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Our ref: 09409  
Date: 5 February 2026

By email only: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

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*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.*

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**Application:** DM/25/1986  
**Location:** Phase 1c, Burgess Hill Northern Arc, Land North And North West 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 for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising: a) Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure. b) Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.

Thank you for re-consulting Place Services on the above reserved matters application.

### **Summary**

We have reviewed the decision notice for granted outline application DM/18/5114 and note that the following conditions require the submission of the specified documents:

- Condition 8: a Construction Environmental Management Plan (CEMP)
- Condition 19: a Soft Landscaping Scheme
- Condition 20: an Ecological Impact Assessment
- Condition 35: no development to take place within 15m of ancient woodland

We note that the Construction Environmental Management Plan (CEMP) in respect of Condition 8 has still not been submitted and look forward to reviewing this document when it becomes available.

With regard to Condition 19, our previous comments dated 23rd September refer. We support the Landscape Management Plan (FPCRI, July 2025) in principle. However, we highlight that a site wide planting schedule and specifications should be submitted to meet the requirements of condition 19.

With regard to Condition 20, our previous comments dated 23rd September refer. We support the Ecological Walkover Survey (Middlemarch), undertaken in September 2024 and look forward to reviewing the results of the additional ecological surveys and an Ecological Impact Assessment (Recommendation R3) when they become available.

We also note that there is still no documentation to support Condition 35 which specifies that no development shall take place within 15m of ancient woodland. We look forward to reviewing the documentation when it becomes available.

Please note we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

Please do not hesitate to 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.*