

COYNE ENVIRONMENTAL LTD

**Bowers Place
Crawley Down
RH10 4HY**



Biodiversity Net Gain Report September 2025

KENNETH COYNE
Dip LA, DA, Dip TP, Cert Ecol. & Cons (Dist.) CMLI
Coyne Environmental
5 Philosophers Gate
Ashwell
Herts.
SG7 5DL
Company No 51414653

INTRODUCTION

Coyne Environmental Ltd has been instructed to carry out an Ecological Assessment of Bowers Place, Crawley Down, RH10 4HY. A Preliminary Ecological Appraisal (PEA) has found no ecology of significance on site and a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021 has been undertaken which did not achieve the required 10% Net Gain. A revised BNG metric has now been instructed, as set out in this Report. This is for a planning application to improve parking on the Open Space, to be submitted to Mid Sussex District Council (MSDC) for determination.



I am a qualified Ecologist, with over 40 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 3.9.25, in good weather conditions as set out in the CIEEM guidelines.

HEADLINE RESULTS

Total net unit change		
	Habitat Units	-100.00%
	Hedgerow Units	00.00%
Total net % change		
	Habitat Units	-100.00%
	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 additional mitigation, to gain the necessary overall 10% gain. These are set out in the Detailed Results and assessment in the Review, with recommendations for consideration.

ASSESSMENT RESULTS

Base Line Value		
	Habitat Units	0.02
	Hedgerow Units	0.00
Post development value		
	Habitat Units	0.00
	Hedgerow Units	0.00
On site net change		
	Habitat Units	-0.02
	Hedgerow Units	0.00
Cumulative net change		
	Habitat Units	-0.02
	Hedgerow Units	0.00
Total net % change		
	Habitat Units	-100.00%
	Hedgerow Units	00.00%

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	0.02	0.03	0.03	Additional habitat units needed to meet target
Hedgerow Unit	10%	0.00	0.00	0.00	No additional habitat units needed to meet target

ANALYSIS

The Biodiversity Metric shows a Total Net % change habitat unit for the scheme of - **100.00%** and a Total Net % change hedgerow unit of **00.00%** so the overall BNG does not gains the minimum 10.00 % required. This therefore does not meet the Environment Act 2021 mandatory requirement for information on biodiversity.

REVIEW

The project shows a deficiency of **0.03 Habitat Units** requiring **0.06 Statutory Biodiversity Credit (SBC)**; to achieve the required 10.00% net gain, it will be necessary to **purchase** these at an estimated cost of **£2,250.00** through the Government Credit Scheme. Alternatively, the Applicant may wish to explore private habitat banks or third-party credit vendors, which could offer a more cost-effective solution.

A Preliminary Ecological Analysis (PEA) has been undertaken and found no ecology of significance. The requirement for information on Biodiversity Net Gain (BNG) has now been undertaken, using the Statutory Biodiversity Metric and indicates that the 10% gain can be achieved with additional landscape 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

