

From: Stuart Pearce <stuart.pearce@watermangroup.com>
Sent: 20 April 2026 09:35:22 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Cc: "David Vince" <dvince@jackson-civils.co.uk>; "Rob Morley" <rob.morley@homesengland.gov.uk>
Subject: WBLR3 - Full App conditions - DM/26/0583 - Condition 5

Good morning Joseph,

Thank you for the attached comments from Place Services and your prior review of our response. Please see below the final (no changes) for you to re-consult with Place Services.

Condition 5 Place Services comment:

Comments

We have reviewed the Covering Letter (Waterman Infrastructure & Environment Ltd., March 2026), which has been submitted in order to discharge Condition 5.

We agree that there are limited options for bespoke biodiversity enhancements for protected, Priority and threatened species for the proposed application and that wider enhancements will be secured as part of the Brookleigh development, as outlined under the Ecological Impact Assessment (Waterman Infrastructure & Environment Ltd., February 2025) submitted at application stage.

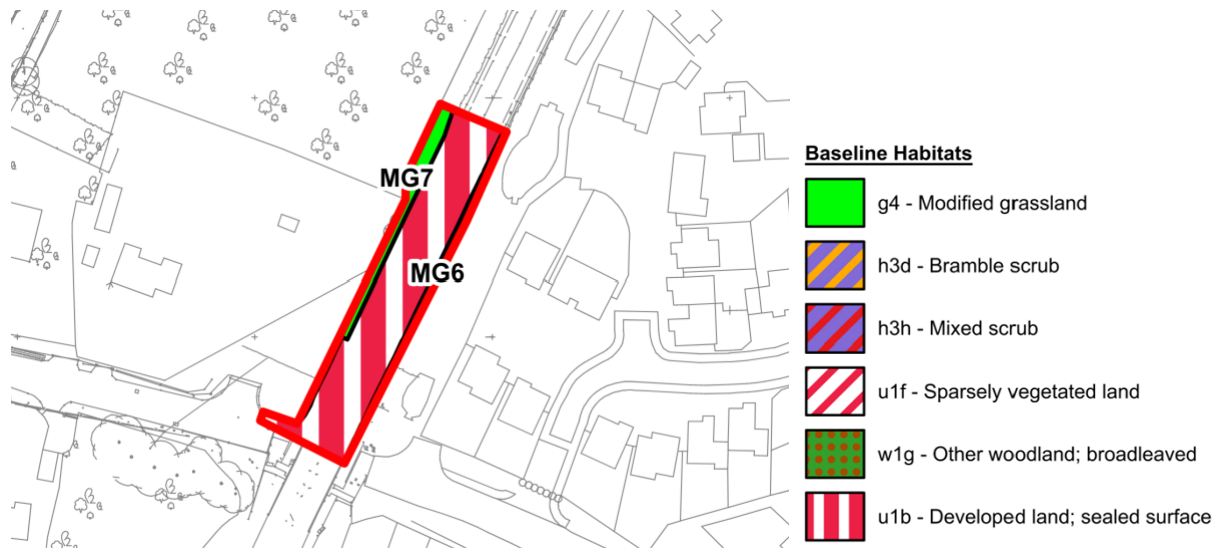
However, as this condition has been secured as part of this specific development, we recommend some minor bespoke enhancements must be identified as part of this application. As a result, we suggest that this could include the provision of log piles and/or bat and bird boxes where appropriate locations are available.

Recommendation

Further information is required prior to the discharge of condition 5.

We offer the following response for consideration please:

The site covered by the Full planning permission DM/25/0110, to which this condition discharge application relates, is a small area of existing West Sussex CC public highway. The vast majority of the existing site is carriageway / footway (u1b – Developed land; sealed surface) as extract of the Ecological Impact Assessment Report (which cover both this area and the wider Reserved Matters area), figure 1 'Habitat Features Plan' shows:



The purpose of this small part of the WBLR Phase 3 scheme, which is outside of the main Brookleigh development site, is to accommodate a desire from West Sussex CC to improve active travel connectivity in the surrounding area.

The design of the proposed shared footway/cycleway link in this area, on the west side of the carriageway, has been problematic due to the existing spatial constraints comprising the existing carriageway and third party land boundary fence, with the resulting proposed pedestrian / cycle facility being below 'desirable' dimensions but accepted as a great benefit over the do-nothing scenario.

In order to agree an acceptable proposal with both Mid Sussex DC and West Sussex CC in this area, it is necessary to almost completely remove a small area of existing modified grassland (maintained highway verge), leaving only approximately 250 - 300mm of soft landscaping between the new foot/cycle link and the boundary fence.

It is our opinion that this narrow strip of retained soft landscaping, which:

- will be maintained by West Sussex CC Highways - likely by mechanically strimming;
- is sandwiched between the shared footway/cycleway and the boundary fence;
- is approximately 3m from the busy A273 carriageway;
- is subject to street lighting almost directly overhead;

is not the most appropriate location to provide biodiversity enhancements for protected, priority and threatened species, such as the suggested log piles or bird / bat boxes (which would have to be erected on freestanding posts, off the third party boundary fence and would be subject to West Sussex Highways approval and agreeing maintenance). It is our view that such enhancements would be of far greater value / benefit in alternative locations around the wider Brookleigh Development.

Furthermore, this approach was discussed and agreed in principle with MSDC via email correspondence dated 11th November 2025 (copy attached), which confirmed that a Biodiversity Enhancement Strategy specific to this area would not be necessary given the limited opportunities available and the delivery of enhancements across the wider Brookleigh development.

We maintain that the most meaningful and effective biodiversity enhancements for protected and priority species will be delivered as part of the wider Brookleigh development, in accordance with the EclA and outline planning framework, where there is significantly greater opportunity to provide suitable, connected and maintainable habitats. On this basis, it is considered that the requirements of Condition 5 have been addressed in a proportionate and evidence-based manner, and we therefore respectfully request that the condition is discharged.

Kind regards

Stuart

Stuart Pearce
Technical Director

Waterman Infrastructure & Environment Ltd

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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 07 April 2026 12:49
To: Stuart Pearce <stuart.pearce@watermangroup.com>
Cc: rob.morley@homesengland.gov.uk
Subject: DM/26/0583

Good afternoon Stuart,

RE: Discharge of condition nos 5 and 7 relating to planning application DM/25/0110

AT: Land Adjacent To Jane Murray Way And North Of Gatehouse Lane, Goddards Green, Hassocks, West Sussex, BN6 9LD

REFERENCE: DM/26/0583

In relation to the above mentioned application, please find attached a copy of the Ecology consultants comments in relation to condition 5.

As you can see some additional information is required, this information can be emailed to me directly.

I trust the above is of some assistance.

Kind regards

Joseph Swift BA (Hons) MPLAN
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