



eas ltd

Environmental Assessment Services Limited

Unit 4b, The Courtyard, Holmstead Farm, Cuckfield,

West Sussex RH17 5JT

Tel: +44 (0) 1444 882 552 email: [info@easltd.co.uk](mailto:info@easltd.co.uk)

web site: [www.easltd.co.uk](http://www.easltd.co.uk)

Mr Colin Brace

Ref: Lewis&Co/HurstRd/BNG

Email only to: Colin Brace <[hello@colinbrace.net](mailto:hello@colinbrace.net)>

13 August 2025

Dear Mr Brace

42 HURST ROAD, HASSOCKS, WEST SUSSEX BN6 9NL  
**Biodiversity Net Gain**

We at (EAS Ltd) have been appointed to carry out a Biodiversity Net Gain (BNG) assessment for submission with your planning application for the proposed development at 42 Hurst Road, Hassocks.

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 Feb 2024) and The UK Habitat Classification (Version 2).

The BNG assessment was undertaken as follows:

- a) Review of existing and proposed site plans and other ecological assessment of the site, including the Arboricultural Report produced by Arborsense (updated July 2025).
- b) Site walkover assessment, completed 11 June 2024 and 17 October 2024, to confirm the existing baseline status of the site using the *UKHab* definitions (map habitat types and linear features), and complete the relevant Biodiversity Metric Condition Sheets, as appropriate.
- c) Determination of strategic significance of the site through review of statutory and non-statutory sites (EA Magic Map) and a review of the Local Planning Authority Local Plans.
- d) Calculation of habitat areas and linear feature lengths for both pre- and post-development scenarios, and completion of Defra's Statutory Biodiversity Metric Tool in accordance with the associated User Guide.

Results from the assessment are displayed within the completed biodiversity metric submitted in conjunction with this report and are detailed within the following statement.



## 1. HABITAT ASSESSMENT

### 1.1 Existing Habitats

The following UKHab habitat types have been identified at the site:

#### 1.1.1 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 existing house, garage and driveway have a combined footprint of: 203.62 m<sup>2</sup>.

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

#### 1.1.2 Unvegetated Garden

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

The garden area, as existing comprises 249.26 m<sup>2</sup> of hardstanding comprising paved areas including the patios, access and the footprint of the pool house, swimming pool, plunge pool and sheds.

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

#### 1.1.3 Vegetated Garden

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

The remaining vegetated area of the garden, comprising lawn and planted beds, has an area of 646.17 m<sup>2</sup> within the set boundary line for this assessment\*.

\*The garden area of the site extends beyond the set boundary line used for this assessment which is based on the area mapped on the topographic survey for the site. The area outside the boundary line is to remain as existing (vegetated garden).

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

### 1.2 Existing Linear Features

#### 1.2.1 There are no linear features present within the site as existing.

### 1.3 Proposed Habitats

#### 1.3.1 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 proposed development will comprise the existing dwelling (with side extension removed) with associated driveway/parking area, the new dwelling to the west of the existing dwelling with associated access and parking area, and proposed subterranean dwelling (excluding the ‘green roof’ area) with access and parking. These areas have a combined sum of 374.67 m<sup>2</sup>.

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

#### 1.3.2 Vegetated Garden

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

The area of Vegetated Garden will marginally decrease under the new scheme (from 646.17 m<sup>2</sup>) to 593.51 m<sup>2</sup>.

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

#### 1.3.3 Other Green Roof (u1b5)

Other green roof is defined as: *Green roofs, including wildflower turfs and sedum blankets, that are neither biodiverse nor intensive.*

It is proposed to install a green roof above the new subterranean dwelling to the north of the garden area. This habitat type achieves the same number of units as Vegetated Garden. In this case, the green roof has been calculated in with the Vegetated Garden habitat. This results in no unit difference.

#### 1.3.4 Unvegetated Garden

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

The area of Unvegetated Garden will significantly decrease under the current scheme (from 249.26) to 130.87 m<sup>2</sup>.

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

## 2. RESULTS

### 2.1 Site As Existing

#### 2.1.1 Habitats

The site, as existing, comprises a residential dwelling and surrounding garden comprising vegetated and unvegetated areas. These habitat types are not allocated a Condition (i.e. Condition N/A).

The existing habitat areas and associated units are given in Table 2.1.1 below.

