Biodiversity Net Gain Report

Prepared by CEG Ecology
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Planning Submission Report – Compliance House, Rusper Road, Crawley, RH11 0LQ

Date: 6 February 2026

1. Introduction

This report has been prepared by CEG Ecology in support of a planning application at Compliance House, Rusper Road, Crawley, RH11 0LQ. The proposal includes the enhancement of existing amenity grassland through reseeding and habitat improvement to a higher ecological condition as part of an ecological enhancement strategy in accordance with the Environment Act 2021 and Horsham District Council's biodiversity policy requirements.

The purpose of this report is to describe the baseline ecological conditions of the site, outline the proposed habitat enhancements and landscape planting, and summarise the findings of the statutory Biodiversity Net Gain (BNG) assessment, which has been undertaken using the Defra Biodiversity Metric and is submitted alongside this report as the definitive calculation.

2. Site Description and Baseline Conditions

The site comprises the landscaped grounds adjacent to Compliance House, primarily characterised by amenity grassland (lawn) of low species diversity and ecological value.

For the purposes of the Biodiversity Net Gain assessment, the baseline reflects habitat features present on site since January 2020, in accordance with statutory BNG

requirements. This includes a short line of Leylandii trees located along the site boundary, which were removed in Q3 2025 and have therefore been included within the baseline assessment.

- Site area assessed: approx. 0.036 hectares (360 m^2)
- Existing habitat: Amenity grassland (urban lawn)
- Condition: Poor – frequently mown, limited species diversity, no structural variation

3. Proposed Development

The proposals comprise a package of on-site ecological enhancements, including:

- Enhancement of existing amenity grassland through reseeding and management to achieve a higher ecological condition, consistent with species-rich neutral grassland characteristics.
- Creation of approximately 30 metres of new boundary planting in the form of a line of Hornbeam (*Carpinus betulus*) whips, planted at approximately 0.5 m centres, along boundary.
- Long-term management of both grassland and boundary planting to secure their ecological value.

These measures have been designed to provide on-site biodiversity enhancements and to compensate for the recent removal of boundary trees, in accordance with Biodiversity Net Gain policy requirements.

4. Biodiversity Metric Assessment

Biodiversity Net Gain has been assessed using the statutory Defra Biodiversity Metric (Small Sites Metric), which has been completed and submitted alongside this report.

The metric assessment incorporates:

- Baseline amenity grassland habitats.
- Baseline hedgerow / line of trees features present since January 2020.
- Post-development habitat enhancement of grassland.
- Creation of a new on-site line of trees through Hornbeam boundary planting.

All biodiversity unit values, net gains and percentage increases referenced for the development are derived directly from the submitted metric, which should be regarded as the definitive assessment.

5. Net Gain Calculation

The submitted Biodiversity Metric identifies the following outcomes:

- A net gain of **+0.038 habitat units**, equivalent to **+43.24%**.
- A net gain of **+0.043 hedgerow units**, equivalent to **+187.82%**.

These results exceed the minimum **10% Biodiversity Net Gain requirement** set out under the Environment Act 2021. The total net gain is well below **0.5 units**, and therefore does not trigger the requirement for a legal agreement to secure off-site biodiversity units.

6. Management and Maintenance

To ensure the success of the habitat creation, the following management actions are proposed:
- Establishment and seeding in early spring or autumn with a UK native wildflower mix
- No use of chemical herbicides or pesticides post-establishment
- Biannual cutting regime (late summer and early spring) to promote flowering and reduce dominance of grasses
- Annual monitoring and spot-weeding of invasive species for five years

A simple maintenance schedule will be included in the landscaping plan.

7. Conclusion

The proposed habitat enhancements and landscape planting at Compliance House have been assessed using the statutory biodiversity metric and demonstrate a biodiversity net gain in excess of the minimum 10% requirement. The proposals accord with national and local planning policy and deliver measurable on-site biodiversity enhancements.

This report supports the planning application as a demonstration of policy compliance and positive environmental contribution.

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