



Date: 3 October 2025

Our ref: 09804

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Oaklands Road
Haywards Heath
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RH16 1SS

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

Thank you for requesting advice on this reserved matters 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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/25/1128
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: Second phase of the Western Bridge and Link Road, comprising the construction of a two-lane single carriageway road, with 3m shared surface (cyclist/pedestrian) on the west side of the highway, and a segregated 5m cycleway/footway on the east side. Connecting to the first phase of WBLR at the roundabout junction on the A2300. Provision of Western Bridge, spanning 71m, carrying the highway and cycleway/footway over the River Adur and floodplain, connecting with future phases at the eastern extent. Includes provision of access to future residential areas, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting and landscaping.

Thank you for consulting Place Services on the above application.

No ecological objection	<input checked="" type="checkbox"/>
No ecological objection subject to attached conditions	<input type="checkbox"/>
Further information required/Temporary holding objection	<input type="checkbox"/>

Recommend Refusal	<input type="checkbox"/>
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	<input type="checkbox"/>

Summary

We have reviewed the submitted details for this application and note that the scheme is reserved matters application presumably relating to DM/18/5114.

We have no objections with the principle of design at an ecological perspective. However, we note that decision notice for DM/18/5114 and note that condition 20 requires that no development shall take place within each reserved matters area until an ecological impact assessment report on the detailed proposals for that reserved matters area has been prepared in accordance with current with Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines and supported by up-to-date ecological survey data and submitted to the LPA.

Therefore, we the Western Bridge and Link Road Phase 2 Further Information Report Revision 1 (WSP, April 2025) has been submitted and that Section 4 relates to ecology. Section 4.4 provides the updated baseline conditions for:

- Woodland W1 comprises Hawthorn and Ivy
- Hedgerows – none of the hedgerows meet the criteria for ‘important’ hedgerows.
- Bats – all trees to be affected have low bat root suitability, following aerial tree inspection.

It is indicated that appropriate compensation will be required in advance of works to avoid loss of roost resource (Reason and Wray (2023) UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management). The works need to be undertaken under a non-licensed Precautionary Working Method Statement, which includes inspection of any affected trees by endoscope on the day and felling under the supervision of a licensed bat ecologist, as required in Table 6.3 of 4th Ed. Bat Surveys for Professional Ecologists Bat Conservation Trust (Collins ed., 2023).

We understand from Section 4.5 of the Western Bridge and Link Road Phase 2 Further Information Report Revision 1 (WSP, April 2025) that the proposed scheme has not resulted in any additional impacts to ecology other than a change to a retaining wall of the bridge over the River Adur to prevent encroachment into the 15m ancient wood buffer zone for Six Acre Shaw Ancient Woodland.

We also note that updated surveys were undertaken in 2022 for Water Vole, Otter, bats and Badger.

Therefore, it is recommended that the finalised measures for protected species and irreplaceable habitat must be secured via a Construction Environmental Management Plan (CEMP) / updated Ecological Impact Assessment, as secured under condition 8 and condition 20 of DM/18/5114, prior to commencement of the proposed works.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

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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.