



The Ecology Co-op

ENVIRONMENTAL CONSULTANTS

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26th September 2025

Ref: Application DM/23/2867 – Land East of Ansty Way, Cuckfield. Clarification on Biodiversity Net Gain (BNG) calculations in response to Place Services consultation dated 25th September 2025.

Dear Hamish Jackson,

Further to your consultation response on the above referenced application, I am happy to provide some clarifications on the biodiversity net gain (BNG) component of the works to address your comments on this matter.

Two Biodiversity Metrics and Biodiversity Impact Calculation reports are provided with the application; one each for the Ansty Garden Community development and a second each detailing Beechy Bottom Parkland Reserve. The two biodiversity metrics have not been combined to consider all biodiversity change across the two sites as Beechy Bottom is subject to its' own application rather than forming a blue line to the Ansty application. However, Beechy Bottom is not a development site in itself and therefore has no target gain, so these units are allocated to Ansty Garden Community instead, effectively as part of the development biodiversity offsetting strategy.

The Ansty development site results in a loss of -8.79% of habitat units (a loss of 53.46 units overall) and the metric details that 175.02 habitat units are required to meet this deficit and hit 20% net gain. Beechy Bottom produces an uplift of 177.39 habitat units, which will be sufficient to address the deficit needed for Ansty and exceed the required 20% uplift.

Should you have any queries, please do not hesitate to contact me.

Kind regards



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