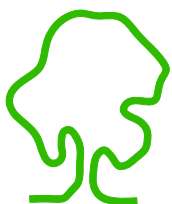


THE HUNTER GROUP

LAND AT EASTLANDS, COWFOLD, HORSHAM, WEST SUSSEX

Biodiversity Net Gain

January 2026



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Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	859/LG/EastlandsP2/BNG
Date	January 2026
Client	The Hunter Group
Report type	Biodiversity Net Gain
Purpose	Supporting Information
Revisions	N/A
Prepared by	Aimee – Jane Lowles BSc (Hons), MRes  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

THE HUNTER GROUP

LAND AT EASTLANDS, COWFOLD, HORSHAM, WEST SUSSEX

Biodiversity Net Gain

January 2026

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THE HUNTER GROUP

LAND AT EASTLANDS, COWFOLD, HORSHAM, WEST SUSSEX

Biodiversity Net Gain

January 2026

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 land at Eastlands Lane, Cowfold, West Sussex.
- 1.2 The site (as existing) comprises of two parcels of land which are separated by a private lane known as Eastlands Lane. The parcel to the east of Eastlands Lane comprises a fenced paddock, while the western parcel forms part of a larger field. Both parcels are characterised as modified grassland habitat, although they achieved different conditions due to the diversity of species present within the grassland. It is proposed to develop the land for residential use, comprising up to 9No. residential dwellings, across both parcels, together with associated access, private gardens and parking provisions.
- 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 site mapping prior to the site survey, and site survey completed 11 November 2025 to identify all existing habitats, trees and linear features on site.
 - b) Condition assessment of habitats, trees and linear features, where appropriate, using the Biodiversity Metric Condition Sheets during the site visit.
 - 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 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 Modified Grassland (Parcel to the east of Eastlands Lane)

Modified Grassland is defined as: *Species-poor vegetation (<9 species per m²) 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 associated with high fertility.*

The site comprising a fenced paddock is characterised as modified grassland habitat with species diversity within this grassland generally low (< 9 species per m²). The short sward is characterised by common herbaceous species of this habitat type including, but not limited to, white clover (*Trifolium repens*), creeping buttercup (*Ranunculus repens*), dandelion species, silverweed (*Potentilla anserina*), yarrow (*Achillea millefolium*), ragwort (*Jacobaea vulgaris*) and greater plantain (*Plantago major*). There is an area of bare ground towards the centre of the site. This area is calculated at less than 5% of the total grassland area.

No non-native species were observed during the site survey.

In this case, the essential criterion A and five other criteria are passed giving a score of 'good'. The condition sheet for this area of modified grassland is provided in Appendix B.

The total area of modified grassland is 3443.91 m².

2.1.2 Modified Grassland (Parcel to the west of Eastlands Lane)

The plot to the west of Eastland Lane is comprised of modified grassland habitat. This grassland exhibits notably lower diversity of herbaceous plants per square metre (~4 species per m²) than that of the paddock. Historic aerial imagery has been used to confirm past use / management. The field does not appear to have been used for crop (cereal or other) but does appear to have been mechanically mown. No periods of bare ground which would indicate re seeding of the field have been noted, however, the current condition of the vegetative cover does appear to be newly establishing grassland.

In this case due to the low number of species present per square metre, the essential criterion A failed giving a score of 'poor', which is deemed appropriate. The condition sheet for this area of modified grassland is provided in Appendix B.

The total area of modified grassland is 1536.65 m².

2.2 Existing Linear Features

There is a non-native coniferous hedgerow associated with the garden to the northeast of the western plot which will be retained as part of the site's development.

The hedgerow is 32.76 m (0.03276 km) in length.

Condition poor is assigned to the hedgerow type as standard within the metric.

2.3 Proposed Habitats

This includes all retained and created habitats on site calculated based on the Proposed Site Plan (2562-03) prepared by Lloyd Harden and dated 21/11/25. The Proposed Habitat Map is provided in Appendix A.

2.3.1 Developed Land; sealed surface (u1b)

It is proposed to develop the site for residential use comprising up to 9No. residential dwellings with associated access and parking provisions.

