



Biodiversity Net Gain Feasibility Assessment

**Land Adjacent to The Meadows,
Little Park Farm, Hurstpierpoint**

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by Croudace Homes to undertake a Biodiversity Net Gain (BNG) feasibility assessment for the outline application for the development to , Little Park Farm, Hurstpierpoint, BN6 9UZ, hereafter referred to as the 'site' (Figure 1).

1.2 The site lies to the south of the village of Hurstpierpoint, southeast of Burgess Hill in West Sussex (TQ284816650). The site covers approximately 0.12ha and consists of garden curtilage. There is also a mature treeline and scrub edges around the boundary of the site. In the surrounding landscape, the site is bound by developed areas to the north, south and east, and agricultural fields to the east.



*Figure 1: Site application boundary (red line).
Satellite imagery obtained from Google Satellite via QGIS*

1.3 The assessment is based on the Illustrated Plan produced by M.J.Humphrey (2025/20) (see Figure 2 below).

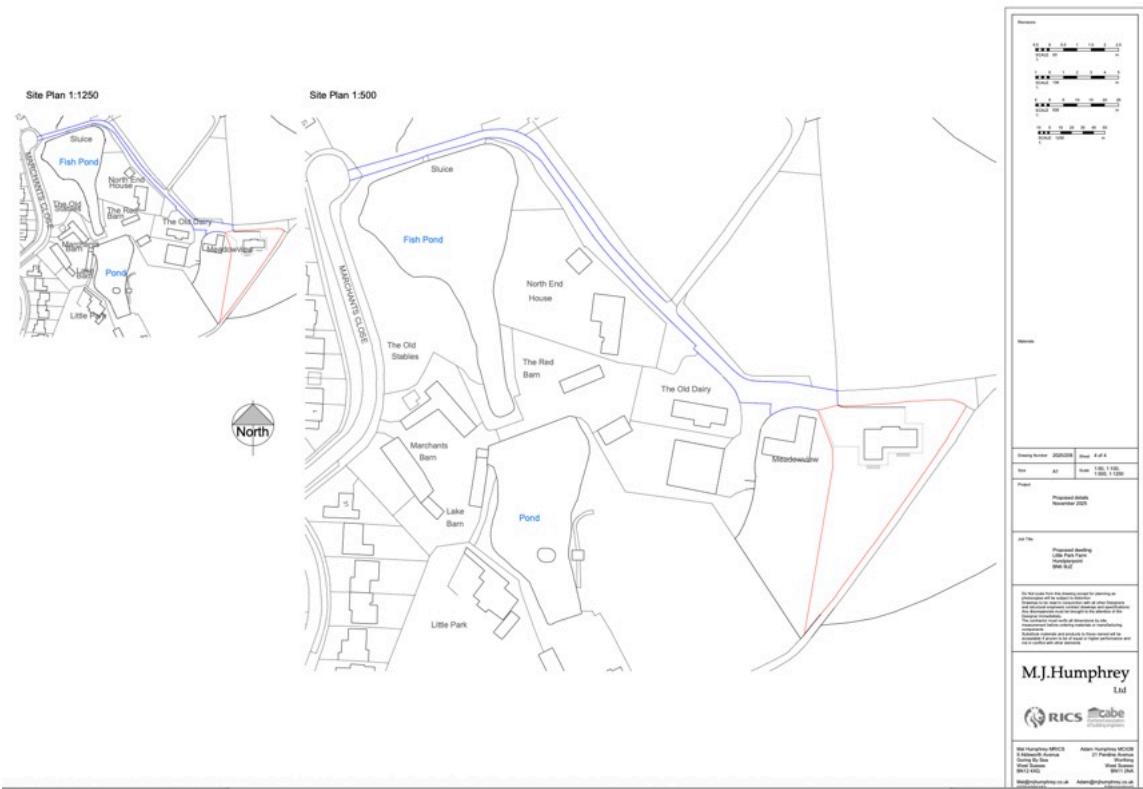


Figure 2: Illustrative Plan (M.J.Humphrey, 2025)

2.0 Statutory Biodiversity Metric

2.1 BNG principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).

2.2 In order to determine the on-site habitat baseline, habitats were mapped and subject to a condition assessment on 5th November 2025 with previous surveys conducted in 2021 and 2019 and 2018. This report should be read in conjunction with the PEA.

2.3 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.

2.4 The Statutory Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate 'biodiversity units'.

On-Site Habitat Baseline

2.5 In order to discharge the conditions associated with the permission DM/22/0204 the removal of dormer dairy, mobile home and other outbuildings and construction of 2 dwellings (revisions to approved scheme DM/21/2367). The Ecology Partnership was been commissioned in September 2021 by DMH Stallard to undertake an update PEA at Little Park Farm in order to support the discharge of ecological conditions and to provide a BNG assessment. The report is provided in October 2021. Note that only a section of the BNG land is to be the development area.

2.6 The existing habitats on site are modified grassland with tree lines to the north and east of the site with some associated scrub – see associated PEA. However, as the proposed area was to be a BNG area, it is the proposed BNG habitats which have to be taken as the baseline.

