



**Conditions 3
Ecological Enhancements
&
Biodiversity Gain Plan**

**Land West of Ockley Lane, Burgess Hill
(DM/25/1894)**

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1.0 INTRODUCTION

- 1.1 The Ecology Partnership was commissioned by Taylor Wimpey to discharge condition 3 for the granted permission (DM/25/1894) for land west of Ockley Lane, Burgess Hill, West Sussex, hereafter referred to as the 'site' (Figure 1).



Figure 1: Site boundary (red line).

Condition 3

Prior to commencement of development, a Biodiversity Compensation and Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Ecology Partnership Ltd, February 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

- 1. Purpose and conservation objectives for the proposed compensation and enhancement measures;*
- 2. detailed designs or product descriptions to achieve stated objectives;*
- 3. locations of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);*
- 4. persons responsible for implementing the compensation and enhancement measures; and*
- 5. details of initial aftercare and long-term maintenance (where relevant).*

2.0 ECOLOGICAL ENHANCEMENTS – FIGURE 5 DETAILS LOCATIONS

Conservation Objectives

- 2.1 The proposed bird boxes, bat boxes and log piles will provide a range of opportunities for wildlife post-development.

Roles and Responsibilities

- 2.2 Taylor Wimpey will be responsible for the habitat creation and ecological enhancement measures. The management and monitoring will be undertaken by a management company.

Monitoring and Maintenance

- 2.3 Monitoring will be required to be undertaken by the management company. Remedial measures will be implemented when ecological features have been damaged or removed. The proposed bat boxes do not need cleaning. Bird boxes will be cleaned in January, and if required, boiling water will be utilised to remove any parasites.

Log Piles and Hibernacula Creation

- 2.4 Two log piles will be created for use as refugia by reptiles, amphibians, mammals and invertebrates (Figure 4) within the mixed scrub within the site. The log pile will be covered with soil on the top to provide further opportunities for wildlife. The log piles will be 1m in height, width and depth.



Figure 2: Example of log piles.

- 2.5 Two 1B Schwegler bird boxes will be hung on trees adjacent to the site to increase the number of breeding opportunities (Figure 3). The box will be positioned north or east-facing, and at least 2m above the ground.



Figure 3: 1B Schwegler Nest Box.

- 2.6 Two 2FN Schwegler bat boxes will be installed on trees within the site (Figure 4). The box will be south and west-facing, as temperature is an important factor in the success of artificial bat roosts and at least 4m in height.



Figure 4: 2FN Schwegler Bat Box.

