



Date: 24 September 2026
Our ref: 21939

Joseph Swift
Mid Sussex District Council
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Haywards Heath
West Sussex
RH16 1SS

By email only: 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/26/2111
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:	Discharge of condition no 20 (Ecology) relating to planning application DM/21/3279 in respect of reserved matters area DM/25/1986 (Phase 1C).

Thank you for consulting Place Services on the above discharge of Condition application.

Condition

Condition 20: Further information required

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

We have reviewed the Letter Outlining Approach (ACS Environmental, September 2026) and Interim Summary (ACD Environmental, August 2026) which have been submitted in order to discharge Condition 20.

We note that the Interim Summary (ACD Environmental, August 2026) recommends that the following protected species surveys should be undertaken:

- One bat transect/activity survey during each of the spring, summer and autumn 2026, together with static deployment bat detectors.
- Hazel dormouse surveys between April and November 2026 as there are records for this species within 100m of the site.
- Breeding bird surveys are currently being carried out and will be replicated in April and June 2027.
- Reptile presence/absence surveys are currently underway and should be completed in early October.

The Letter Outlining Approach (ACS Environmental, September 2026) confirms that these surveys are underway and that the results will be incorporated into the Ecological Impact Assessment once the results have been finalised.

The results of the surveys for protected species should be submitted to the LPA prior to determination of this application.

Therefore, we are not satisfied that the submitted information includes the detail required by this condition.

Recommendation

We are unable to recommend the discharge of condition 20 until the additional information outlined above has been provided.

Please do not hesitate to 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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.