The total post developed area of sealed surface, across both parcels, will be 2361.33 m². This figure comprises:

- Residential dwellings / buildings (1122.81 m²)
- Driveway / Parking provisions (1238.52 m²)

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

2.3.2 Unvegetated Garden

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

Following the completion of the proposed development a total of 568.36 m² unvegetated garden will be present on site (across both parcels). Areas of unvegetated garden will comprise:

- Patio / Terraces (525.67 m²)
- Bicycle storage (42.69 m²)

Both areas will consist of paved or hard-standing ground with no vegetation cover.

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

2.3.3 Vegetated Garden

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

It is proposed that each individual dwelling will comprise both private front and rear gardens. The total area of vegetated garden that will be created as part of the development will be 2050.87 m².

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

2.4 Proposed Linear Features

There is a non-native coniferous hedgerow associated with the garden to the northeast of the western plot which will be retained as part of the site's development.

This hedgerow is 32.76 m (0.03276 km) in length.

The condition for this hedgerow type is poor and cannot be enhanced.

3. RESULTS

3.1 Site as Existing

- 3.1.1 As existing, the site comprises two plots of modified grassland. The condition of the grassland within each plot differs. They have therefore been recorded separately. The results are given in Table 1A below.

Table 1A: Habitats as Existing (Baseline)

Habitat Type	Size (hectares)	Condition	Units
Modified Grassland	0.344391	Good	2.07
Modified Grassland	0.153665	Poor	0.31
Total	0.498056	–	2.37*

*Metric rounding has been applied.

- 3.1.2 As existing, the site includes one linear feature, a non-native hedgerow, located along the northeast boundary of the western field. The length of the linear feature has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the linear feature units have been calculated. The results are given in Table 1B below.

Table 1B: Hedgerows As Existing (Baseline)

Habitat Type	Length (km)	Condition	Units
Non – native and ornamental hedgerow	0.03276	Poor	0.03
Total	0.03276	–	0.03

3.2 Site as Proposed

- 3.2.1 As proposed, the site will comprise three habitat types (developed land: sealed surface, unvegetated garden and vegetated garden). 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 2A below.

Table 2A: Habitats as Proposed (Planned)

Habitat Classification	Size (hectares)	Condition	Units
Developed Land: Sealed Surface	0.236133	N/A	0.00
Unvegetated Garden	0.056836	N/A	0.00
Vegetated Garden	0.205087	N/A	0.40
Total	0.498056	-	0.40

- 3.2.2 As proposed, the site will retain the existing hedgerow along the northeast of the western plot, but there will be no new planting of hedgerows. The results are given in Table 2B below.

Table 2B: Hedgerows As Proposed (Planned)

Habitat Type	Length (km)	Condition	Units
Non-native and ornamental hedgerow (retained)	0.03276	Poor	0.03
Total	0.03276	-	0.03

3.3 Biodiversity Unit Calculations

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

Table 3A: Habitat Unit Change Summary

Parameter	Habitat Units
Baseline Units	2.37
Onsite post intervention Units	0.40
Onsite net change unit	-1.98*
Total net change, %	-83.32

*Metric rounding has been applied.

Table 3B: Hedgerow Unit Change Summary

Parameter	Hedgerow Units
Baseline Units	0.03
Onsite post intervention Units	0.03
Onsite net change unit	0.00
Total net change, %	0.00

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 all distinctiveness groups have not been met for area habitats.
- 3.4.2 There is a loss of 2.37 habitat units of low distinctiveness habitat due to the loss of modified grassland habitat under the proposed scheme. This will partially offset under the proposed development with the inclusion of 0.40 habitat units of vegetated garden, giving an overall loss of 1.98 habitat units of low distinctiveness. This loss may be offset by increasing the proposed area of vegetated garden within the site, or by including green roof habitat, or delivery offsite.
- 3.4.3 For linear features (hedgerow) the trading requirements have been met, in that there will be no loss of hedgerows on site.

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 The site which is proposed for redevelopment is assessed as being of generally low ecological value. The current plans will lead to a loss of two areas of modified grassland and an increase in sealed surfaces (including hardstanding and buildings). Although these changes constitute to a reduction in the site's ecological value, the impact is not considered likely to be significant.
- 3.5.3 There will be no loss of connectivity between adjacent habitats and the existing hedgerow will be retained.

