



24th July 2025

Joe Swift
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

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. 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/25/1478
Location: 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: Discharge of condition 8 (CEMP) for Phase 1B in relation to DM/18/5114

Dear Joe,

Thank you for consulting Place Services on the above discharge of condition application for Phase 1b.

Conditions

Condition 8: Recommend discharge

Prior to the commencement of development within each reserved matters area, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in respect of development within that reserved matters area. The CEMP shall include amongst other matters details of:

- *The appropriate Mitigation Measures stated as being contained within the CEMP in Table 16-1 'Summary of Mitigation Measures from within the Technical ES Chapters', Chapter 16 Mitigation Register, of the Environmental Statement Volume 1 (December 2018).*
- *setting out avoidance and mitigation measures in respect of wildlife and habitats;*
- *a timetable for the commencement, construction, occupation and completion of the development;*
- *the anticipated number, frequency and types of vehicles used during construction*
- *the method of access and routing of vehicles during construction and directional signage for the purposes of such*
- *the siting and layout of site compounds and welfare facilities for construction workers*
- *the provision of parking of vehicles by site operatives and visitors*



- *the provision for the loading and unloading of plant, materials and removal of waste*
- *the provision for the storage of plant and materials used in construction of the development*
- *the design, erection and maintenance of security hoardings and other measures related to site health and safety*
- *hours of construction working;*
- *details of construction lighting;*
- *measures to monitor and control noise and vibration affecting nearby residents;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway, including the provision of temporary Traffic Regulation Orders;*
- *dust control measures;*
- *pollution incident control and site contact details in case of complaints;*
- *a scheme for community liaison and public engagement during construction, including the provision of information to occupiers moving onto the site before the development is complete*
- *contact details of site operations manager, contracts manager, and any other relevant personnel.*

The construction works within that reserved matters area shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the local landscape, biodiversity within the site, the local environment and neighbouring residential amenity and to accord with Policies DP9, DP26 and DP38 of the Mid Sussex District Plan.

Comments

Condition 8

We have reviewed the Construction Environmental Management Plan Phase 1.3 (Bellway Homes Ltd., May 2025) which has been submitted in order to discharge Condition 8.

We note that the full mitigation measures for ecology are set out in the Ecological Management Plan (ref 551594jc09Aug21FV01_EMP) and the measures for Dormouse, bats, reptiles, nesting birds, Hedgehog and mobile protected species for Plots P1.5 and P1.6 are summarised on pp. 15-19 of this document.

We are satisfied that the submitted information includes the detail for Phase 1b required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 8 for Phase 1b.

Please contact us with any queries.

Yours sincerely,

Sue Hooton CEnv MCIEEM BSc (Hons)
Principal Ecological Consultant



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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.