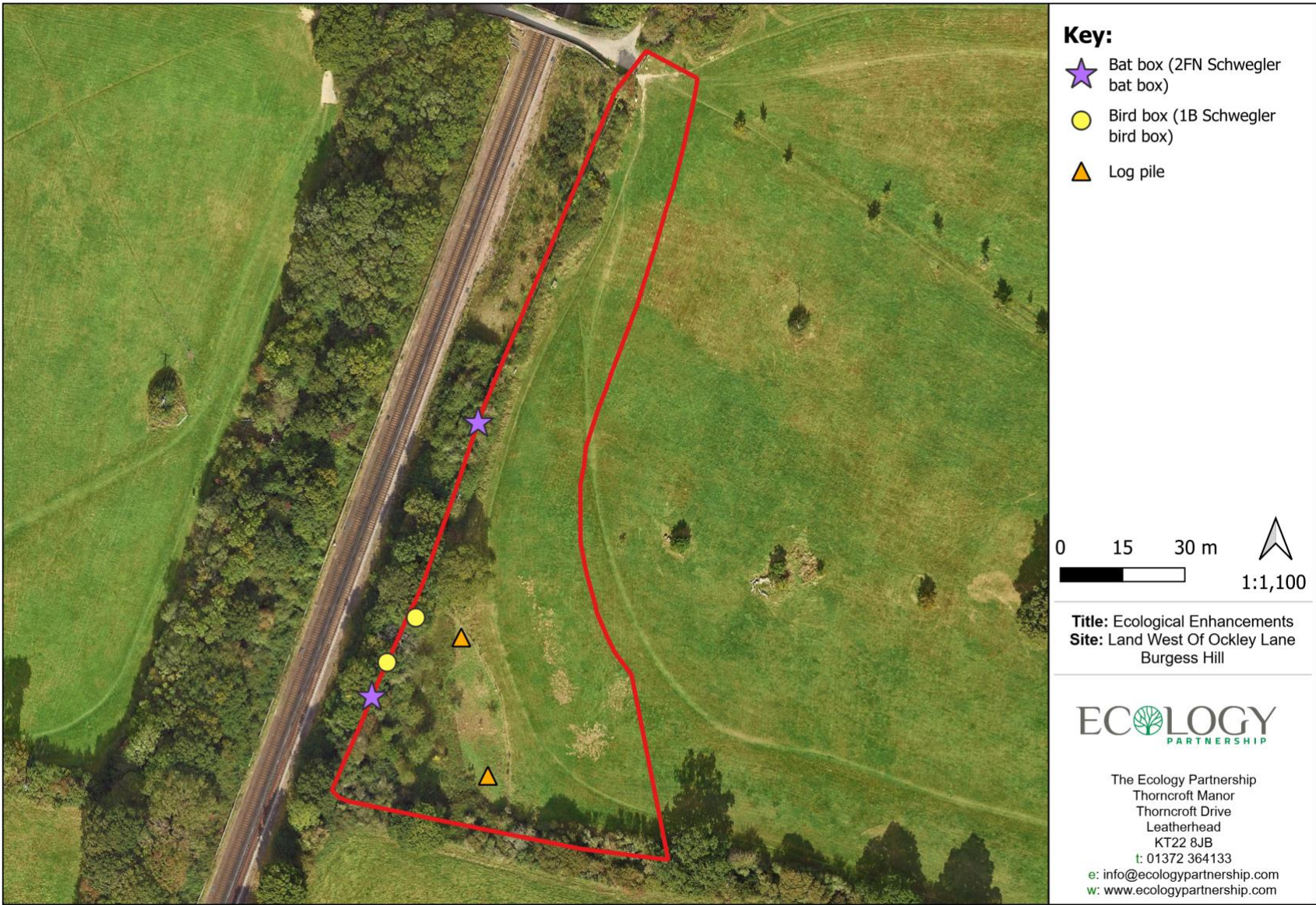


Figure 5: Ecological Features

3.0 BIODIVERSITY GAIN PLAN

1. Submission details

1.1 Date

30/03/2026

1.2 Planning application reference number

DM/25/1894

1.3 Local planning authority (LPA)

Mid Sussex District Council

1.4 Development site address

Land West of Ockley Lane, Burgess Hill, West Sussex.

1.5 Describe the development

Construction of a cycle path link.

2. Developer details

2.1 Applicant name

Matt Powell

2.2 Company name

Taylor Wimpey

2.3 Address

The Arc, Office Park, Springfield Drive, Leatherhead,
Surrey, KT22 7LP

2.4 Email address

Matt.powell@taylorwimpey.com

2.5 Telephone number

07802480630

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature**2.8 Date****3. Responsible person details****3.1 Name****3.2 Company name****3.3 Address****3.4 Email address****3.5 Telephone number****3.6 Declaration**

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

30/03/2026

4. Biodiversity net gain strategy**4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?**☒ Yes☐ No**4.2 If no, what earlier date did you agree with the LPA?****4.3 How have you met the guidance on 'what counts towards your BNG'?**[Find out what you can count towards a development's BNG](#)

The guidance has been adhered to.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

The development has been designed to minimise impacts.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☒ Yes☐ No**4.6 How will you achieve the target net gain percentage?**☒ On-site☐ Off-site☐ Both**4.7 Are any of your on-site enhancements considered 'significant'?**[Find out what counts as a significant on-site enhancement.](#)☒ Yes☐ No**4.8 If yes, tell us about the significant on-site enhancements**

Include the appropriate planning condition or how you've secured the habitat.

The creation of new medium distinctiveness habitats in the form of individual trees and mixed scrub.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

0

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

Cycle Path metric final

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

Hassocks cycle path BNG Assessment_issue2

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

Hassocks cycle path BNG Assessment_issue2

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

Hassocks cycle path BNG Assessment_issue2

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

Reference number

5. Irreplaceable habitats**5.1 Does the development impact any irreplaceable habitats?**

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

3/03/26

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

N/A

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

8.04

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

8.86

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.82

Area habitat biodiversity units % change

10.20%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes☒ No**6.7 Give details**

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

9. Trading summary**9.1 Distinctiveness group**

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group.
If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

Satisfied/met

High

Satisfied/met

Medium

Satisfied/met

Low

Satisfied/met

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No