



Date: 14 November 2025

Our ref: 10661

Joe Swift
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 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/25/2640
Location: Burgess Hill Northern Arc, Land N And NW Of Burgess Hill,
Between Bedelands Nature Reserve In The East And, Goddard's Green
Waste Water Treatment Works In The West
Proposal: Reserved matters application to consider access, appearance,
landscaping, layout and scale pursuant to application DM/21/3279
(original reference DM/18/5114) for parcel P1.2 comprising of the
construction of a primary school with nursery and special support centre,
car parking, multi-use games area, playing fields, landscaping and
associated infrastructure.

Thank you for consulting Place Services on the above Reserved Matters application.

No ecological objection	☒
No ecological objection subject to attached conditions	☐
Further information required/Temporary holding objection	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the decision notice for granted Section 73 application DM/21/3279 and note that the following conditions require the submission of the specified documents:

- Condition 8: a Construction Environmental Management Plan (CEMP) in accordance with the Ecological Impact Assessment Section 73 Application - Incursions to Ancient Woodland (AECOM Limited, April 2022)
- Condition 19: a Soft Landscaping Scheme
- Condition 20: an Ecological Impact Assessment
- Condition 35: no development to take place within 15m of ancient woodland and until an ecological design strategy (EDS) addressing the mitigation, restoration and compensation of Ancient Woodland and 15m buffer zone habitats has been submitted.

We note that the Outline Construction Environmental Management Plan (Brookleigh Eastern Primary School) Version 1 (The Environment Partnership, September 2025) does not refer to the Ecological Impact Assessment Section 73 Application - Incursions to Ancient Woodland (AECOM Limited, April 2022) as required by Condition 8. We look forward to reviewing a revised CEMP which includes the required information.

We note that the following documents have been submitted in respect of Condition 19:

- Landscape Coloured Masterplan Drawing Number D3347-FAB-00-XX-MR-L-1000 (Fabrik, January 2025)
- Landscape General Arrangement Plan Drawing Number D3347-FAB-00-XX-DR-L-1100 (Fabrik, July 2024)
- Soft Landscape General Arrangement Plan Drawing Number D3347-FAB-00-XX-DR-L-3100 (Fabrik, September 2025)
- Landscape Sections Revision PL01 – Sheets 01 and 02 Drawing Numbers D3347-FAB-00-XX-DR-L-8001/8002 (Fabrik, September 2025)

From an ecological perspective, it is indicated that we do support the planting specifications and schedules contained within these documents and would recommend the in the discharge of Condition 19.

We support the Ecological Impact Assessment Report Brookleigh Eastern Primary School (The Environment Partnership, September 2025), in particular the implementation of Section 5.0 Mitigation and Enhancement, and would support this document in the discharge of Condition 20.

We support the Biodiversity Net Gain Design Report (The Environment Partnership, October 2025) and Biodiversity Metric 2.0 (September 2025) and note that this application pre-dates mandatory Biodiversity Net Gain. We are aware that the Northern Arc scheme will deliver over 50 habitat units in the wider scheme and that the calculations for this application currently indicate a small gain of 1.98% in habitat units, whereas the overall delivery is 10.17% habitat units. The LPA case officer has advised that Biodiversity Net Gain has been secured by a Section 106 legal agreement (10% secured across the scheme as a whole), agreed as part of permitted outline application reference DM/18/5114 (Case Officer, email 8th April 2024). We understand from the Case Officer (email 8th April 2024) that the outline application secures the BNG through the S106 with obligations for reports to be submitted every 500 occupations.

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

Your 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.