

Biodiversity Net Gain Review



Parkfield Farm,
Hophurst Lane,
Crawley Downs,
RH10 4LN

Client:	Squires Planning		
Planning Application No.:	DM/20/2440 – Mid Sussex Council		
Date:	January 2026 (Revised)		
Revision:	Author:	Proof:	Approved:
00	Kenneth Coyne CMLI	Kenneth Coyne CMLI	Kenneth Coyne CMLI

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1 INTRODUCTION

- 1.1 Coyne Environmental Ltd has been instructed to carry out an ecological assessment of Parkfield Farm, Hophurst Lane, Crawley Downs, RH11 4LN, for a planning application to Mid Sussex District Council (MSDC). A Preliminary Ecological Appraisal (PEA) has been undertaken and found no ecology of significance on the site. A revised Biodiversity Net Gain (BNG) metric has now been carried out and achieve a **10.13%** habitat net gain, and a **11.46%** hedgerow net gain in accordance with the Environment Act 2021.
- 1.2 This therefore satisfies the requirement for ecology and biodiversity enhancement, for the site. This should enable MSDC to consider the impact of the proposal on the environment. It can then discharge its legal obligations under the “Conservation of Habitats and Species Regulations (2018) and any” Outline Mitigation and Compensation Strategy” if required.
- 1.3 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). Ecological assessments have been undertaken in 2025, in accordance with the CIEEM guidelines.
- 1.4 The standard Statutory Biodiversity Metric has been used for this project, to obtain the BNG for the site and has put forward biodiversity and mitigation measures to obtain the mandatory net gain. The BNG Metric re-assessment has now been carried out, as set out in the accompanying Excel Sheet. This has achieved a **10.13%** Habitat Net Gain and **11.46%** Hedgerow Net Gain with mitigation This is set out in the following tables.

2 HEADLINE RESULTS

Total net unit change		
	Habitat Units	10.13%
	Hedgerow Units	11.46%
Total net % change		
	Habitat Units	10.13%
	Hedgerow Units	11.46%
And a 11.46%		
	Habitat Units	00.00
	Hedgerow Units	00.00

- 2.1 This indicates that the required BNG will be achieved with additional mitigation, to gain the necessary overall 10% gain, as seen in the Detailed Results and as will be set out in the Review.

3 ASSESSMENT RESULTS

Base Line Value		
	Habitat Units	2.87
	Hedgerow Units	1.98
Post development value		
	Habitat Units	3.16
	Hedgerow Units	2.21
On site net change		
	Habitat Units	0.29
	Hedgerow Units	0.23
Cumulative net change		
	Habitat Units	0.29
	Hedgerow Units	0.23
Total net % change		
	Habitat Units	10.13%
	Hedgerow Units	11.46%

4 DETAILED RESULTS & ANALYSIS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	2.87	3.15	0.00	No additional habitat units needed to meet target

Hedgerow Unit	10%	1.98	2.18	0.00 0	No additional habitat units needed to meet target
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- 4.1 The Biodiversity Metric shows a Total Net % change habitat unit for the scheme of **10.13%** and a Total Net % change hedgerow unit of **11.46%** so the overall BNG does gains the minimum 10.00 % required. This therefore meets the Environment Act 2021 Mandatory Requirement for information on biodiversity.

5 REVIEW

- 5.1 To achieve the 10.13% habitat net gain and 11.46% hedgerow net gain, provided that the following off-site measures (but within the ownership of the Applicant) are implemented:

- **25no** small native trees, including *Quercus robur*, *Acer campestre*, *Carpinus betulus*, *Prunus avium*
- **29m.lin.** species rich native hedge including *Crataegus monogyna*, *Cornus sanguinea*, *Ilex aquifolium*, *Viburnum opulus*