2.7 The habitats therefore predicted as the baseline from the BNG 2021 report have been identified and assessed. These are shown in Figure 3 and in Tables 1 and 2, overleaf. A full condition assessment is presented in Appendix 1.



Figure 3: On-Site Habitat Baseline

Table 1. On-site habitat breakdown – Pre-Development taken a BNG land

Habitat	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units	Area retained	Area enhanced	Units lost	Comments
Tall forbs	0.081	Low	Fairly poor	Low	0.24	0.00	0.00	0.24	Abundant common nettle with some other species present. These habitats comprise a limited range of species that are common and widespread in the local area and the national context. Considered ' fairly poor ' condition due to the high concentration of undesirable species and unvaried sward height.
Mixed scrub	0.007	Medium	Moderate	Low	0.06	0.00	0.00	0.06	Assigned condition as ' Moderate ' due to the mix containing three woody species, there will be an absence of non-native or invasive species, and a good age range of plants can be planted.
Modified grassland	0.061	Low	Poor	Low	0.12	0.00	0.00	0.12	Retained grassland.
Vegetated garden	0.01	Low	Condition assessment N/A	Low	0.02	0.00	0.00	0.02	Part of the garden on the adjacent site
Traditional orchard	0.018	High	Moderate	Low	0.22	0.00	0.00	0.22	Area of habitat creation in the southern corner of the site.
Total area (excluding trees)	0.18	Total units/area			0.66	0.0	0.0	0.66	

Table 2. On-site hedgerow habitat breakdown – Pre-Development taken a BNG land

Habitat	Length (km)	Distinctiveness	Condition	Strategic significance	Total units	Length retained	Units lost	Comments
Line of trees	0.044	Low	Moderate	Low	0.18	0.044	0.00	A native species line of trees running along the northern boundary Considered ' moderate ' condition due to the high percentage of native species, limited gaps to the canopy, and the trees are in a healthy condition.
Line of trees	0.093	Low	Moderate	Low	0.37	0.093	0.00	A native species line of trees running along the boundary and parts of the eastern boundary. Considered ' moderate ' condition due to the high percentage of native species, limited gaps to the canopy, and the trees are in a healthy condition.
Total length	0.14	<u>Total units/length</u>			0.55	0.14	0.00	

On-Site Habitat Creation

2.8 The proposed development will include a single house and garden. The proposed habitat areas are detailed in Table 3, and Figure 4 below. The tree lines are being retained within the scheme.



Figure 4. Proposed habitats

Table 3. On-site habitat breakdown – Post-Development Creation

Habitat	Area (ha)	Distinctiveness	Target Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Developed land: sealed surface	0.017	V.Low	N/A – Other	Low	0	Low	0.00	New residential development
Vegetated garden	0.161	Low	Condition Assessment N/A	Low	1	Low	0.31	Garden habitat
Total area	0.18	Total units				0.31		

2.9 The final results are shown in table 4 below.

Table 4. Final results

FINAL RESULTS																								
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)																								
Area habitat units	-0.35																							
Hedgerow units	0.00																							
Watercourse units	0.00																							
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)																								
Area habitat units	-52.70%			Total net gain achieved is less than target set ▲																				
Hedgerow units	0.00%			Total net gain achieved is less than target set ▲																				
Watercourse units	0.00%																							
Trading rules satisfied?		No - Check Trading Summaries ▲																						
<table border="1"> <thead> <tr> <th>Unit Type</th><th>Target</th><th>Baseline Units</th><th>Units Required</th><th>Unit Deficit</th></tr> </thead> <tbody> <tr> <td>Area habitat units</td><td>10.00%</td><td>0.66</td><td>0.72</td><td>0.41</td></tr> <tr> <td>Hedgerow units</td><td>10.00%</td><td>0.55</td><td>0.60</td><td>0.05</td></tr> <tr> <td>Watercourse units</td><td>10.00%</td><td>0.00</td><td>0.00</td><td>0.00</td></tr> </tbody> </table>					Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Area habitat units	10.00%	0.66	0.72	0.41	Hedgerow units	10.00%	0.55	0.60	0.05	Watercourse units	10.00%	0.00	0.00	0.00
Unit Type	Target	Baseline Units	Units Required	Unit Deficit																				
Area habitat units	10.00%	0.66	0.72	0.41																				
Hedgerow units	10.00%	0.55	0.60	0.05																				
Watercourse units	10.00%	0.00	0.00	0.00																				
No additional watercourse units required to meet target ✓																								
Input errors/rule breaks present in metric ▲																								

2.10 The calculations confirm that the development has the potential to result in a **-52.70% net loss** in habitat units and a **0% net gain** in hedgerow units, based on the current proposal and all trading rules have been satisfied.

2.11 It is recommended that off setting is undertaken to ensure that 10% net gain is achieved in both the habitats and the linear features.

3.0 Ecological Enhancements

Gardens

3.1 Initial planting of the vegetated garden areas can be carried out with wildlife in mind. Native trees and shrubs should be planted where possible and wildflower seed mixes can be sown to enhance the grassland.

