



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/25/0109
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 relating to application DM/21/3279 (Outline application DM/18/5114) for WBLR Phase 3 (A2300 pedestrian/cycle improvement), comprising the construction of a segregated 2 metre footway and 3 metre cycle track (Green Superhighway) and 2.75 metre verge along the northern side of the A2300, construction of a 3-metre shared use route with up to up to 1 metre verge along the southern side of the A2300, construction of a 3 metre shared use route along the western side of the A273 Jane Murray Way with up to 2.75 metre verge drainage works, fencing, lighting, landscaping and associated works.

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 Further Environmental Information Report, including Figures and Appendices (Waterman Infrastructure & Environment Ltd., January 2025), Biodiversity Net Gain Report (Waterman Infrastructure & Environment Ltd., January 2025), Statutory Biodiversity Metric, Outline Construction Environmental Management Plan (Waterman Jackson, December 2024), General Arrangement –



Figures 5-11 (Waterman Infrastructure & Environment Ltd., August 2022), 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 Outline Construction Environmental Management Plan (Waterman Jackson, December 2024) which includes Section 6.9 Ecology and Nature Conservation. This covers Environmental Constraints, including ancient woodland, and Mitigation and Control Measures for protected species, habitats and trees. We note that Appendix G comprises the Ecological Impact Assessment (EcIA) Report, although this Appendix has not been submitted for this Reserved Matters application.

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 20, we recommend that the Ecological Impact Assessment (EcIA) Report should be submitted in order to discharge this condition for WBLR Phase 3.

With regard to Condition 35, we recommend that an ecological design strategy (EDS) addressing the mitigation, restoration and compensation of Ancient Woodland and 15m buffer zone habitats should be submitted in order to discharge this condition for WBLR Phase 3.

We also support the Biodiversity Net Gain Report (Waterman Infrastructure & Environment Ltd., January 2025) and Statutory Biodiversity Metric, although we highlight that the 10% net gain for area habitats, linear habitats and water courses has not been met. In addition, the BNG calculations fail the trading summary for area habitats because there is a loss of broadleaved woodland and habitats of the same type or higher distinctiveness have not been created. We understand there will be a delivery of over 50 habitat units in the wider scheme, although we highlight that the loss of broadleaved woodland should be compensated for before any calculations for BNG are undertaken. We note that Figures 7, 8 and 9 in the General Arrangement – Figures 5-11 (Waterman Infrastructure & Environment Ltd., August 2022) relate to landscape.

We look forward to reviewing the Ecological Impact Assessment (EcIA) Report and ecological design strategy (EDS) when they become available to support discharge of conditions 20 and 35 for WBLR Phase 3.

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.