3.6 Achieving Biodiversity Net Gain

- 3.6.1 The site, as proposed, will not achieve biodiversity net gain for area habitats or linear features (hedgerows).
- The developer will be required to obtain 2.22 habitat units from an offsite source in order to offset the proposed loss and deliver 10% biodiversity net gain.
 - The developer will be required to obtain 0.01 hedgerow units from an offsite source in order to deliver 10% biodiversity net gain.

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 Based on the type of habitats proposed (i.e. sealed surface, unvegetated garden and vegetated garden) and the retention of the non-native hedgerow, no further monitoring or management is recommended in this case.

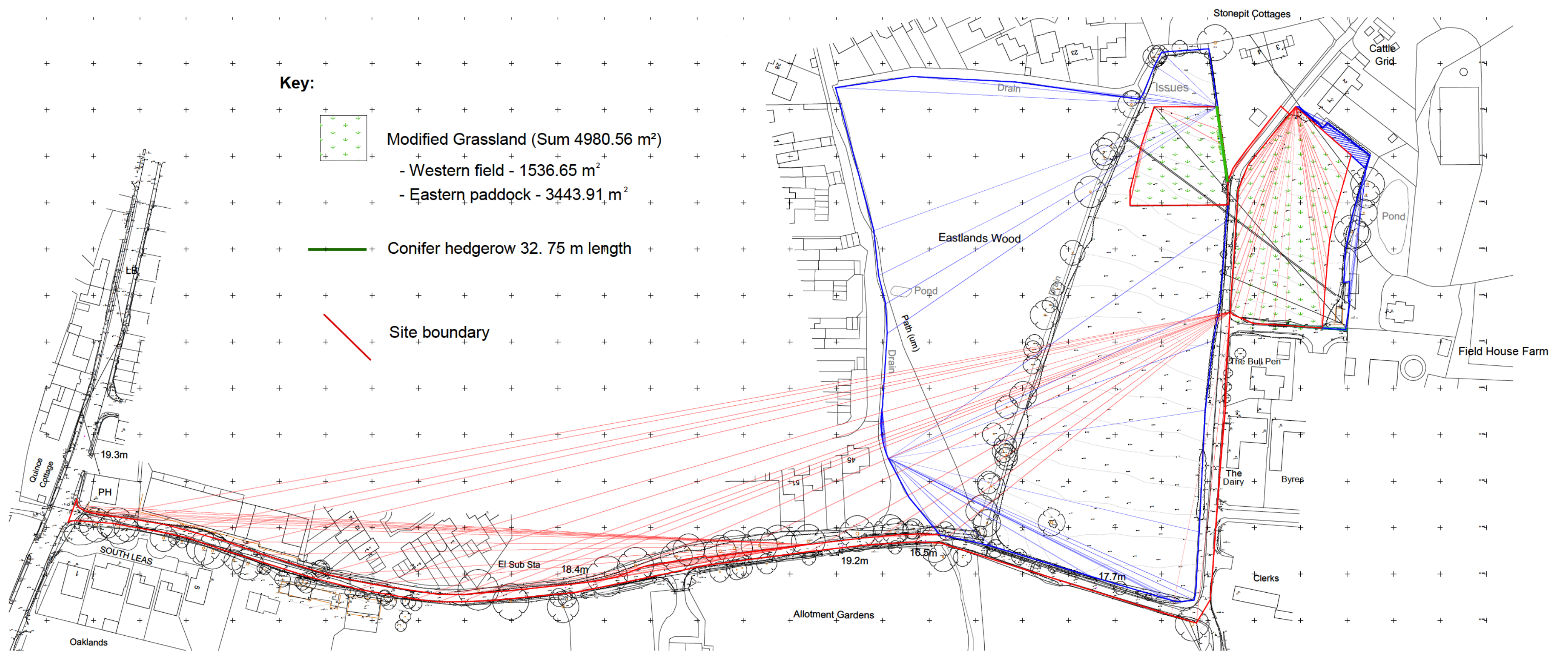
5. CONCLUSIONS

- 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 11 November 2025 and all habitats and linear features were recorded and an assessment of condition was made where appropriate.
- 5.2 The redevelopment of the site, as proposed, will result in a loss of 1.98 low distinctiveness habitat units (83.32 % net loss). In this case biodiversity net gain, including the 10 % above baseline, has not been achieved under the proposed development plans for the habitat, which is required, and the trading rules have not been met for all distinctiveness groups.
- 5.3 In this case, a total of 2.22 habitat units will be required to deliver the required 10 % biodiversity net gain. This will include the 1.98 habitat units of low or greater distinctiveness habitat required to satisfy the trading rules.
- 5.4 The redevelopment of the site will result in the retention of a non-native hedgerow. Whilst there will be no net loss, the proposed scheme will not deliver 10% net gain for linear features. In this case, 0.01 hedgerow units will be required from an offsite source to deliver the required 10% net gain.

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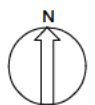
APPENDIX A:
Baseline (As Existing) Habitat Map
As Proposed Habitat Map

Lee Goossen
Land at Eastlands Park, Eastlands Lane, Cowfold.
Biodiversity Net Gain
Baseline Habitat Map

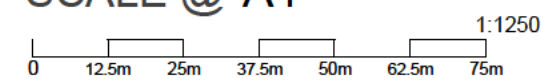


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Site Location Plan
Scale 1:1250



SCALE @ A1



Site: Land at Eastlands, Cowfold
Client: Lee Goossens

Baseline Habitat Map
Survey date: 11 November 2025

Lee Goossen
Land at Eastland Park, Eastlands Lane, Cowfold
Biodiversity Net Gain
Proposed Habitat Map

Key:

ONSITE:

Habitats



Sealed Surface (2361.33 m²)



Unvegetated Garden (568.36 m²)



Vegetated Garden (2050.87 m²)

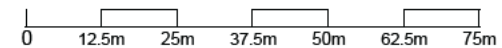
Linear features



Conifer hedgerow (32.75 m length)
 Retained



1:1250 at A4



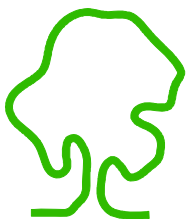
APPENDIX B: Condition Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Eastlands Lane, Cowfold. (Grassland on the eastern side of Eastlands Lane).	Survey date and Surveyor name	11.11.2025 Lucy Monday
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Area of modified grassland habitat (paddock) situated on the east side of Eastland Lane. The grass is of a short sward with an area of bare ground towards the centre of the paddock. Common species include, but are not limited to, creeping buttercup, white clover, and silverweed, yarrow and greater plantain			