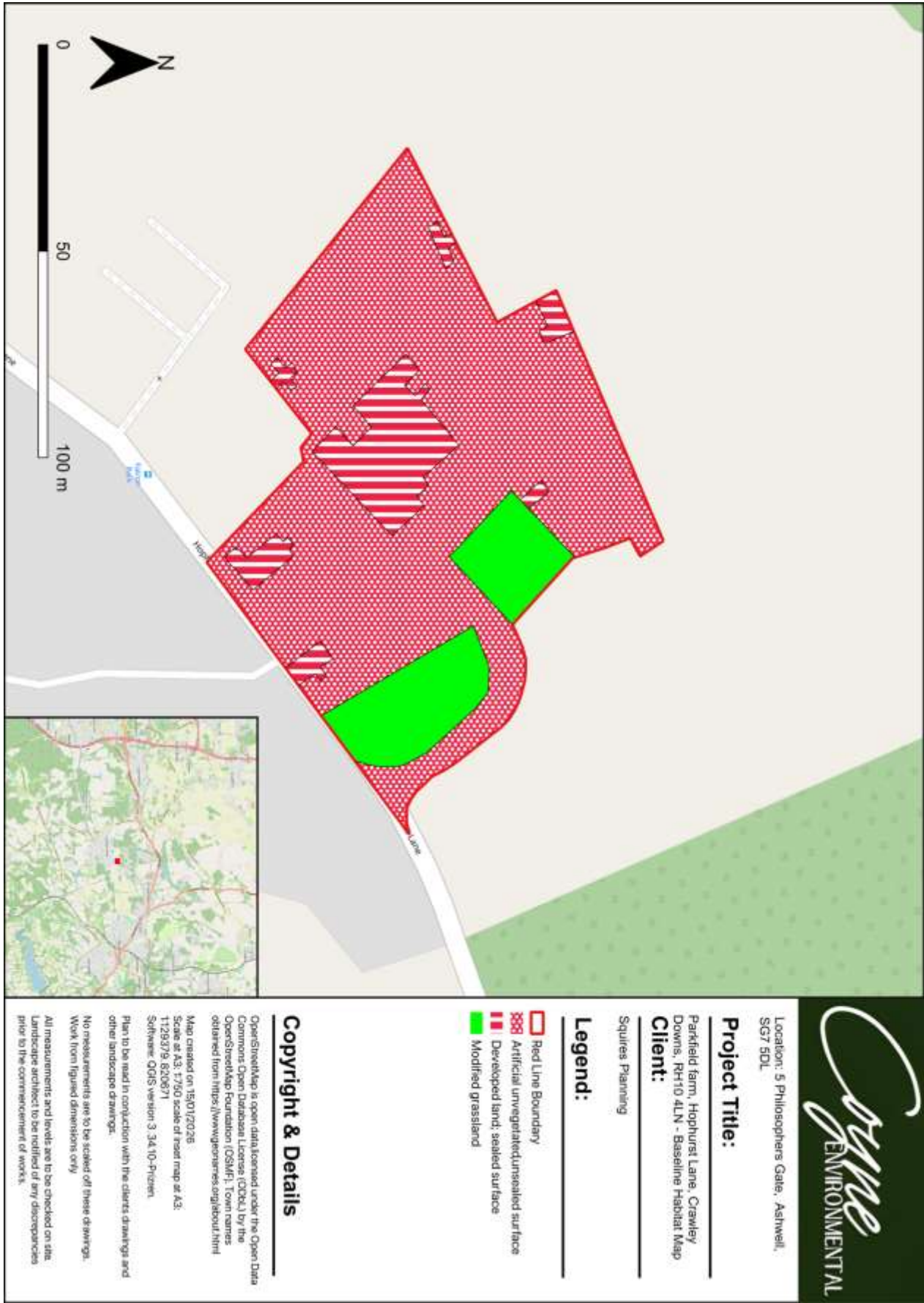
The initial area for the proposed mitigation was not acceptable to the client, and a review of land holding has been undertaken in the revised PEA Report. It is now proposed to use the area on the north side site withing the access road which will accommodate the required tree and hedgerow planting.

- 5.2 This will require a legal agreement for the mandatory 30-year mandatory management and maintenance period under the Environment Act 2021. A Habitat Management & Monitoring Plan (HMMP) will set out how this is to be achieved.
- 5.3 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 standard Statutory Biodiversity Metric 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.

