



Date: 9 October 2025

Our ref: 08949

Joseph 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/25/2029
Location:	Site Of Lowlands Farm Freeks Lane Burgess Hill West Sussex
Proposal:	Reserved matters application pursuant to outline planning permission ref DM/18/5114 (as amended by planning application ref DM/21/3279) for the for the construction of two dwellings on the former Lowlands Farm Barn site within Sub-Phase P1.3 at the Northern Arc development (now Brookleigh) on land north and north-west of Burgess Hill.

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

Summary

We have reviewed the decision notice for DM/18/5114 (as amended by planning application ref DM/21/3279) and note that the following conditions require submission of the specified documents:

- **Condition 8:** Prior to the commencement of development within each reserved matters area, a Construction Environmental Management Plan (CEMP).
- **Condition 19:** Prior to the commencement of construction of any dwelling or building within a reserved matters area, full details of a soft landscaping scheme.
- **Condition 20:** An ecological impact assessment report on the detailed proposals for that reserved matters area to be prepared in accordance with current with Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines and supported by up to-date ecological survey data.

We note that Freeks Lane – Proposed Landscape Drawing Number: 3034-APA-ZZ-XX-SK-L (Allen Pryke, submitted 12th August 2025) has been submitted to support Condition 19. From an ecological perspective, we would support this document in the discharge of Condition 19 at an ecological perspective.

We note that the CEMP to support Condition 8 and the ecological impact assessment to support Condition 20 have not yet been submitted and we look forward to reviewing them when they become available.

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

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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.