

Biodiversity Net Gain Layout Plan – Sandhill Farm DM/24/3104

Biodiversity Net Gain Layout Plan

Supporting Biodiversity Gain Plan submitted pursuant to planning condition 6 in accordance with the requirements of the Environment Act 2021.

Site within the administrative area of Mid Sussex District Council.

The details and metrics for the bio-diversity net gain are all included in the document included with this application titled “BNG gain Sandhill farm”.

This is a summary of the conclusions and proposed plan to implement the recommendations.

- The existing habitats are mostly other neutral grassland, trees and modified grassland totalling 1.03 habitat units.
- To achieve the minimum 10% BNG the proposal is to enhance and increase the area of the existing grassland.
- And install 4 native trees
- This will result in an increase of habitat units of 12.97% as per the metric in the BNG gain document.

Biodiversity Enhancement

Grassland enhancement area

The grassland will be a mix of lowland meadow grass and other neutral grassland.

The enhancement area will:

- Be removed from intensive agricultural management
- Be sown with a **native perennial wildflower mix** suitable for lowland meadow habitat
- The sward height will be varied, with at least 20% of the sward under 7 cm and at least 20% over 7 cm, creating microclimates that support insects, birds, and small mammals.
- Be managed in accordance with the submitted **Habitat Management and Monitoring Plan**

This area provides the **on-site biodiversity enhancement necessary to achieve the 12.97% biodiversity net gain.**

Habitat management and Monitoring plan.

Habitat Establishment

The meadow grassland and other grassland areas will be created during the **first suitable planting season following commencement of development.**

Establishment works will include:

- Light cultivation or scarification of the soil surface
- Reduction of existing grass cover where necessary
- Sowing of a native wildflower seed mix at recommended rates

The habitat will be allowed to establish naturally and will not receive fertiliser, slurry, or intensive agricultural treatment.

Long-Term Habitat Management (Years 1–30)

The habitat will be managed to maintain species diversity and prevent dominance by coarse grasses.

Management measures will include:

Annual Cutting

The wildflower area will be cut **once annually in late summer (July–September).**

All cuttings will be **removed from the site** to prevent nutrient build-up and maintain suitable conditions for wildflowers.

Optional Spring Cut

If necessary, a light **spring cut (March–April)** may be undertaken to control early grass growth.

Restrictions

The enhancement area will:

- Not be ploughed, reseeded with agricultural grass, or developed
- Not receive fertiliser, slurry, pesticides, or herbicides (except targeted weed control where necessary)
- Not be used for storage or other operational activities

Monitoring

The habitat will be monitored to ensure successful establishment and ongoing ecological value.

Monitoring will include:

- Annual visual inspections during the **first five years following establishment**
- Confirmation that the agreed management regime is being implemented
- Basic photographic records retained by the landowner

If the habitat fails to establish satisfactorily within the first two growing seasons, **remedial reseedling or management adjustments** will be undertaken.

Ownership

The biodiversity enhancement area lies within land owned and controlled by the applicant and will be managed by the landowner for the duration of the management period.