ukhab – UK Habitat Classification			
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 (excluding 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.	yes	Criterion passed. At least two forbs species present including creeping buttercup (<i>Ranunculus repens</i>) and greater plantain (<i>Plantago major</i>).
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.	No	Sward height short throughout the grassland.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	yes	Isolated areas of scrub around the boundary of the site.
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.	yes	Bare ground 12 x 12 meters. Site 3443.91 m2. Thus, bare ground accounting for 4 % of total area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	yes	cover of bare ground accounts for approx 4 % of the total area of the site.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	yes	No bracken was observed during the site visit

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	yes	No non-native species were observed at the time of the site visit.
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			6
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved *//	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	Yes (6)	
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 <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . 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: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Eastlands Lane, Cowfold. (Grassland on the western side of Eastlands Lane).	Survey date and Surveyor name	11.11.2025 Lucy Monday
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Area of modified grassland situated to the west of Eastlands Lane. The grassland comprising of short sward exhibits very low species diversity and abundance.			
ukhab – UK Habitat Classification			
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 (excluding 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.	no	Criterion A not passed. Less than 6 vascular plants species present.
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.	no	Sward height short throughout the grassland.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	yes	A small narrow strip of bramble is present on the eastern edge of the field. Accounts for less that 20%.
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.	yes	No signs of physical damage.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	yes	No bare ground present.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	yes	No bracken was observed during the site visit

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	yes	No non-native species were observed at the time of the site visit.
Essential criterion achieved (Yes or No)			no
Number of criteria passed			5
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)	5 (Note: Criteria A not passed).	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . 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).			



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