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Mid Sussex District Council
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Haywards Heath
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Our ref: 15333
Date: 7 April 2026

By email only: Planning Department, planninginfo@midsussex.gov.uk

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.

Application:	DM/26/0584
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 condition nos 8, 10, 11, 12, 14, 15, 16, 19, 20, 22, 24, 27, 28 and 40 relating to outline application DM/18/5114 (as amended by S73 application DM/21/3279). Reserved Matters application DM/25/0109

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

Condition 8: Further information required

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 CEMP shall be in accordance with the Ecological Impact Assessment Section 73 Application - Incursions to Ancient Woodland (AECOM Limited, April 2022)

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.

Condition 19: Recommend discharge from an ecological perspective

Prior to the commencement of construction of any dwelling or building within a reserved matters area, full details of a soft landscaping scheme including all new planting for that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out in accordance with a programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan.

Condition 20: Recommend discharge

No development shall take place within each reserved matters area until the following has been submitted to and approved in writing by the local planning authority:

- *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.*

Development within that reserved matters area shall be carried out in accordance with the approved details.

Comments

Condition 8

We have reviewed the Construction Environmental Management Plan (Waterman Infrastructure & Environment Ltd., December 2024), which has been submitted in order to discharge Condition 8.

We are not satisfied that the submitted information includes the detail required by this condition.

We note that Section 6.9 Ecology and Nature Conservation relating to protected habitats and species refers to Appendix G of the Ecological Impact Assessment Report Revision 03 (Waterman Infrastructure & Environment Ltd., January 2025). Unfortunately, Appendix G is

not included in the Construction Environmental Management Plan (Waterman Infrastructure & Environment Ltd., December 2024). In addition, Appendix F Ecological Mitigation Strategy (to be inserted by the Principal Contractor) has also not been included.

Condition 19

We have reviewed the Landscape General Arrangement Revision P04 Drawing number 19442-WIE-ZZ-XX-DR-C-740108 (Waterman Infrastructure & Environment Ltd., December 2025), which has been submitted in order to discharge Condition 19.

We note that tree retention of the existing oak trees to the west of the site is to be confirmed by the arboriculturalist due to the proximity of the trees to the proposed footpath. We highlight that up-to-date Ground Level Tree Assessment for impacts to roosting bats would be required before removal of any trees.

We are satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

Condition 20

We have reviewed the Ecological Impact Assessment Report Parts 1 and 2 Revision 03 (Waterman Infrastructure & Environment Ltd., January 2025), which has been submitted in order to discharge Condition 20.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 19 and 20.

We are unable to recommend the discharge of condition 8 until the additional information outlined above has been provided.

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.