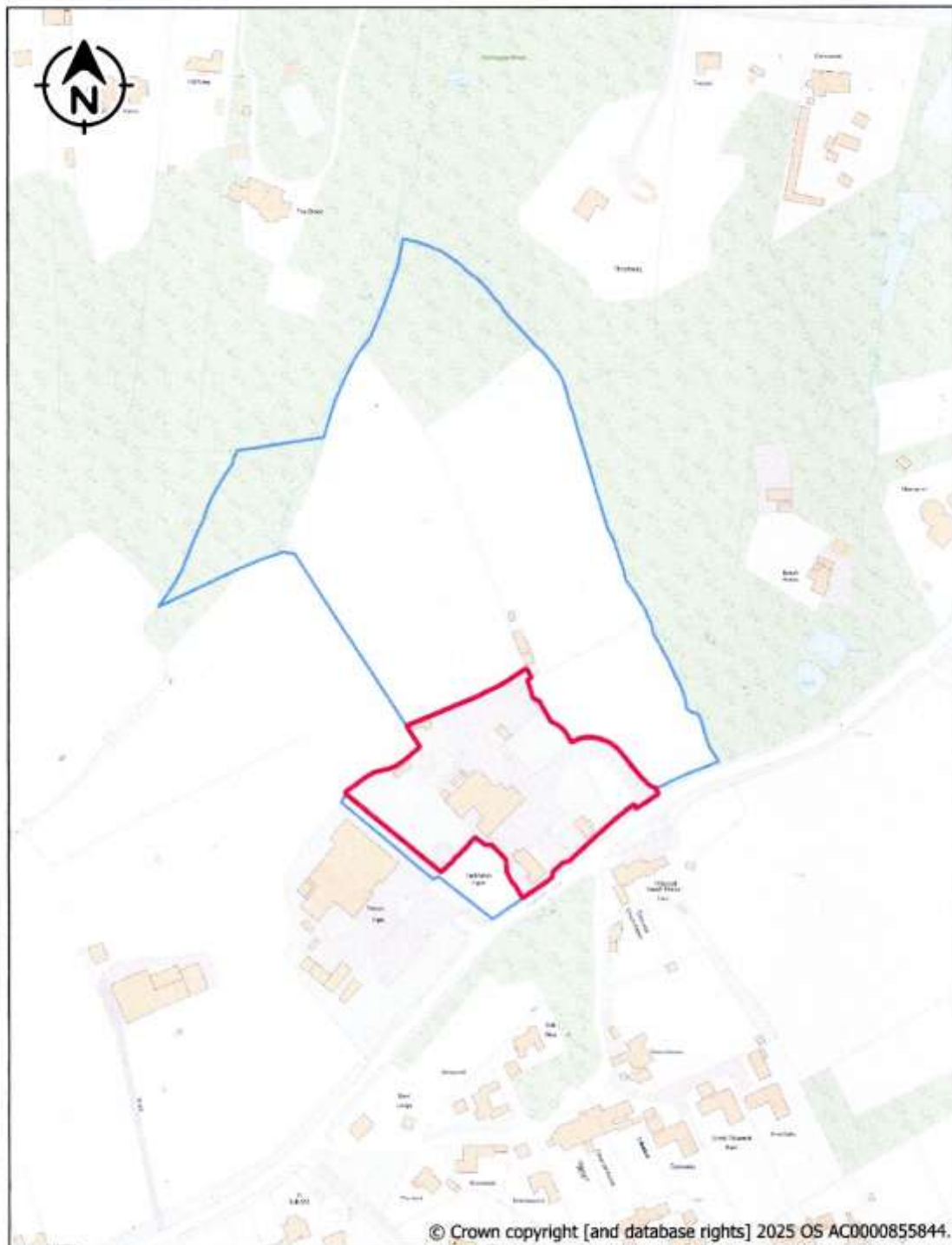
REFERENCES

Baseline Habitat Plan
Site Plan
Coyne Environmental Ltd Report
Wildlife & Countryside Act 1981
Environmental Act 2021

6 HABITAT & SITE MAP



Parkfields Farm, Hophurst Lane, RH10 4LN



Document: Location Plan

Scale: 1:2500 @A3

0 0.1 0.2 km