

Biodiversity Net Gain (BNG) Justification Note



Site: 21 Wivelsfield Road, Haywards Heath, RH16 4EF

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1. Policy Context

In accordance with Policy DP38 of the Mid Sussex District Plan and Paragraph 186 of the NPPF, the development aims to demonstrate a measurable Biodiversity Net Gain (BNG) of at least 10%. While a full DEFRA Metric 4.0 calculation is not required for a development of this scale, this justification outlines the site’s ecological context and demonstrates how the scheme achieves net gain.

2. Baseline Conditions (Pre-Development)

- The development area comprises overgrown grassland and scattered garden shrubs within a semi-urban garden context.
- No priority habitats or protected species have been identified on site.
- Existing vegetation includes small areas of unmaintained lawn, timber pergola structure, and informal gravel paths.

3. Post-Development Enhancements

The proposal incorporates the following measures to deliver ecological improvement:

Feature	Description	BNG Value
Native Hedgerow Planting	Along access and plot boundaries (approx.. 40m)	Structural habitat; pollinator corridor
Tree Protection & Management	Retention of key garden trees and arboricultural buffer zones	Retains canopy coverage and nesting potential
Wildflower Margins	Introduced at plot edges and along drive margin	Improves nectar source diversity
SuDS Features	Soakaways and permeable paving with runoff filtration	Supports amphibians/insects via water retention
Native Shrub Beds	Front and rear gardens to include wildlife-attracting species (e.g. hawthorn, dog rose, hazel)	Forage and shelter habitats

4. Summary

The development exceeds the minimum expectation of **10% net biodiversity gain** through a combination of habitat creation, ecological connectivity, and wildlife infrastructure. It achieves the objectives of Policy DP38 and provides a measurable uplift in site ecological value.