

COYNE ENVIRONMENTAL LTD

Holiday Inn, Gatwick Worth

Turners Road

Worth

RH10 4SN



Biodiversity Net Gain Report

October 2025

KENNETH COYNE
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INTRODUCTION

Coyne Environmental Ltd has been instructed to carry out an Ecological Assessment of the Holiday Inn, Gatwick Worth in connection with Planning Application DM/20/3243, to extend the park. This is to establish the potential presence or absence of protected ecological features of significance and carry out an assessment to obtain a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. A Preliminary Ecological Appraisal (PEA) has been undertaken with found no ecology of significance on the site.

I am a qualified Ecologist, Associate of the Institute of Ecology & Environmental Management with over 35 years' experience in the environmental field. This includes being a licence bat worker (Bat Licence 2015-15943-CLS-CLS). The initial Ecological Assessment survey was carried out on the 24th July 2024 and found no ecology of significance.



It is proposed to use the Standard Metric 4.0 for this project to obtain the BNG for the site and put forward biodiversity and mitigation measures to obtain a minimum 10% gain. The BNG Metric assessment has now been carried out and have achieved the necessary **NET GAIN of over 10%** as set out in the accompanying Excel Sheet. This shows that the **BNG TARGET** has been met and can now be submitted as required in the legislation to Mid Sussex District Council (MSDC).

HEAD LINE RESULTS

Total net unit change		
	Habitat Units	11.70%
	Hedgerow Units	00.00
Total net % change		
	Habitat Units	11.70%
	Hedgerow Units	00.00

Habitats units needed required to meet target		
	Habitat Units	00.00
	Hedgerow Units	00.00

This indicates that the required BNG can be achieved with no need for Off-site mitigation. The proposals will therefore gain the necessary overall **10% gain**, as seen in the Detailed Results and as will be set out in the mitigation proposals.

ASSESSMENT RESULTS

Base Line Value		
	Habitat Units	1.40
	Hedgerow Units	0.00
Post development value		
	Habitat Units	1.57
	Hedgerow Units	0.00
On site net change		
	Habitat Units	0.16
	Hedgerow Units	0.00
Cumulative net change		
	Habitat Units	0.16
	Hedgerow Units	0.00
Total net % change		
	Habitat Units	11.70%
	Hedgerow Units	00.00

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	01.40	1.55	0.00	No additional habitat units needed to meet target
Hedgerow Unit	10%	0.00	0.00	0.000	No additional habitat units needed to meet target

ANALYSIS

The Biodiversity Metric shows a total net % change habitat unit for the scheme of **11.70%** and a total net % change hedgerow unit of 00.00% so the overall **BNG gains the minimum 10.00 %** required. This therefore meets the Environment Act 2021 Mandatory Requirement for information on biodiversity.

REVIEW

To achieve the **11.70%** Net Gain, it will be necessary to enhance the retained garden areas as follows:

- the new embankment should be seeded with 274m² native wildflower area, recommend www.wildflowers.co.uk Dual purpose mix LWXM 70/20
- to compensate for the loss of 5 no existing trees, 20 no new small native trees should be planted in this area recommend (birch, hornbeam, gean, service tree)
- the landscape proposals to the entrance of the hotel should be completed
- all these works should form part of a landscape plan

This mitigation should be developed into a detailed landscape design, which can then be submitted as part any Reserved Matters in the Approval. A Preliminary Ecological Analysis (PEA) has already been undertaken in a separate Report. The requirement for information on Biodiversity Net Gain (BNG) has now been undertaken, using the Standards Sites Metric 4.0 and indicates that the **10% gain** can be achieved with additional mitigation. The two Reports and the accompanying Excel Sheet form a joint proposal of the Ecological Assessment (EA) indicating that the development will have minimal effect on ecology and provide the opportunity to increase the areas biodiversity.

CONCLUSION

Coyne Environmental Ltd has been instructed to assess the potential presence or absence of protected ecological features of significance at the Holiday Inn, Gatwick Worth. and carry out an assessment to obtain a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. This is part of a planning proposal for a new dwelling to Mid Sussex District Council.

In accordance with BCT Guidelines and having regard to the Conservation of Habitats and Species Regulations 2017, I conclude that this site does not contain evidence of areas of significance and high biodiversity value, including European Protected Species (EPS). I assess that no further surveys would be needed to confirm this absence.

Therefore, in my professional opinion the Preliminary Ecological Appraisal Report and this Biodiversity Net Gain Report with accompanying Excel spread sheet, satisfy the requirements in respect of ecology and biodiversity enhancement. I recommend that the application can be considered on this basis and that no further environment surveys are necessary to determine this application.

