NASH MANOR INC

NASH MANOR, LOWER NASH, NUTBOURNE LANE,
NUTBOURNE, WEST SUSSEX

Biodiversity Net Gain

November 2025

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	858/LG/NashManor/BNG
Date	November 2025
Client	Nash Manor Inc
Report type	Biodiversity Net Gain
Purpose	Supporting Information
Revisions	N/A
Prepared by	Lucy Monday BSc (Hons), ACIEEM Signed [redacted]
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEnvSc Signed [redacted]

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1. BACKGROUND & METHOD

1.1 Environmental Assessment Services Ltd have been appointed to carry out a Biodiversity Net Gain (BNG) assessment for submission to Horsham District Council in regard to the proposed redevelopment of an existing developed plot of land at Nash Manor in Nutbourne, West Sussex.

1.2 The site (as existing) comprises an agricultural plot with a large extended barn and yard area including a small store and dilapidated greenhouse. It is proposed to demolish the existing agricultural barn and erect a 3No. bedroom residential dwelling, and retain the existing access arrangements, parking and landscaping.

1.3 This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013, The Statutory Biodiversity Metric Users Guide (Defra 3 July 2025) and The UK Habitat Classification (Version 2).

1.4 The BNG assessment was undertaken as follows:

a) Review of the detailed topographical survey of the site (prepared 25 October 2021) and site survey completed 4 November 2025 to identify and confirm all existing habitats, trees and linear features on site.

b) Condition assessment of habitats, trees and linear features using the Biodiversity Metric Condition Sheets, where appropriate, during a site visit undertaken on 4 November 2025.

c) Review of the proposed development plans to identify proposed habitat types and linear features post-development, to quantify habitat areas and linear feature lengths, and to make recommendations where ecological enhancements may be made within the proposed plans for the site.

d) Calculation of Biodiversity Units for pre- and post-development scenarios, following Defra's Statutory Biodiversity Metric User Guide.

e) Determination of strategic significance of the site through review of the Local Plans (Local Nature Recovery Strategy, or other specified alternative documents) and statutory and non-statutory sites (EA Magic Map).

2. HABITAT ASSESSMENT

The existing habitats are identified on the Baseline (As Existing) Habitat Map provided in Appendix A. A more detailed description of these habitats, as observed, is provided as follows.

2.1 Existing Habitats

2.1.1 Developed Land; Sealed Surface (u1b)

Developed Land is defined as: *Soil surface sealed with impervious material as a result of urban development and infrastructure construction.*

The site, as existing, is dominated by buildings and hardstanding (concrete and tarmac surfacing).

The site has a combined area of sealed surface of 302.55 m^2 (0.030255 ha).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.1.2 Grassland

The grassland within the site has been subject to different pressures impacting its state and condition.

- The area of grassland to the east of the site access, where it enters the main site (not Nutbourne Lane), is a small area of unmanaged grassland where building materials have been kept. The grasses are tall and tussocky, but species (of grasses and herbaceous) are limited.

- The grassland within the south west corner of the site presently forms part of the adjacent field, which has recently been converted and is being grazed by a small number of cattle to improve the condition of the pasture. The pasture in this area is presently dominated by creeping buttercup and displays little species diversity.

- The area of grassland to the north and west of the barn appears to be recently established over what appears to be compressed / made ground. Recent mapping available online shows this area as bare ground. The grass in this area appears to have been recently cut. Species include spear thistle, white clover, geranium, daisy, ribwort and greater plantain and dandelion spp.

Consideration has been given regarding the most appropriate habitat type for each of these three areas. Based on the apparent age, condition, species present and management, these areas presently fit more appropriately into modified grassland. It is noted that measures are already being undertaken to enhance the condition of these areas, however, it is considered likely that the grassland will not achieve a more distinctive habitat type for a number of seasons.

