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25th November 2025.

To Whom It May Concern.

Site: Woodside Grange, Woodsland Road, Hassocks, West Sussex, BN6 8EX

LPA reference: DM/23/2687

Applicant: Trevor Lock

We write in relation to the above site to confirm the Biodiversity Net Gain (BNG) position for the forthcoming Reserved Matters submission.

Statutory BNG applicability

Outline planning permission was granted on 25 April 2024 with appearance and landscaping reserved. As the outline consent predates commencement of mandatory BNG, subsequent Reserved Matters are not subject to the statutory BNG requirement.

Local policy reassurance and no-net-loss position

Notwithstanding the statutory exemption, the scheme maintains ecological value and secures proportionate enhancement consistent with the approved ecology evidence and the outline conditions. The decision notice requires implementation of the submitted PEA and ecological response, a Biodiversity Enhancement Layout at Reserved Matters, and a bat-sensitive external lighting scheme. These controls ensure that retained habitats and protected species are safeguarded and that enhancements are delivered through detailed design.

Summary of habitats and effect of the proposals

The site comprises neutral grassland, lowland mixed deciduous woodland and hedgerows, a pond, scattered trees and garden habitats. The proposals retain the priority woodland and boundary hedgerows save for two short access gaps and remove a limited area of frequently mown grassland of low ecological value, with any necessary tree loss offset by native replacement planting. On this basis, and with the embedded mitigation and planting, the scheme will result in no net loss of habitat and a qualitative uplift in site biodiversity.

Enhancement measures to be secured at Reserved Matters

The following measures will be incorporated into the Biodiversity Enhancement Layout at Reserved Matters to satisfy the outline conditions and local policy expectations:

- Native replacement hedgerow planting equal to or greater than the short lengths removed for access, connected to retained boundary vegetation to strengthen green corridors.
- New native trees and wildlife-friendly planting to reinforce site structure and foraging resources, with species drawn from locally appropriate lists.
- Two integrated or mounted bird boxes and two bat boxes on suitable retained trees or new buildings, positioned and oriented to best-practice specifications.
- Pond enhancement through native marginal and aquatic planting and management to improve macrophyte cover and wildlife value, with fish and domestic waterfowl excluded if present.
- Woodland management targeting removal of non-native species, creation of understorey, retention of deadwood and selective thinning to improve structure and resilience.
- Sensitive external lighting design to maintain dark corridors along woodland and hedgerow edges, consistent with bat guidance and the outline lighting condition.

The Reserved Matters proposals are exempt from statutory BNG by virtue of the outline permission date. The scheme will deliver no net loss of habitat and measurable qualitative enhancements secured through the Biodiversity Enhancement Layout and ecology conditions at Reserved Matters.

We therefore consider that this short-form BNG Statement is sufficient to address any local policy requirements without the need for a full metric-based submission.

Kind regards

MW Harmsworth

Mr. Matthew Harmsworth FDS Arb, Tech.Arbor.A, Dip RS, BSs Env, Assoc. ICFor
Director