Table 2.1.1: Habitats as Existing

Habitat Classification	Size (hectares)	Habitat Units
Developed Land; Sealed Surface	0.0203	0
Unvegetated Garden	0.0249	0
Vegetated Garden	0.0646	0.13
<b>Total</b>	<b>0.1098</b>	<b>0.13</b>

### 2.2 Site As Proposed

The proposed development will comprise the existing dwelling (with side extension removed) with associated driveway/parking area together with garden including vegetated and unvegetated areas. The proposed dwelling to the west of the existing dwelling with associated access and parking area, together with garden including vegetated and unvegetated areas. And the proposed subterranean dwelling with 'green roof', together with access and parking, and garden area.

Target conditions for these habitats is not applicable (N/A).

The areas and units associated with these proposed habitats are given in Table 2.2 below.

Table 2.2 Habitats As Proposed

Habitat Classification	Size (hectares)	Habitat Units
Developed Land; Sealed Surface	0.0374	0
Unvegetated Garden	0.0130	0
Vegetated Garden	0.0593	0.11
<b>Total</b>	<b>0.1099</b>	<b>0.11</b>

### 2.3 Biodiversity Unit Calculations

Table 2.3: Biodiversity Unit Calculations

Parameter	Habitat units	Hedgerow units
Baseline units	0.13	-
On-site post-intervention	0.11	-
On-site net change	-0.01*	-
<b>Total Net Change %</b>	<b>-11.34</b>	<b>-</b>

\*Metric rounding

## 2.4 Trading Summaries

- 2.4.1 Compensation is not required for the loss of sealed surface or unvegetated garden (which both achieve 0 units / ha).
- 2.4.2 There has been a relatively small loss of Vegetated Garden area under the current scheme, resulting in the loss of 0.1 habitat units (-11.34%). It may be possible to decrease the area of unvegetated garden (patio) area and replace it with Vegetated Garden, however, it is considered that some patio should be offered within the garden setting.
- 2.4.3 The trading rules in this case have not been satisfied. Units will need to be purchased from a registered offsite provider to offset the habitat unit loss and deliver 10% net gain in line with current guidance. The metric tool may be provided to offsite providers to obtain costs for the units required.

## 2.5 Ecological Functionality

- 2.5.1 The site, as proposed, should be assessed, alongside the biodiversity net gain assessment, for the ecological functionality to ensure the scheme incorporates the most appropriate measures to enhance and preserve biodiversity on site and benefits for the wider area.
- 2.5.2 The site, as existing, is developed for residential use. The proposed development seeks to provide two additional dwellings within the site. This will result in an increase in building area (Developed Land: sealed surface) but has been offset by converting existing areas of Unvegetated Garden (paving) to Vegetated Garden (and Other Green Roof) which have a greater ecological value.
- 2.5.3 In this case it is considered that there will be no overall change in ecological functionality of the site.

## 2.6 Achieving Biodiversity Net Gain

- 2.6.1 The site, as proposed, will result in a loss of 0.1 habitat units, as calculated using the Metric tool.
- 2.6.2 To achieve net gain for habitats onsite the total area of proposed sealed surface and/or unvegetated garden would have to be further decreased to allow for a greater area of vegetated garden. In this case, it has been deemed that the area of hard cover proposed is that which is reasonably necessary to provide suitable access, parking and patio for the use of the site.
- 2.6.3 In order to achieve 10% net gain, offsite units will need to be obtained.

## 3. MANAGEMENT AND MONITORING

- 3.1 It is recommended that a post development site check is undertaken to confirm that the site has been developed as proposed / assessed. If alterations have been made to the scheme, the site should be reassessed and BNG delivered as appropriate. Following this, based on the habitat types to be delivered on site, no further onsite management or monitoring is recommended in this case.

#### 4. CONCLUSIONS

- 4.1 The biodiversity net gain assessment has been conducted using the Statutory Biodiversity Metric and associated technical documents and guidance and has utilised *UKHab* definitions.
- 4.2 The site, as existing, has been assessed through a review of available existing and proposed site plans, ecological reporting, and a site visit, undertaken 11 June 2024 and repeated on 17 October 2024, to confirm habitat types, linear features and to make a review of their condition where appropriate.
- 4.3 The redevelopment of the site, as proposed, will result in a loss of 0.01 units (-11.34 %) habitat units. There are no existing linear features on site. Additional offsite habitat creation / enhancement will be required in order to deliver 10 % biodiversity net gain (0.03 units).
- 4.4 Options to minimise habitat loss and for the delivery of 10% net gain have been considered. Further reduction of hardstanding for vegetated garden may be used to reduce loss, but to maintain the functionality of the site this is not recommended in this case.
- 4.5 It is considered that ecological functionality will be maintained following the development of the site.