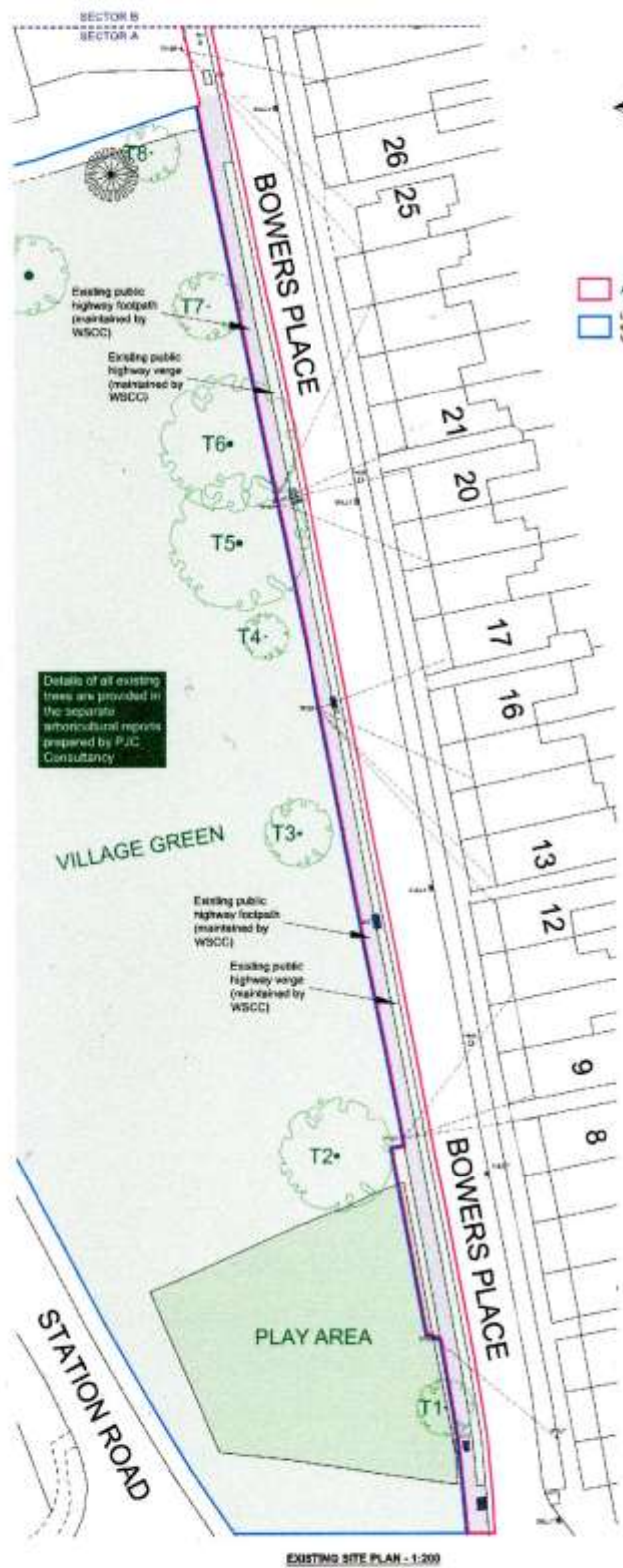
Coyne Environmental Ltd has been instructed to assess the potential presence or absence of protected ecological features of significance of Bowers Place, Crawley Down, RH10 4HY and carry out an assessment to obtain a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. A revised BNG metric has now been undertaken with recommended purchasing of SBC to achieve the mandatory 10% net gain. This is part of a planning proposal, for improved parking, to be submitted 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.

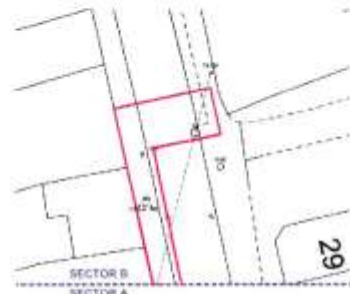
Therefore, in my professional opinion the Preliminary Ecological Appraisal Report and the recommendations in this revised Biodiversity Net Gain Report with accompanying Excel spread sheet, should satisfy the requirements in respect of ecology and biodiversity enhancement. The application can be considered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

REFERENCES

Site Plan
Proposals Plan
Coyne Environmental Ltd PEA Report
Wildlife & Countryside Act 1981
Environment Act 2021



- Application site boundary
- Land adjoining application site boundary owned by Worth Parish Council



Additional Village Parking		
Bowers Place, Crowley Down, West Sussex, BN10 4HY		
Drawing Title: Existing Site Plan and Location Plan		
Drawn by: Worth Parish Council		
Checked by: PBA Planning Myroworth Maple Bridge Lane Copthorne West Sussex BN10 2JL Tel: 01293 719871		
Date: 27/08/2025	Scale: PB	Rev: A
Project: WPC25-01	Scale: 1:200 and 1:1250 DWG	

