

Our Ref: 3175/MY/LT20260911

11th September 2026



Development Management
Mid-Sussex District Council
Oaklands Road
Haywards Heath
West Sussex,
RH16 1SS

Planning Portal Ref:

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING ACT 1990 (SCHEDULE 7A)
DEVELOPMENT AT HIGHFIELDS, WEST HILL, EAST GRINSTEAD, RH19 4DL
STATUTORY CONDITION: BIODIVERSITY GAIN PLAN**

Please find enclosed the Biodiversity Gain Plan submitted in relation to the above development and pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as amended).

The Biodiversity Gain Plan has been prepared using the statutory Biodiversity Metric and demonstrates that the proposed development will deliver a biodiversity net gain in excess of the mandatory 10% requirement.

The baseline ecological assessment identified a biodiversity value of 3.55 area habitat units and 0.95 hedgerow units. Following the implementation of the proposed habitat creation and enhancement measures, the development will deliver 4.04 area habitat units and 1.21 hedgerow units.

Accordingly, the scheme will achieve a 13.8% Biodiversity Net Gain (rounded to 14%) in area habitat units and a significant increase in hedgerow units, thereby exceeding the statutory Biodiversity Net Gain objective. The biodiversity gains will be delivered entirely on-site through a comprehensive programme of habitat creation and enhancement, including:

- Replacement and enhancement of broadleaved woodland habitat;
- Planting of new native trees and woodland whips;
- Creation of species-rich grassland habitats;
- New native hedgerow planting and associated landscaping;
- Long-term habitat management designed to secure and maintain biodiversity gains.

The Biodiversity Metric confirms that the development complies with the statutory trading rules and achieves the required biodiversity gain without reliance upon statutory biodiversity credits. The proposals have been designed in accordance with the mitigation hierarchy and will deliver a meaningful enhancement to the ecological value of the site over the long term.

We trust that the enclosed Biodiversity Gain Plan provides sufficient information to enable the Council to approve the Plan and discharge the Biodiversity Gain condition. Should any further information be required in support of this submission, please contact this office.

Your faithfully

