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

Our ref: 02279
Date: 19 March 2026

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.

Application: DM/25/0446

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: The construction of a single carriageway link road from the tie-in with the proposed Western Bridge and Link Road (WBLR), through to the proposed tie-in with Eastern Bridge and Link Road (EBLR) including tie-ins to the existing B2036 Cuckfield Road. The primary east-west route will typically comprise of a new 6.5m carriageway with one 3m shared footway/cycleway and one 2m wide footway and two 2.75m verges. While the 6.5m wide carriageway will be consistent throughout, some sections of the primary east-west route will diverge from this typical arrangement to complement area specific requirements. The northern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and single 2m footway. The southern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and a short extension of the Green Super Highway extending to the driveway entrance servicing the existing Oak Barn Bar & Restaurant carpark. The western end of the east-west road corridor and the southern link to the B2036 Cuckfield Road will both facilitate connections to the Green Superhighway. All will be constructed to an adoptable standard, together with associated crossing points,

earthworks and vegetation removal, surface water and foul drainage infrastructure, utilities corridors and diversions, road lighting, soft landscaping, including tree-planting and temporary fencing, on-street parking and provision of in-line bus stops for bus services.

Thank you for re-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

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

Further to our response dated 5th December 2025, we have reviewed the additional information submitted, including the Landscape Planting Plan, Planting Schedules 1 to 8 Revision P05 (AECOM, February 2026) and Landscape General Arrangement / Planting Plan Overview P05 (AECOM, February 2026). We support these documents from an ecological perspective.

Our previous comments in our response dated 5th December 2025 are summarised below:

We support the non-licensed Precautionary Method Statement for bats in Section 5.1.13 of the T39 Bat Emergence Survey Report (AECOM, October 2025) and agree that if felling does not occur within 12 months, then further emergence surveys for bats will be required. This should be secured by a condition of any consent and implemented in full.

We note that trees CS10 (Oak) and T32 (Oak) are due to be felled and have Potential Roost Features for individual bats (PRF-Is) (Ecological Impact Assessment (AECOM, February 2025)). Therefore, we welcome the provision of bat boxes as compensation which will be required in advance of works to avoid loss of roost resource (Reason and Wray (2023) UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management). In addition, the trees must be inspected by endoscope on the day and felled under the supervision of a licensed bat ecologist under a non-licensed Precautionary Working Method Statement for bats (Table 6.3 of 4th Ed. Bat Surveys for Professional Ecologists Bat Conservation Trust (Collins ed., 2023)). We support the Precautionary Method Statement for bats in Section 7.4.3.3 of the Ecological Impacts

Assessment (AECOM, February 2025), which should be secured by a condition of any consent to manage the risk for trees CS10 and T32.

We also note that Tree AW15 (Oak), which has PRF-M, will be retained and we therefore support the use of hand tools within 10m of the tree and the timing of works in early spring or autumn to limit impacts to this tree (Section 7.4.3.3 of the Ecological Impacts Assessment (AECOM, February 2025)).

We also support the planting of trees to facilitate the bat crossing at the Central Section (Section 7.5.2 of the Ecological Impacts Assessment (AECOM, February 2025)), particularly as the rare Barbastelle bat has been recorded on site in low numbers.

We note that two outlier Badger setts will be lost to the development, and we therefore support the Precautionary Method Statement for Badger and mobile species (including Hedgehog, which is a Priority and threatened species) in Section 7.2.5 of the Ecological Impacts Assessment (AECOM, February 2025)). We also support the pre-construction surveys for Badger in Section 8.1.2.2 of the Ecological Impacts Assessment (AECOM, February 2025)) to inform the need for any licence from Natural England. These and details of any additional mitigation should be secured by a condition of any consent and implemented in full.

As there are records for Slow Worm and Grass Snake within 2km of the site and there is some suitable habitat to support reptiles in the north of the site, we support the implementation of the Precautionary Method Statement for reptiles and common amphibians in Section 7.4.3.2 of the Ecological Impacts Assessment (AECOM, February 2025)).

We also support the implementation of a Wildlife Friendly Lighting Strategy for this application (Ecological Impacts Assessment (AECOM, February 2025)), to avoid impacts from light disturbance. We note that lighting documents of the proposed street lighting have been included with the application. However, it would be useful for the applicant to submit an ecological interpretation of these documents to ensure that the proposals will avoid lighting impacts to foraging / commuting bats. This should include reference to the Guidance Note:08/23 (Institute of Lighting Professionals).

We support the implementation of a 15m buffer zone between ancient woodland (irreplaceable habitat) and the development (Section 7.3 of the Ecological Impacts Assessment (AECOM, February 2025)) and the Outline Construction Environmental Management Plan (AECOM, January 2025)).

The Ecological Impacts Assessment (AECOM, February 2025) sets out the finalised proposals for biodiversity net gains for this phase of the reserved matters application and

states that a measurable biodiversity net gain can be achieved for hedgerow and habitat units. However, we recommend that the completed metric calculation tool and associated condition assessments should be submitted for the LPA to review, to allow certainty for the LPA that measurable biodiversity net gains will be achieved for this phase.

We are aware that the Northern Arc scheme will deliver over 50 habitat units in the wider scheme. 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.

We recommend that reasonable biodiversity enhancements for protected, Priority and threatened species should be identified and implemented to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

We look forward to reviewing the ecological interpretation of the lighting assessment when it becomes available.

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.