



11th February 2025

Joseph Swift
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

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 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/25/0088
Location: 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 pursuant to outline planning permission ref DM/18/5114, as amended by planning application ref DM/21/3279, for the provision of the Green Circle traversing Sub-Phases OS1.1a, P1.3, OS1.1b (Freeks Lane) and OS1.2N at the Northern Arc development (now Brookleigh) on land north and north-west of Burgess Hill.

Dear Joe

Thank you for consulting Place Services on the above reserved matters application.

a) No ecological harm/No objection	Yes
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of condition	

Summary

We have reviewed the Ecological Mitigation Strategy (Greengate, October 2024), BNG File Note - Brookleigh Green Circle (Greengate, January 2025) and the decision notice for DM/21/3279, which amended outline planning permission DM/18/5114.

We note that the S73 consent for DM/21/3279 requires the following:

- Condition 8: submission of a Construction Environmental Management Plan (CEMP)



- Condition 20: submission of an ecological impact assessment report, supported by up-to-date ecological survey data.
- Condition 35: submission of an ecological design strategy (EDS) addressing the mitigation, restoration and compensation of Ancient Woodland and 15m buffer zone habitats.

We welcome the appropriate mitigation measures for bats, Hazel Dormouse and ancient woodland for this phase in Section 4.00 of the Ecological Mitigation Strategy (Greengate, October 2024). We note that the following trees will be soft felled as they contain potential roost features for bats:

- Tree TN1 Hazel – PRF-I on branch to be removed. Endoscope survey September 2024.
- Tree TN3 Hazel PRF on branch to be removed for safety reasons.
- Tree TN5 Hazel – split feature to be retained if possible, otherwise soft fell

We also note that the following trees with potential roost features for bats will be retained:

- Tree TN2 Oak – branch to be retained
- Tree TN4 Ash – split feature in trunk to be retained

We highlight that appropriate compensation for all PRF-Is should be provided in advance of impacts to avoid loss of roost resource and that soft felling methods must be supervised by a suitably qualified ecologist under a non-licensed precautionary method statement (UK Bat Mitigation Guidelines CIEEM Version 1.1 (Reason and Wray, 2023)). This should be secured by a condition of any consent.

Please note that we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

With regard to Condition 35, we welcome the mitigation measures for ancient woodland for the 3m wide strip of land, including a 'no-dig' construction method.

We therefore support the Ecological Mitigation Strategy (Greengate, October 2024) and are satisfied that this document would be sufficient to discharge Conditions 20 and 35 for these sub phases.

We also support the BNG File Note - Brookleigh Green Circle (Greengate, January 2025), although we note that this development will provide a loss of 0.63 habitat units (statutory metric) or 0.60 habitat units (Metric 2.0). We welcome the delivery of over 50 habitat units in the wider scheme, although we highlight that the loss of 0.63/0.60 habitat units should be compensated for before any calculations for BNG are undertaken.

We look forward to reviewing the Construction Environmental Management Plan (CEMP) when it becomes available to support discharge of condition 8 for these sub phases.

Please contact us with any queries.



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.