Modified Grassland is defined as: *Species-poor vegetation (<9 species per m^2) dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of Rye-grasses (Lolium spp.) and White Clover (Trifolium repens). Most broadleaved species present will be associate with high fertility (e.g. creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover and cow parsley).*

In this case, the essential criterion A is failed, due to limited species diversity and dominance of species typical of high fertility soils (notably creeping buttercup) resulting in 'Poor' condition. The condition sheet for each area of grassland is provided in Appendix B.

The total area of modified grassland 189.78 m^2 (0.018978 ha).

2.1.3 Bramble Scrub

Bramble scrub is defined as: *Dense scrub with Bramble (Rubus fruiticosus egg.) dominant.*

Bramble scrub lies along the eastern boundary of the site and along the northern and western facades of the main barn. The combined area of bramble scrub within the site is 33.52 m^2.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.1.4 Individual Trees

The table below lists all trees within the site which could be impacted by the proposed development where appropriate protection measures are not implemented during the redevelopment of the site.

Tree Table

Tree No.	Species	Size, mm	Metric area (ha)	Condition	Units
T1	Cherry	#400	0.0163	Good	0.20
T2	Oak	600	0.0366	Good	0.44
T3	Oak	600	0.0366	Good	0.44
T4	Oak	#250	0.0041	Good	0.05
T5	Ash	#600	0.0366	Poor	0.15

Size: Small 75-300 mm (0.0041ha), Medium 300-600 mm (0.0163 ha),
Large 600-900 mm (0.0366 ha), Very Large 900 mm + (0.0765)

See condition sheets in Appendix B.

There are two oaks within the grassland to the north of the site, including one oak tree to the north of the greenhouse, and a cherry and holly tree adjacent to the site entrance. The root protection area of these trees has been calculated and is shown (on the baseline habitat map) to extend into the site. In this case, all trees adjacent to the site (and within the site) are to be retained and protected. It is considered that the

proposed development is unlikely to have a negative impact on these trees in the long term. On this basis, these trees have been excluded from the current calculation.

2.2 Existing Linear Features

There are no linear features within or adjacent to the site.

2.3 Proposed Habitats

This includes all retained and created habitats on site calculated based on the Proposed Habitat Map provided in Appendix A.

2.3.1 Developed Land; sealed surface (u1b)

It is proposed to remove the existing main barn and develop a single residential dwelling within the footprint. The dilapidated greenhouse and store will also be removed.

The existing access and hardstanding will be retained.

The total post developed area of sealed surface will be 197.76 m^2 (0.019776 ha).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.3.2 Vegetated Garden

Vegetated Garden is defined as: *Garden that is principally vegetated, for example with large areas of grass and flower beds*.

The soft landscaping within the site will form part of the residential curtilage and will therefore be deemed vegetated garden habitat. The total area of vegetated garden within the site will be 299.40 m^2 (0.02994 ha).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.3.3 Unvegetated Garden

Unvegetated Garden is defined as: *Garden that is principally unvegetated, for example with large areas of paving and decking*.

An area of paving will be provided The garden area, as existing, comprises a rear patio area together with areas of paving and has a combined footprint of 35.44 m^2.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.3.4 Individual Trees

All existing trees within the site are to be retained and protected.

Tree Table

Tree No.	Species	Size, mm	Metric area (ha)	Condition	Retain or Remove	Units
T1	Cherry	#400	0.0163	Good	Retain	0.20
T2	Oak	600	0.0366	Good	Retain	0.44
T3	Oak	600	0.0366	Good	Retain	0.44
T4	Oak	#250	0.0041	Good	Retain	0.05
T5	Ash	#600	0.0366	Poor	Retain	0.15

Size: Small 75-300 mm (0.0041ha), Medium 300-600 mm (0.0163 ha), Large 600-900 mm (0.0366 ha), Very Large 900 mm + (0.0765)

2.4 Proposed Linear Features

No new linear features are proposed under the current scheme.

