

The Power House,
Gunpowder Mill,
Powdermill Lane,
Waltham Abbey,
Essex,
EN9 1BN

2nd September 2026

Dear Luke Ince – Green

Letter of the ecological survey efforts at Northern Arc, Burgess Hill, Phase 1C Eastern Neighbourhood Centre (Development Parcels P1.7 & P1.8).

The surveys currently booked for Northern Arc, Burgess Hill, Phase 1C Eastern Neighbourhood Centre (Development Parcels P1.7 & P1.8), have been scheduled at the earliest possible opportunity, as they must be undertaken within the appropriate survey seasons.

The following species survey are being undertaken by ACD Environmental on the site, bats, dormice, reptiles, breeding birds and great crested newts. With works scheduled to start October 2026 below shows the progress of the species surveys and whether they will be completed before the scheduled works commence. The survey schedule can be found at the end.

Bats

Survey efforts are underway to assess the suitability of the site for bats roosting, commuting and foraging. The site has been subject to a summer transect, which showed bats using the site for foraging and commuting. An autumn and spring transect are booked in to understand how the site is used by bats throughout the year. The two outstanding surveys will not have been completed by October 2026.

Dormice

Survey efforts are underway to determine the presence of dormice on the site; there has been one check so far with no confirmed presence. Three more checks have been scheduled in and will help to determine the presence of dormice. The last of these checks will take place at the end of October 2026, so many not be complete by the time the works are scheduled to start.

Reptiles

Survey efforts have begun to determine the presence or absence of reptiles on the site, there have been a total of four checks so far, with no reptiles recorded. Three more checks are scheduled to take place throughout September 2026 and completed before the scheduled works are to take place.

Breeding birds

The first of three breeding bird surveys has been conducted, two more surveys will take place on the site next year, these have been booked for May and June. These surveys will not have been completed by the scheduled works start date of October.

Great crested newts

This years survey window has lapsed for great crested newt eDNA surveying and would need to be carried out next spring. As works are scheduled to start on the site in October, the site will be applying for a District Level Licence. The process for obtaining a District Level License has begun and it is hoped it will be obtained by the beginning of the scheduled works in October. If this is not possible to obtain, survey efforts for great crested newts will be carried out in the spring of 2027.

Reporting

The results collected from all the surveys will then be integrated with in The Ecological Impact Assessment (EclA) report. The report can only be finalised once all required surveys have been undertaken and the results assessed. As there are survey which are required to be completed in the next survey season such as the breeding bird surveys, the EclA is not expected to be finalised until approximately June 2027.

Survey table

DATE	Bat survey (static detectors)	Bat survey (Transect survey)	Dormouse survey	Reptile survey	Breeding Bird survey	GCN eDNA survey	MoRPH5 condition assessment	Number of Ecologists
2026	27 th July		Set up	Set up				JS + MW
	6 th August	Set up	Summer Survey					JS + MW
	12 th August	Collection		Check 1	Check 1			MW
	14 th August				Survey 1 (sub optimal?)			BP
	19 th August			Check 2				MW
	26 th August			Check 3			Survey	BP + JS
	1 st September			Check 4				JS
	9 th September		Check 2	Check 5				MW
	16 th September			Check 6				JS
	29 th September	Set up		Check 3	Check 7 + collection			JS + MW
	28 th October		Check 4+ collection					MW
	6 th October	Collection	Autumn Survey					JS + MW
2027	9 th April	Set up			Survey 2			BP
	15 th April	Collection	Spring Survey					JS + MW
	19 th April					Survey		JS + MW
	11 th June				Survey 3			BP

Yours sincerely,
Mollie White
Assistant Ecologist