

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

Bellway Homes
Southern Counties
1st Floor, Regent House
1-3 Queensway, Redhill
Surrey, RH1 1QT

28/09/2026

Dear Joseph

**PLANNING PERMISSION REF. DM/24/0487 AT WOODFIELD HOUSE,
ISAACS LANE, BURGESS HILL, WEST SUSSEX**

BIODIVERSITY GAIN PLAN

Bellway Homes (Southern Counties) hereby enclose an application to discharge the Biodiversity Net Gain condition 1 of the above consent.

Planning permission was granted by Mid Sussex District Council on 11th December 2025 for the following description of works:

“Proposed demolition of existing dwelling house and erection of 30 dwellings with associated access, open space, landscaping and parking.”

The Biodiversity Net Gain condition is worded as follows:

“1. This permission is considered to be one which will require the approval of a biodiversity in plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.”

Bellway is acquiring off-site BNG credits at Ardingly (Mid Sussex) & Chiddingfold (Waverley) for Woodfield House. These credits have been sourced as close as possible to the development site. The 2 sites from which the BNG units will be allocated are both registered on the statutory register under registration numbers BGS-281024001 and BGS-300925001. The credits are set out below and a Biodiversity Gain Plan will be submitted in due course to reflect this:

Unit type impacted	Distinctiveness	Unit type provided	Distinctiveness	Proximity	Units provided
Individual trees	Medium	Lowland meadows	Very High	Local	1.40
Residual biodiversity habitat	Low	Other neutral grassland	Medium	Local	1.36
Net gain target habitat	N/A	Other neutral grassland	Medium	Local	0.79
Individual trees	Medium	Lowland meadows	Very High	Local	0.36

I trust this is sufficient information to validate this condition, however, should you require anything further, please contact Olivia Armitage-Hobbs at this office.

Yours sincerely,

For and on behalf of Bellway Homes Limited (Southern Counties)

[Redacted Signature]

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 Olivia Armitage-Hobbs
 Senior Planning Manager

[Redacted Contact Information]