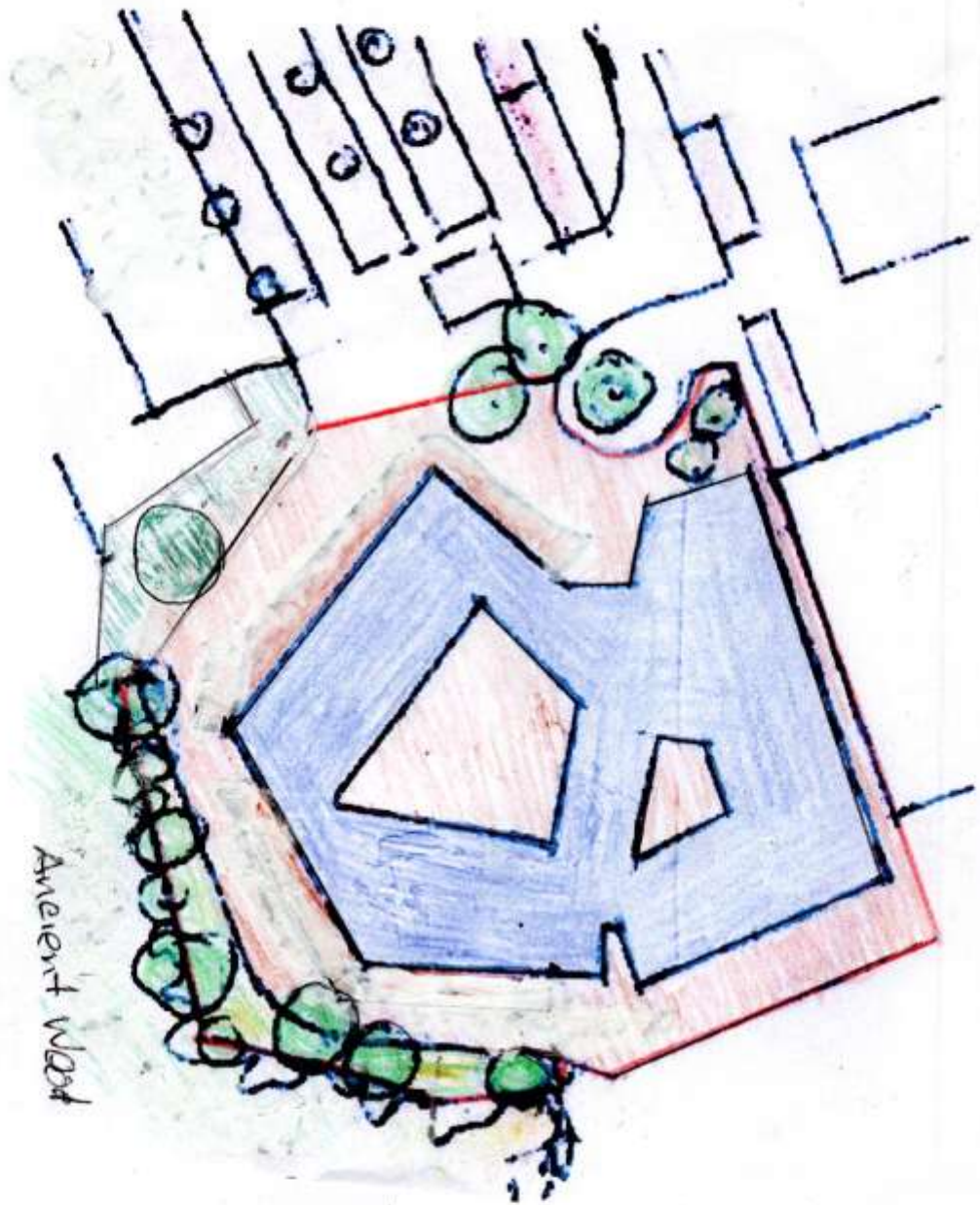


KEY
 APPLICATION BOUNDARY
 ADJACENT LAND IN APPLICANT'S OWNERSHIP

PLANNING ISSUE

Application No: 123456789	
Applicant: ABC Ltd	Date: 12/12/2023
Project Name: XYZ Project	Location: 123 Main St, London
Project Description: A new development consisting of 10 residential units and a commercial unit.	Planning Officer: J. Smith
Project Status: Under Review	Project Reference: 123456789

DO NOT SCALE



Ancient Wood

Notes to be used in conjunction with the aerial photography and other relevant landscape drawings.
No measurements are to be taken of these drawings.
Notes from the aerial photography only.
Measurements and notes are to be contained on the landscape drawings to be included. The inclusion of any other relevant data to the landscape drawings is not required.

KEY

red line
boundary
House

hand
area
trees
rough
grass

CORNE ENVIRONMENTAL

101 W. 10th St.
Holiday Inn.
Base line habitat

CORNE ENVIRONMENTAL
5100 W. 10th St.
01/20/2025

01/20/2025

Amerod Wood.

How to be used in conjunction with the smart analogues and other structural/biochemical changes.

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— red line



Revised

Plains
road

aves
cetus

Hand
free

[illegible]

Wild Hare

COYNE ENVIRONMENTAL

NAME Paul H. H. H. H.
DATE 10/10/10

Belinda Long-Dan
Post #1462 at 14m

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