

NORTHERN ARC, BURGESS HILL, PHASE 1C EASTERN NEIGHBOURHOOD

ECOLOGY STATEMENT FOR PARCEL 1.7A AND THE COMPOUND SITE - 1ST OCTOBER 2026

Mollie White - Assistant Ecologist

1. INTRODUCTION

1.1. In June 2026, a site walkover was conducted. The area of land that was surveyed is known as Northern Arc, Burgess Hill, Phase 1C, Eastern Neighborhood, hereafter this will be known as 'the Wider Site'. The grid reference for the center of the site is TQ 30967 20761.

1.2. This statement is for the partial discharge of Parcel 1.7A and the Compound Site from Condition 20 (only these areas and the remaining site is to be considered separately).

1.3. In an email from Mid Sussex District Council to the client dated 28th September 2026, the following was stated:

".... acknowledging that some parts of the site are more sensitive than others, we would be happy to partially discharge the conditions for each parcel, enabling you to commence on the plots where the surveys have been completed and the reports produced."

1.4. The Wider Site is 12.21 hectares (ha) in size, located north of Burgess Hill. The area looking for partial discharge includes Parcel 1.7A, which is approximately 4.01ha in size. The parcel is located in the northwest of the site with the A273 to the west and Holmbush Avenue to the south and the east. The habitats recorded within Parcel 1.7A are dominated by areas of bare ground, interspersed with areas of improved neutral grassland. A small area of hardstanding associated with a car park, established by previous developers. There is a tree located in the southwest of the site, this will not be impacted during the pre-commencement works.

1.5. The Compound Site is approximately 0.5ha in size. The Compound Site is located to the east of Holmbush Avenue. The main habitats present are bare ground as the dominant habitat and improved

neutral grassland.

- 1.6. Surveys are ongoing at the Wider Site; however, there is sufficient survey information and limited ecological value to Parcel 1.7A and the Site Compound where pre-commencement works are able to proceed pending approval.

2 METHODOLOGY

- 2.1. The site walkover was carried out on 8th June 2026 to identify habitats on the Wider Site and protected species that could be present
- 2.2. The UKHabs survey methodology was used to classify the habitat types in the Wider Site.
- 2.3. The Application Site habitats were compared to the habitats classified in the Biodiversity Statement and Metric Assessment by Middlemarch Environmental Ltd in 2025.¹
- 2.4. Notes of flora and fauna were made throughout the UKHabs survey onsite and were evaluated for their importance for supporting legally protected species.

¹ Middlemarch Environmental Ltd (2025). *Biodiversity Statement and Metric Assessment*.

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Figure 1: Approximate Red Line Site Boundary of the Wider Site (Google Earth 2026).



Figure 2: Approximate Red Line Site Boundary of Parcel 1.7A (Google Earth 2026)

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Figure 2: Approximate Red Line Site Boundary of Parcel 1.7A (Google Earth 2026)

2.5. This report has been written by Mollie White, Assistant Ecologist at ACD Environmental Ltd. She has experience carrying out a wide range of surveys including bat surveys, hazel dormouse *Muscardinus avellanarius* nest box and tube checks and reptile surveys. Mollie is a Qualifying Member of CIEEM. Mollie has also written a wide range of reports including Preliminary Ecological Appraisals (PEA), and Ecological Impact Assessments (EclA).

3 FAUNA

Bats

- 3.1. Within Parcel 1.7A, potential for bat roosting is limited to only one tree in the south of the parcel, which is a TPO tree and is not going to be impacted during the works. The hedgerow to the north of the parcel will be outside of the red line boundary; it may provide a commuting route, but it will not be impacted during the pre-commencement works.
- 3.2. The grassland in parcel 1.7A is unlikely to support foraging and commuting. The grassland has been removed due to archaeology works, and much of the site is bare ground and will have limited suitability

for foraging. The pre-commencing works are unlikely to affect the commuting routes as bats are more likely to be using the hedgerows outside of this area.

- 3.3. The Compound Site has no buildings/trees (in terms of consideration for roosting bats), the compound is to be placed on and areas of cleared grassland, there are trees located to the north and east of the Wider Site, but they will not be affected by the pre-commencement works, due to their distance from the compound. The foraging and commuting routes are unlikely to be affected by the pre-commencement works and the creation of the compound, because the area of grassland has already been cleared by other historical works that have been carried out on the site.
- 3.4. Bats have been considered on the Wider Site and mitigation will be in place for the remainder of the proposed works.
- 3.5. The pre-commencement work is unlikely to affect potential bat populations within the Wider Site.

