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23 June 2026

Our Ref: 40586
Your Ref: **PP-15002319**

Dear Sir/ Madam

Hassocks to Burgess Hill Cycle Link Discharge/ Approval of conditions

On behalf of Taylor Wimpey South Thames ("the Applicant"), please find enclosed an application for approval of details reserved by conditions attached to planning permission DM/25/1894 – Construction of Cycle Link Path.

Background

The full extent of the cycle link was covered by two separate planning permissions. The first being outline planning permission (ref. DM/18/4979), with reserved matters approval (ref. DM/21/2841), which relates to a residential development of 500 dwellings alongside land for a two-form entry primary school and community building. The second is full planning permission (ref. DM/18/4980), which covers the remainder of the cycle link outside the residential scheme. The original planning permission (ref: DM/18/4980) granted on March 16th, 2020, had lapsed. As such Application Ref: DM/25/1894 was submitted and approved, reinstating the planning permission to enable the cycle link to be delivered.

This discharge of condition application seeks approval of details reserved by the following conditions and informative attached to Application Reference DM/25/1894.

Pre-commencement Condition requirements

- **Condition 3:** Submission and approval of a Biodiversity Compensation and Enhancement Strategy.

Prior to commencement of development, a Biodiversity Compensation and Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Ecology Partnership Ltd, February 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation and enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the compensation and enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

- **Condition 4:** Submission of a Natural England licence (now received from Taylor Wimpey on **1 June 2026**).

Any works which will impact the breeding / resting place of Hazel Dormouse, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Pre-commencement Informative requirements

- **Informative 1:** Submission of a Biodiversity Gain Plan.

This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

Submission

The table below lists the condition and informative from the planning permission for which details are being submitted.

No.	Requirement	Information submitted to discharge Condition/ Informative
3	Biodiversity Compensation and Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist.	• Ecological Enhancements & Biodiversity Gain Plan. • Dated: 30/03/2026 • Habitat Management and Monitoring Plan (HMMP) • Dated: March 2026 • Biodiversity Net Gain Feasibility Assessment • Date issued: 26/06/2025 • Statutory Biodiversity Metric • Dated 21/05/2025

4	A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended).	• Licence issued by Natural England. • Natural England Reference: 2022-55995-EPS-MIT-1 • Date issued: 31/03/2026
Informative 1	Approval of a biodiversity gain plan.	• Ecological Enhancements & Biodiversity Gain Plan. • Dated: 30/03/2026

The application was submitted through the Planning Portal (Reference: **PP-15002319**) and the prescribed fee has been paid. I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours faithfully

[Redacted Signature]

Hayden Foster
Senior Planner

[Redacted Contact Information]