2025) which has been submitted in order to discharge Condition 19.

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

Condition 21:

We have reviewed the Ecological Lighting Design Strategy (Lizard Landscape Design and Ecology, September 2025), Lighting Layout Drawing Numbers 4074-DFL-HLG-XX-DR-EO-13001 and 2, Lighting 4074-DFL-HLG-XX-CA-EO-13003-S3-P02 (DFL-UK (Designs for Lighting Ltd), September 2025), Lighting 4074-DFL-HLG-XX-CA-EO-13004-S3-P02 (DFL-UK (Designs for Lighting Ltd), September 2025), Lighting 4074-DFL-HLG-XX-CA-EO-13002-S3-P02 (DFL-UK (Designs for Lighting Ltd), September 2025) and Lighting 4074-DFL-HLG-XX-CA-EO-13001-S3-P02 (DFL-UK (Designs for Lighting Ltd), September 2025) which have been submitted in order to discharge Condition 21.

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

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 18, 19 and 21.

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

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant
Place Services at Essex County Council
Email: PlaceServicesEcology@essex.gov.uk



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.