Reptiles

- 3.6. If the presence of reptiles on site is confirmed, an appropriate mitigation and enhancement strategy should be developed.
- 3.7. Parcel 1.7A is unlikely to support reptiles; much of the site has been cleared for archeology works. The parcel contains small patches of grassland, scars from the digs and large piles of soil, from previous works. The hedgerow to the north could provide some suitable sheltering habitat although the hedgerow is not included in the red line and Heras fencing, which will be erected to protect the hedgerow and the roots of the trees.
- 3.8. The Compound Site is unlikely to support reptiles because there is minimal suitable habitat. As the area has previously been cleared, there is bare ground throughout most of the area, this is unsuitable for reptile foraging. The area has also been highly disturbed recently and reptiles are unlikely to be using the area for foraging.
- 3.9. Reptiles have been considered on the Wider Site and mitigation will be in place for the remainder of the proposed works.
- 3.10. The pre-commencement work is unlikely to affect potential reptile populations on the Wider Site.

Hazel dormouse

- 3.11. Parcel 1.7A is unlikely to support hazel dormouse. There is a record of a hazel dormouse from previous surveys carried out on the Wider Site and there is currently a hazel dormouse license for works being carried out on the east of the Wider Site by another consultancy. There is no suitable habitat within Parcel 1.7A. The hedgerow to the north of the parcel has potential to support hazel dormouse although the pre-commencement works will not affect the hedgerow and Heras fencing will be in place to protect the hedgerow and thus the hazel dormouse that could be using the hedgerow (albeit unlikely).
- 3.12. The Compound Site is unlikely to support hazel dormouse, due to a lack of supporting habitat and lack of connectivity. The Compound Site pre-commencement works are unlikely to impact hazel dormouse populations on the Wider Site.
- 3.13. Hazel dormouse have been considered on the Wider Site and mitigation will be in place for the remainder of the proposed works.

Birds

- 3.14. Parcel 1.7A is unlikely to support breeding birds, as there is limited suitable habitat for breeding birds. The majority of the parcels have been cleared, and bare ground is the dominant habitat, which is unsuitable for nesting birds. There is a tree located on the south of the site, this will not be impacted during the pre-commencement works and will be protected by Heras fencing. The hedgerow to the north will not be affected by the pre-commencement works as fencing will be in place to protect the hedgerow.
- 3.15. The Compound Site is also unlikely to support breeding birds due to the lack of suitable habitat. The pre-commencement works within the boundary of the compound site will not impact suitable areas within the Wider Site.
- 3.16. Breeding birds have been considered on the Wider Site and mitigation will be in place for the remainder of the proposed works.

Amphibians

- 3.17. Parcel 1.7A is unlikely to support great crested newt *Triturus cristatus* and common amphibians, due

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to the lack of suitable habitat. There is limited habitat for the terrestrial phases for great crested newt and common amphibians. Due to the archeology works carried out on the parcel, there is limited terrestrial habitat.

3.18. The Compound Site is also unlikely to support newts and amphibians due to historical clearance of works that have been carried out. The Compound Site is predominantly bare ground, which is not suitable for the terrestrial phases for great crested newt and common amphibians.

3.19. The Wider Site is subject to a great crested newt District Level License (DLL) due to the potential for supporting newts and amphibians.

Badgers

3.20. Badgers *Meles meles* are present on the Wider Site with a badger sett in the north of the site. Parcel 1.7A is unlikely to support badgers as it fenced off, reducing the likelihood of badgers using the parcel for commuting or foraging.

3.21. The Compound Site is unlikely to support badgers, for foraging and commuting as there is limited suitable habitat.

3.22. No setts are present on Parcel 1.7A or the Compound Site.

3.23. The Wider Site had an active badger license for works being carried out in the woodland close to the sett.

Other mammals

3.24. Parcel 1.7A is unlikely to support other mammals, due to the lack of suitable foraging habitat and the disturbance which has taken place on the parcel. The parcel is also fenced off from the rest of the Wider Site reducing the likelihood of mammals such as foxes *Vulpes vulpes*, and hedgehogs *Erinaceus europaeus* using the parcel.

3.25. The Compound Site is unlikely to be used by mammals for foraging. The area may be used as a commuting route although there are better habitats for mammals to the east and south of the Compound Site.

3.26. No foxes or hedgehogs have been observed. No evidence of fox earths are present on Parcel 1.7A or the Compound Site.

Invertebrates

3.27. Parcel 1.7A is unlikely to support a significant assemblage of invertebrates and it is considered site level importance. As much of the parcels habitats have been removed and bare ground is the dominant habitat, it is unlikely invertebrates will be significantly impacted by the pre-commencement works.

3.28. The Compound Site is unlikely to support invertebrates, there is limited suitable habitat in the Compound Site, the pre-commencement works are unlikely to affect invertebrates on the Compound Site.

