

From: Joseph Swift <joseph.swift@midsussex.gov.uk>
Sent: 11 November 2025 14:24:00 UTC+01:00
To: "Stuart Pearce" <stuart.pearce@watermangroup.com>
Cc: "David Vince" <DVince@jackson-civils.co.uk>; "Louise Yandell" <louise.yandell@midsussex.gov.uk>
Subject: RE: WBLR Phase 3 - landscape proposals and full app biodiversity enhancements condition

Good afternoon Stuart,
In regards to the Biodiversity Enhancement Strategy I have emailed the Ecology Consultant and they have confirmed:

'The Biodiversity Enhancement Strategy only relates to bespoke measures for protected, Priority and threatened species, in line with paragraph 187d of the NPPF 2024. Therefore, if this is not appropriate for the full planning application, I would be happy with a letter to summarise this and indicate that other measures will be secured as part of the wider development, rather than the condition being removed or amended via a non-amendment application.'

I trust the above is of some assistance.

Kind regards

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From: Stuart Pearce
Sent: 06 November 2025 15:12
To: Joseph Swift
Cc: David Vince
Subject: WBLR Phase 3 - landscape proposals and full app biodiversity enhancements condition

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Good afternoon Joseph,

Re: WBLR Phase 3

Firstly: have you had time to give the contents of email below, regarding MSDC's early review of landscaping proposals, any thought please?

Secondly:

Regarding the Full planning permission for the small area of footway works near Gatehouse Lane, the planning permission (full copy attached) includes condition no5, extract below, relating to Biodiversity Enhancement Strategy for *'protected, priority and*

threatened species', 'in line with the recommendations of the Ecological Impact Assessment' (EclA):

5. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Ecological Impact Assessment (Waterman Infrastructure & Environment Ltd., February 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following: 4

- Purpose and conservation objectives for the proposed enhancement measures;
- detailed designs or product descriptions to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- persons responsible for implementing the enhancement measures; and
- 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.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to comply with Policy DP38 of the Mid Sussex District Plan.

We note that the EclA (full copy also attached) does not identify enhancements within the Full app site for protected, priority or threatened species:

4.1 Biodiversity Net Gain and Ecological Enhancement

For the Reserved Matters site, it is understood that a target 10% biodiversity net gain will be delivered as part of the wider Brookleigh Development, which may include off-site provision where it has not been possible to deliver on-site. The BNG calculation for the Site will be recorded in a biodiversity net gain (BNG) assessment calculation to inform this process.

Further faunal enhancement will be delivered, as part of the wider Brookleigh Development, including:

- Installation of bat and bird boxes within the retained woodland.
- Creation of log piles and hibernacula following any tree removal, of value to reptiles, amphibians including great crested newt, hedgehog and invertebrates.
- Consideration of faunal enhancement as part of habitat creation/enhancement proposals, for example through inclusion of mosaic habitat, bare ground and basking areas and inclusion of species diverse nectar bearing plants with blossoming sequencing, providing further foraging for bats and birds.
- Inclusion of invertebrate enhancement options such as bug hotels.

For the Full Application site, a 10% BNG will be delivered within the red line boundary through grassland enhancement. This is detailed in the BNG documents submitted with the planning application, and through the net gain plan which is expected to be a planning condition.

Therefore please can you clarify if this condition can be discharge by simple letter advising of the above - or if something else is required?

Many thanks,
Stuart.

Stuart Pearce

Senior Associate Director

Waterman Infrastructure & Environment Ltd

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