3.2 These areas are recommended to be created with species rich grassland with wildflower species tolerant of regular management such as, Emorsgate Seeds Flowering Lawn Mixture EL1 or similar.

- Yarrow (*Achillea millefolium*)

- Kidney Vetch (*Anthyllis vulneraria*)
- Betony (*Betonica officinalis*)
- Common knapweed (*Centurea nigra*)
- Hedge bedstraw (*Galium album*)
- Lady's Bedstraw (*Galium verum*)
- Field scabious (*Knautia arvensis*)
- Rough hawkbit (*Leontodon hispidus*)
- Oxeye daisy (*Leucanthemum vulgare*)
- Birdsfoot trefoil (*Lotus corniculatus*)
- Black medick (*Medicago lupulina*)
- Ribwort plantain (*Plantago lanceolata*)
- Hoary plantain (*Plantago media*)
- Cowslip (*Primula veris*)
- Selfheal (*Prunella vulgaris*)
- Meadow buttercup (*Ranunculus acris*)
- Bulbous buttercup (*Ranunculus bulbosus*)
- White clover (*Trifolium repens*)
- Common bent (*Agrostis capillaris*)
- Crested dogtail (*Cynosurus cristatus*)
- Red fescue (*Festuca rubra*)
- Smaller cat's tail (*Phleum bertolonii*)
- Smooth stalked meadow grass (*Poa pratensis*)

3.3 Small shrubs are to be included within the rear gardens, where the current ornamental planting beds are. To maximise biodiversity value, it is recommended that planters incorporate species of known value to pollinators, as listed on the Royal Horticultural Societies (RHS) approved '[Plants for Pollinators](#)' list.

Log Piles

3.4 Log piles should be created on Site, especially in the eastern tree line, in order to provide further habitats for a wide range of invertebrates, which in turn provides a food source for

larger fauna, and hence increasing the biodiversity of the Site. Log piles should be made from native, broadleaved trees, and should be partially buried (Figure 5).

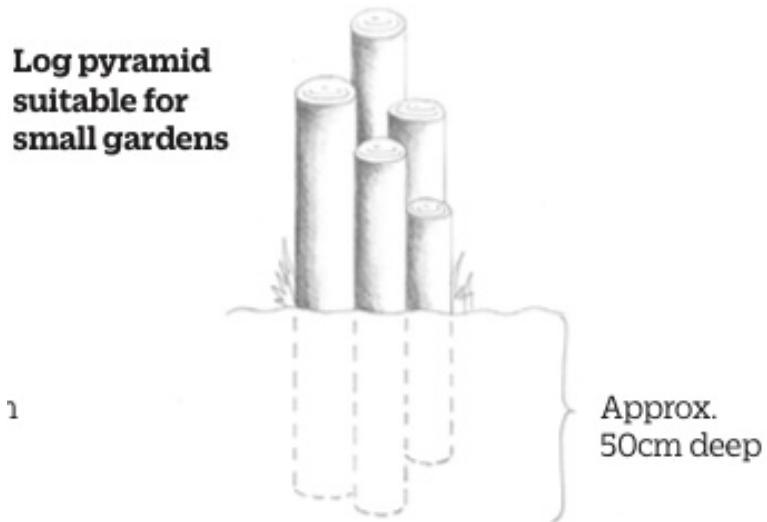


Figure 5: Example of a log pile to be built on Site

Bird Boxes

3.5 Additional nesting opportunities can be installed within existing trees on and off Site, or new buildings. Again, hardwearing woodcrete boxes, or similar, are recommended. Figure 6 below gives examples of suitable bird boxes which could be installed onto the brickwork of the units or into the trees. The box should be positioned on a north or east facing aspect and at least 2m above the ground if possible. These would cater for species such as house sparrows and wagtails and the smaller garden birds.



Figure 6: Examples of suitable bird boxes which could be installed on site – Vivara Pro WoodStone House Sparrow Nest Box (left), Vivara Pro Barcelona WoodStone Open Nest Box (centre) and Vivara Pro Seville 32mm WoodStone Nest Box (right)

4.0 Conclusions

- 4.1 The baseline value of the site is **0.66 area units** and **0.55 hedgerow units**.
- 4.2 Post-development the proposed value of the site is currently predicted to be **0.31 area units** and **0.55 hedgerow units**, equating to a change of **-52.70%** and **0%** respectively.
- 4.3 To achieve this net-gain the development will need to buy credits for off setting. This will equate to a **0.41 unit** deficit in terms of habitat units to be purchased in order to achieve the 10%. Of which 0.22 habitat units include high distinctiveness habitat of traditional orchard and medium and low distinctiveness habitat including mixed scrub and modified grassland and tall forbs.
- 4.4 A total of 0.05 linear units / hedgerow units will also need to be purchased.
- 4.5 As a condition of planning approval the purchase of credits will be required.
- 4.6 Enhancements which have been recommended do not form part of the BNG metric.

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Date: 07/11/2025

Updated: 08/12/2025