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Oaklands Road
Haywards Heath
West Sussex
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Our ref: 14453
Date: 5 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/26/0174
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: Modifications to the Section 106 Legal Agreement relating to
Planning Application DM/18/5114 (as amended by applications
DM/21/3279 & DM/23/0747).

Thank you for re-consulting Place Services on the above modifications to the approved s.106 agreement of DM/18/5114 (as amended by applications DM/21/3279 & DM/23/0747).

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

We have reviewed the submitted documents for this application. This includes the following:

- Cover Letter (AECOM Ltd, February 2026)
- Amended spreadsheet of proposed amendments (24/02/26)

We can only provide comments related to Biodiversity. Therefore, we can only comment on the proposed amendments:

- **Biodiversity Objective Date:** The proposal requests that the Biodiversity Objective Date is changed 'from 25 years from commencement of the development' to 'from 27 years from commencement of the development'.

We note that the proposed changes are for the following reason:

"20 years is the standard timeframe for woodland establishment/maturity, with the full uplift in biodiversity units only realised at that point. So, if the Biodiversity Objective Date (BOD) is March 2046, the planting would need to be completed by March 2026 to align with that maturity period. Given the scale of woodland buffer planting proposed, it is not possible for the full woodland buffer planting to be completed across the Brookleigh site by March 2026. In order to reflect the practicalities of delivering the scale of woodland planting, we request a modest change to the BOD, to allow 27 years between commencement and the BOD. The proposed new date of March 2048 would obviously require the planting to be completed by March 2028, which is realistic. On phased completion of the planting, the woodland buffers will be managed by Homes England or housebuilder partners. Following the transfer of the relevant strategic open spaces to MSDC, the Council will be responsible for the management of the planting to ensure that the full biodiversity gains are realised by the BOD. Would shift Objective Date to 2048 (27 years after commencement in March 2021). See Sch. 7 (Ecology), line 10 LY to review with ecologist"

As a result, we have no objection at an ecological perspective to amend Biodiversity Objective Date, to allow the appropriate length of time to ensure woodland maturity by the Biodiversity Objective Date.

Whilst we acknowledge this scheme is not subject to mandatory biodiversity net gains, we indicate that the regulations require management and monitoring for significant on-site enhancements to be undertaken from 'the completion of the development' for a 30-year period. Therefore, if greater flexibility is needed to ensure woodland establishment/maturity, we suggest that the trigger for the wording could be from the 'completion of the development' for a 20-year period. Nevertheless, as this achieves the same outcome, it should be up to the LPA to determine the appropriate wording.

Please contact us if you have any queries in relation to this advice.

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.