



Neil Walker
Redgate Mill,
Twineham Lane,
Twineham,
Haywards Heath

Scott Taylor Garden Design LTD.
Ground Floor,
26 Station Road West,
Oxted, Surrey.
RH8 9EP

Application Reference: DM/26/0604
Date: 14/04/2026

BIODIVERSITY STATEMENT

Site: Redgate Mill, Twineham Lane, Twineham, Haywards Heath

1. Introduction

This Biodiversity Statement has been prepared in support of the planning application for the construction of an ancillary rural pavilion and associated landscape works.

The purpose of this document is to describe the existing ecological conditions of the site and demonstrate that the proposed development will deliver a positive biodiversity outcome.

2. Existing Site Conditions

The application site comprises established residential garden land associated with the main dwelling. The site is characterised by:

- Managed grassed areas
- Boundary hedgerows and mature trees
- Areas of low ecological value typical of maintained domestic land

The site has been subject to previous development and management and does not contain any designated ecological sites or irreplaceable habitats.

3. Description of Development

The proposal includes:

- Construction of a small ancillary rural pavilion (approx. 52sqm)
- Installation of low-level timber boardwalk
- Formation of informal gravel paths
- Retention and completion of a wildlife pond

- Associated soft landscaping

The development footprint is limited and does not result in the loss of significant vegetation or habitat.

4. Ecological Impact and Enhancement

The proposed development has been designed to minimise ecological impact and deliver measurable biodiversity enhancements, including:

- **Wildlife Pond**
The creation and enhancement of a pond provides a valuable aquatic habitat, supporting amphibians, invertebrates and bird species, and significantly increasing habitat diversity.
- **Native Planting and Habitat Support**
Additional planting and ongoing management will support biodiversity and strengthen ecological connectivity within the site.
- **Low Impact Development**
The pavilion and associated works have a limited footprint and are positioned to avoid unnecessary disturbance to existing vegetation.

Overall, the development results in habitat creation and enhancement rather than habitat loss.

5. Biodiversity Net Gain

The development is considered to deliver a net gain in biodiversity through:

- Introduction of new aquatic habitat
- Increased ecological diversity
- Improved habitat functionality within the site

Given the scale and nature of the proposal, and the absence of habitat loss, a full biodiversity metric calculation is not considered necessary. A proportionate approach to biodiversity assessment has therefore been adopted.

6. Conclusion

The proposed development will result in a positive ecological outcome, enhancing biodiversity through habitat creation and sensitive design.

The scheme is considered to comply with national and local planning policy objectives relating to biodiversity and ecological enhancement.

