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

Our ref: 14576
Date: 10 March 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/26/0409
Location: Woodfield House Isaacs Lane Burgess Hill West Sussex
Proposal: Discharge of planning condition no 14 relating to planning application DM/24/0487

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

Conditions

Condition 14: Further information required

Prior to occupation of the dwelling hereby approved a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) 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 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 to accord with DP38 of the Mid Sussex District Plan.

Comments

We have reviewed the Street Lighting Drawing Number ASD-SL-SE-2025-2026-015 Revision R2 (ASD Lighting PLC, February 2026) and Outdoor Lighting Report (Lighting Reality, February 2026) which have 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 Street Lighting Drawing Number ASD-SL-SE-2025-2026-015 Revision R2 (ASD Lighting PLC, February 2026) and Outdoor Lighting Report (Lighting Reality, February 2026) do not identify features that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging, as required by the condition.

Recommendation

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

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.