



Date: 25 September 2025

Our ref: 09409

Joe Swift
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Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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

Thank you for requesting advice on this 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/25/1986
Location: Phase 1c, Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
Proposal: Reserved matters application to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising: a) Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure. b) Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.

Thank you for consulting Place Services on the above Reserved matters 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

Summary

We have reviewed the decision notice for granted outline application DM/18/5114 and note that the following conditions require the submission of the specified documents:

- Condition 8: a Construction Environmental Management Plan (CEMP)
- Condition 19: a Soft Landscaping Scheme
- Condition 20: an Ecological Impact Assessment
- Condition 35: no development to take place within 15m of ancient woodland

We note that Construction Environmental Management Plan (CEMP) in respect of Condition 8 has not yet been submitted and look forward to reviewing this document when it becomes available.

We note that the Landscape Management Plan (FPCRI, July 2025) has been submitted in respect of Condition 19. Section 3 specifies the habitats and protected species to be retained and protected together with the mitigation measures to be implanted; and Sections 4, 5 and 6 contain the landscape and ecological specifications, management regime and monitoring objectives. From an ecological perspective, we would support this plan in principle. However, a side wide planting schedule and specifications should be submitted to meet the requirements of condition 19.

With regard to Condition 20, it is indicated that we support the Ecological Walkover Survey (Middlemarch), undertaken in September 2024, and the following recommendations to:

R1: consult Natural England on the impacts to Bedelands Farm Local Nature Reserve

R2: produce a Biodiversity Statement and BNG Metric Assessment. We note that the Biodiversity Statement & Metric Assessment (Middlemarch, July 2025) & BNG Metric have been submitted.

R3: undertake further ecological surveys and an Ecological Impact Assessment

R4: submit a Construction Environmental Management Plan (CEMP)

R5: submit a Landscape and Ecological Management Plan (LEMP). (We note the Landscape Management Plan (FPCRI, July 2025) has been submitted as above).

Therefore, we look forward to reviewing the results of the additional ecological surveys and the Ecological Impact Assessment specified in R3 and the CEMP (R4) when these documents become available.

We also note that there is no documentation to support Condition 35 which specifies that no development shall take place within 15m of ancient woodland. We look forward to reviewing the documentation when it becomes available.

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

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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.