3. RESULTS

3.1 Site as Existing

3.1.1 As existing, the site comprises three habitat types, plus individual trees. The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The habitat area for trees is in addition to the baseline habitat areas. The results are given in Table 1 below.

Table 1: Habitats as Existing (Baseline)

Habitat Type	Size (hectares)	Condition	Units
Developed Land: Sealed Surface	0.030255	N/A	0.0
Modified Grassland	0.018978	Poor	0.04
Bramble scrub	0.003352	N/A	0.01
Individual trees T1	0.0163	Good	0.20
Individual trees T2	0.0366	Good	0.44
Individual trees T3	0.0366	Good	0.44
Individual trees T4	0.0041	Good	0.05
Individual trees T5	0.0366	Poor	0.15
Total	**0.05 (Ex trees) 0.18 (Inc trees)**	-	**1.32**

3.2 Site as Proposed

3.2.1 As proposed, the site will comprise three habitat types plus the retained individual trees. The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the

metric calculator and the habitat units have been calculated. The results are given in Table 2 below.

Table 2: Habitats as Proposed (Planned)

Habitat Classification	Size (hectares)	Condition	Units
Developed Land: Sealed Surface	0.019776	N/A	0.00
Vegetated Garden	0.02994	N/A	0.06
Unvegetated Garden	0.003544	N/A	0.00
Individual trees T1	0.0163	Good	0.20
Individual trees T2	0.0366	Good	0.44
Individual trees T3	0.0366	Good	0.44
Individual trees T4	0.0041	Good	0.05
Individual trees T5	0.0366	Poor	0.15
Total	**0.05 (Ex trees)**	-	**0.06 new 1.27 retained Sum 1.33**

3.3 Biodiversity Unit Calculations

The change in biodiversity units from the baseline (pre-development) to the proposed is shown in Table 3 below.

Table 3: Habitat Unit Change Summary

Parameter	Habitat Units
Baseline Units	0.32
Onsite post intervention Units	0.33
Onsite net change unit	+0.01
Total net change, %	**+0.49**

3.4 Trading Summaries

3.4.1 The trading summary indicates the required compensation for the loss of habitats of differing distinctiveness. In this case, the trading summary indicates that the rule for medium distinctiveness groups have not been met.

3.4.2 This relates to the loss of a small area of bramble scrub (0.01 habitat units) within the site which will fall within the garden area post development. Bramble scrub cannot be calculated within residential curtilages under the current BNG scheme, even where this habitat is retained. This is because this habitat type is not enforceable within residential land.

3.4.3 It will be necessary to compensate for this loss off site as the full site is to be within the residential curtilage post development.

3.5 Ecological Functionality

3.5.1 The site, as proposed, should be assessed, alongside the biodiversity net gain assessment, for ecological functionality to ensure the scheme incorporates the most appropriate measures to enhance and preserve biodiversity on site and benefits for the wider area.

3.5.2 Under the current proposal all trees within and adjacent to the site will be retained, and the area of hard cover will be reduced. The area of soft landscaping beneath the existing trees will be increased which is considered likely to improve the ecological functionality of the site.

3.6 Achieving Biodiversity Net Gain

3.6.1 The site, as proposed, will achieve a small biodiversity net gain for habitats (0.49%), but will not achieve the targeted 10% net gain. Options to increase net gain have been considered in reaching the current score. Due to the conversion of the site to residential use, there are limited opportunities beyond reduction of hardstanding areas to improve the BNG score.

3.6.2 In this case, it will be necessary to secure BNG units from an offsite provider. Under the current scheme for the site 0.13 units will be required from an offsite provider. These will need to include habitat units from a medium distinctiveness habitat to offset the loss of bramble habitat as mentioned in section 3.4 above.

4. MANAGEMENT AND MONITORING

4.1 Confirmation should be provided to Horsham District Council to confirm the development has been developed in accordance with the proposed plans used for this assessment. If the proposed plans have been altered, the BNG assessment should be updated and any alteration in BNG delivered, addressed as appropriate.