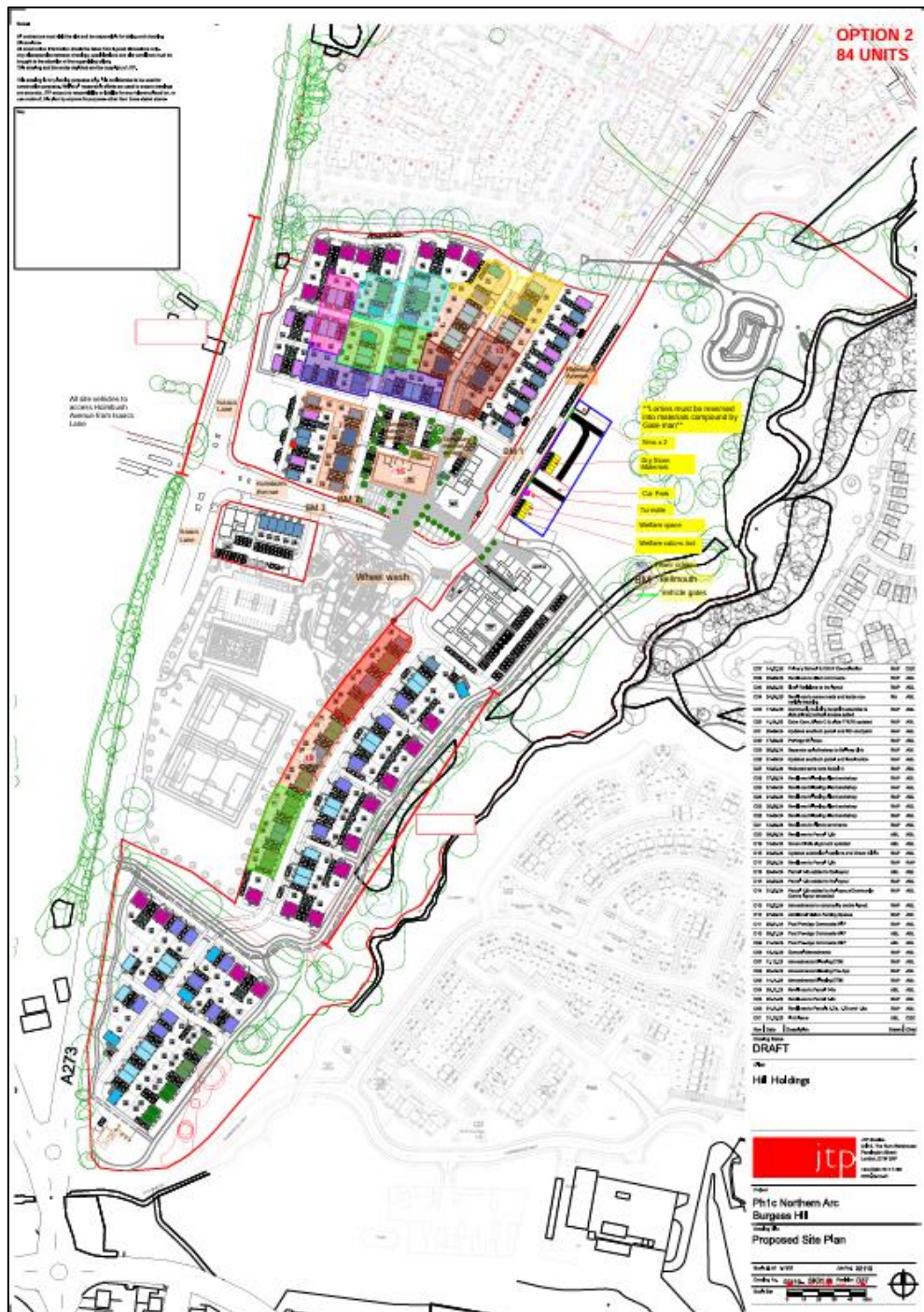
4 CONCLUSIONS

4.1. Parcel 1.7A has limited suitability for supporting protected species due to the limited habitats and fencing reducing the likelihood of species such as badger using the site. Much of parcel 1.7A is bare ground with rubble piles and archaeology scars and small patches of unimproved grassland.

4.2. The Compound Site has limited suitability due to the volume of bare ground and the historical works that have taken place on the Compound Site.

4.3. The proposed areas of pre-commencement works will not impact the rest of the Wider Site and mitigation will be implemented throughout the Wider Site due to the habitat and protected species potentially present.

4.4. It is considered that this report provides the information required for partial discharge of Condition 20 in relation to Parcel 1.7A and the Compound Site.



**Figure 4: The Wider Site, Parcel 1.7A and Compound Site
(Hill 2026)**

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