

COYNE ENVIRONMENTAL LTD

**Land North of Ethlinden
Hophurst Hill
Crawley Down
RH10 4LP**



Biodiversity Net Gain Report

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INTRODUCTION

Coyne Environmental Ltd has been instructed by GRIP Holdings Ltd to undertake an Ecological Appraisal (EA) of the site at Squire Planning to carry out an ecological study of the land north of Ethlinden, Hophurst Hill, Crawley Down, RH10 4LP. The proposed plans include the creation of a horse paddock and erecting a wood fence around the site. The purpose of this assessment is to evaluate the site's ecological features, identify any protected habitats or species of significance, and assess opportunities for achieving Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. This assessment supports a forthcoming planning application to be submitted to Mid Sussex District Council (MSDC) for the proposed development of the site.

I am a qualified Ecologist, with over 35 years' experience in the environmental field. This includes being a license bat worker (Bat License 2015-15943-CLS-CLS). The PEA Survey was carried out on the 15th of November 2024 by Assistant Ecologist Luke Davenport. This was conducted in the daytime, good weather (9C), no rain, calm (1 Beaufort), cloudy (90%) conditions

To assess the site's potential for Biodiversity Net Gain, the Statutory Biodiversity Metric has been applied in accordance with Natural England's guidance. This metric quantifies baseline habitats, evaluates potential biodiversity losses and gains, and identifies mitigation and enhancement measures required to meet or exceed the minimum 10% net gain target, as mandated by the Environment Act 2021.

The full BNG Metric Assessment has been provided in the accompanying Statutory Biodiversity Metric Excel Sheet, which outlines the site's ecological baseline, and proposed habitat enhancements.

HEADLINE RESULTS

Total net unit change		
	Habitat Units	1.16
Total net % change		
	Habitat Units	10.01%

ASSESSMENT RESULTS

Baseline Value		
	Habitat Units	1.16
Post development value		
	Habitat Units	1.27
On site net change		
	Habitat Units	0.27
Cumulative net change		
	Habitat Units	0.27
Total net % change		
	Habitat Units	10.01%

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Units	10%	1.16	0.27	0.00	No additional measures are required to achieve net gain

REVIEW

The site is predominantly classified as Sparsely Vegetated Urban Land – Bare Ground (UKHab code u1f) due to extensive groundwork. The majority of the area is bare ground, with patches of emergent vegetation, including species such as *Erigeron canadensis* (horseweed), *Cirsium* spp. (thistle), and *Tanacetum parthenium* (feverfew). A dirt mound and bund wall host limited vegetation, predominantly *Agrostis* spp. (bent grass) and *Poa trivialis* (rough meadow grass).

The northern part of the site features sparse vegetation, including *Parnassia palustris* (grass of Parnassus), *Spartina* spp. (cordgrass), and aquatic species like *Callitriche* spp. (water starwort) in clay depressions that retain water. The southern section remains largely bare ground with minimal grass cover.

Surrounding the site is a Broadleaved and Mixed Woodland (UKHab code w1), dominated by *Betula pendula* (silver birch), with occasional *Quercus robur* (English

oak), Ilex aquifolium (common holly), and some Rhododendron spp. (rhododendron).

The proposed development will replace the current sparsely vegetated land with modified grassland for a horse paddock. This will involve establishing grass species suitable for grazing and enhancing the ecological value through targeted management to prevent further degradation and support biodiversity.

Proposed Development

The proposed development involves creation of a horse paddock including a surrounding fence of 152.58m. The available space for creation of modified grassland for the horse paddock is sufficient to offset the biodiversity unit loss resulting from the development fully.

Statutory Biodiversity Metric was completed to quantify the site's ecological impact. The assessment confirmed that the proposed development would result in a biodiversity unit gain of 1.27 units after accounting for all feasible on-site habitat creation measures. Consequently, the development, as currently designed, would achieve the mandatory 10% biodiversity net gain on-site, as required under the Environment Act 2021.

Conclusion

Based on the Biodiversity Metric assessment, the proposed development will result in a biodiversity unit gain of **1.27 habitat units**. The net gain in the habitat units results in the **10.01% gain in habitat units** and complies with the mandatory **10% biodiversity net gain** requirement.

REFERENCES

- Baseline Survey Plan
- Coyne Environmental Ltd PEA Report
- Environment Act 2021
- Wildlife & Countryside Act 1981 Scot

Baseline Survey Plan