4.2 The full extent of the site is to become part of the residential curtilage comprising sealed surface, unvegetated and vegetated garden. No further monitoring of these habitat types is indicated.

5. CONCLUSIONS

5.1 The Biodiversity Net Gain assessment has been conducted using the Statutory Biodiversity Metric and associated technical documents and guidance and has utilised *UKHab* definitions. The site was visited on 4 November 2025 and all habitats were recorded and an assessment of condition was made where appropriate. No linear features were identified on or adjacent to the site.

5.2 The redevelopment of the site, as proposed, will result in a gain of 0.01 habitat units (0.49 % net gain). In this case, the targeted biodiversity net gain including 10 % above baseline has not been achieved on site, and the trading rules are also failed. In this case, it will be necessary to obtain 0.13 units from an offsite provider including medium distinctiveness habitat to offset the loss of bramble scrub within the site (0.01 habitat units).

5.3 The ecological functionality of the site, as proposed, has been assessed alongside a review of the site's strategic importance. While not considered to be strategically important, the proposed development includes the retention of all existing trees and reduces hard standing surrounding these trees which is considered likely to be of ecological benefit.

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APPENDIX A:
Baseline (As Existing) Habitat Map
As Proposed Habitat Map

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Baseline Habitat Map

November 2025

KEY:

Buildings - sum 113.39

Main barn and extension - 89.51 m2

Open sided store - 16.83 m2

Greenhouse (half) - 7.05 m2

Hard Standing - sum 189.16 m2

Mixed concrete and tarmac access - 175.72 m2

Concrete NE main barn - 5.61 m2

Menage access - 7.83 m2

Grassland - sum 189.78 m2

East of access - 11.27 m2

Southwest corner - 67.38 m2

North and west of barn - 111.13 m2

Bramble scrub - sum 33.52 m2

TOTAL SITE AREA: 525.85 m2

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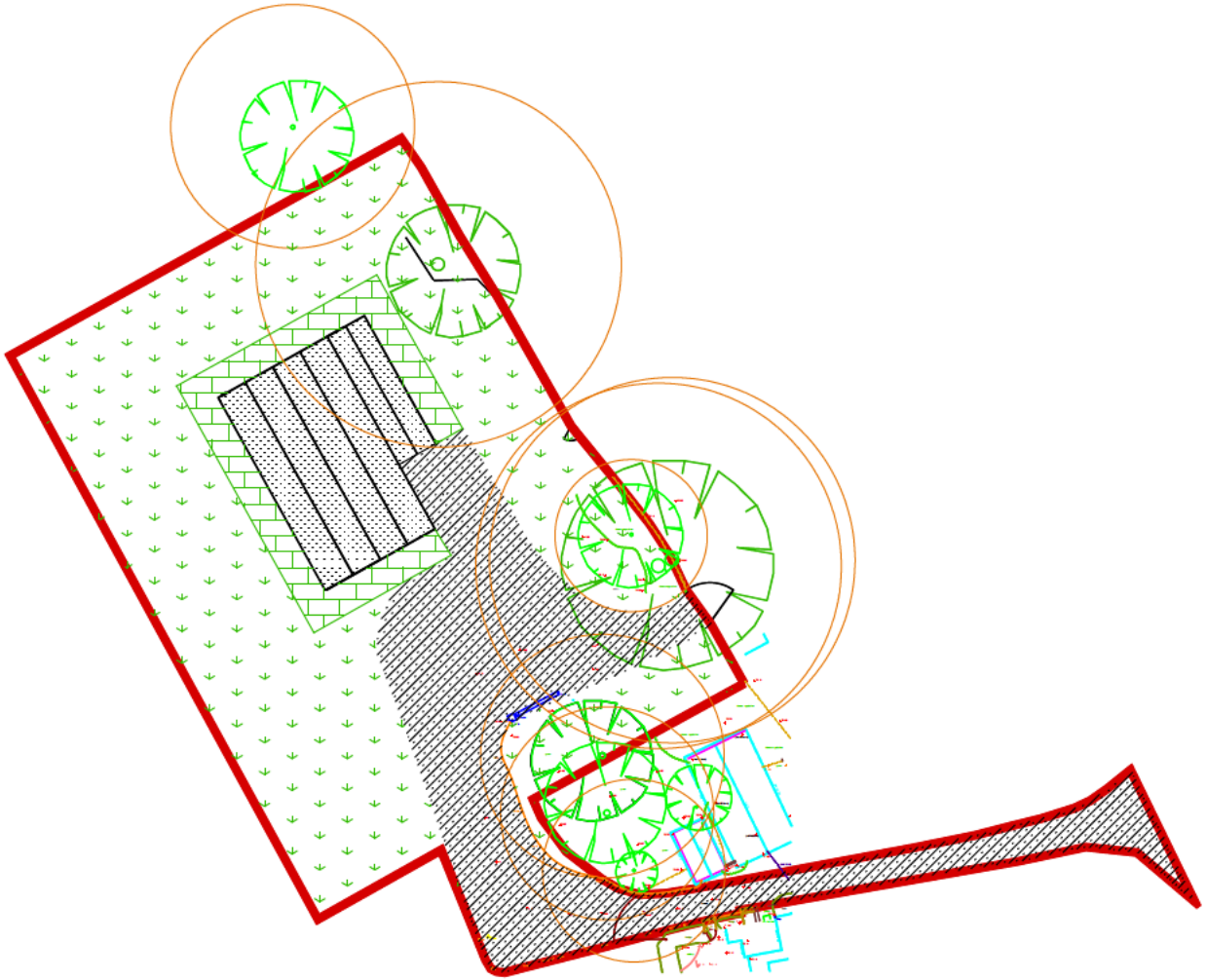
Proposed Habitat Map

November 2025



Scale Bar (meters)
0 5 10 15 20

Proposed Site Plan - 1:200

KEY:

Buildings - sum 52.49 m2

New Dwelling - 52.49 m2

Hard Standing - sum 145.27 m2

Mixed concrete and tarmac access - 191.31 m2

Unvegetated Garden - sum 35.44 m2

Vegetated Garden - sum 299.40 m2

East of access - 29.29 m2

East boundary adj Oaks - 37.01 m2

Main garden area - 233.10 m2

TOTAL SITE AREA: 525.85 m2

APPENDIX B:
Condition Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

Habitat Description

ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Nash Manor	**Survey date and Surveyor name**	4 Nov 25.
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	1
		Grid reference	SE SW N & W.

	Condition Assessment Criteria	Criterion passed (Yes or No)			Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (including those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	N	N	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	N	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	N	N	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y	Y	Y	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	Y	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	Y	Y	
	Essential criterion achieved (Yes or No):	NO	No	No	
	Number of criteria passed:	4	4	4	

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved √/		
Passes 6 or 7 criteria including passing essential criterion A	Good (3)			
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)			
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	✓	✓

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Nash Manor	**Survey date and Surveyor name**	4 Nov. 25
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	
		Grid reference	

	Condition Assessment Criteria	**Criterion passed (Yes or No)** T1	T2	T3	T4	T5						**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓						
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	✓	✓	✓						
C	The tree is mature (or more than 50% within the block are mature)[1].	✓	✓	✓	✓	✓						
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓	✓	X						Major tree work evident.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	✓	✓	✓	✓	✓						
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓						

Number of criteria passed		6	6	6	6	5						
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved */✓										
Passes 5 or 6 criteria	Good (3)	✓	✓	✓	✓							
Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)					*						
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score*												

T5- Ash contained behind concrete wall has been subject to significant tree works. Condition poor. Estimated remaining contribution <10 yrs.