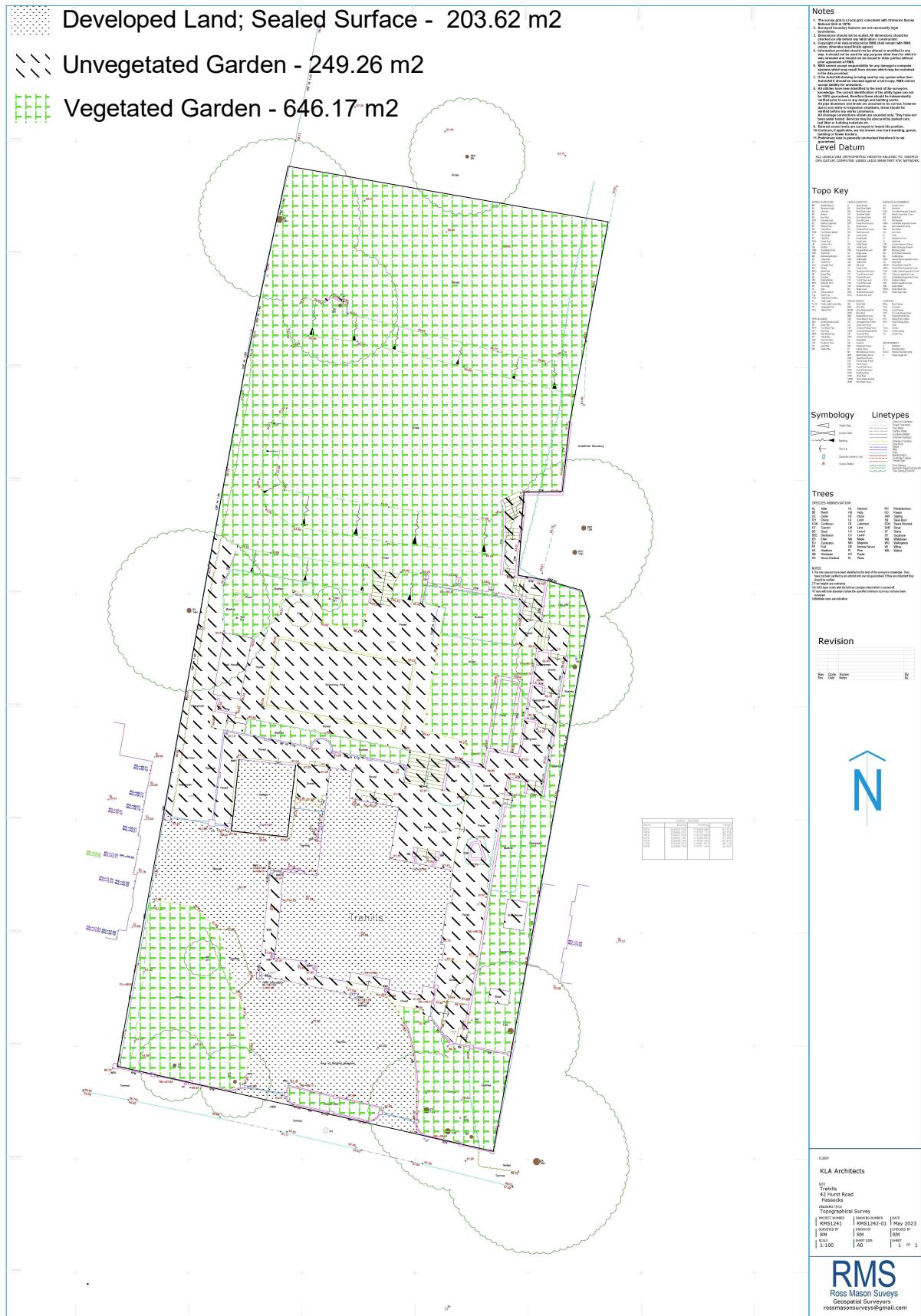
## **Appendix A**

Figure 1: Pre-Development Habitat Plan  
Figure 2: Post-Development Habitat Plan

Developed Land; Sealed Surface - 203.62 m<sup>2</sup>

## ☰☰☰ Unvegetated Garden - 249.26 m<sup>2</sup>

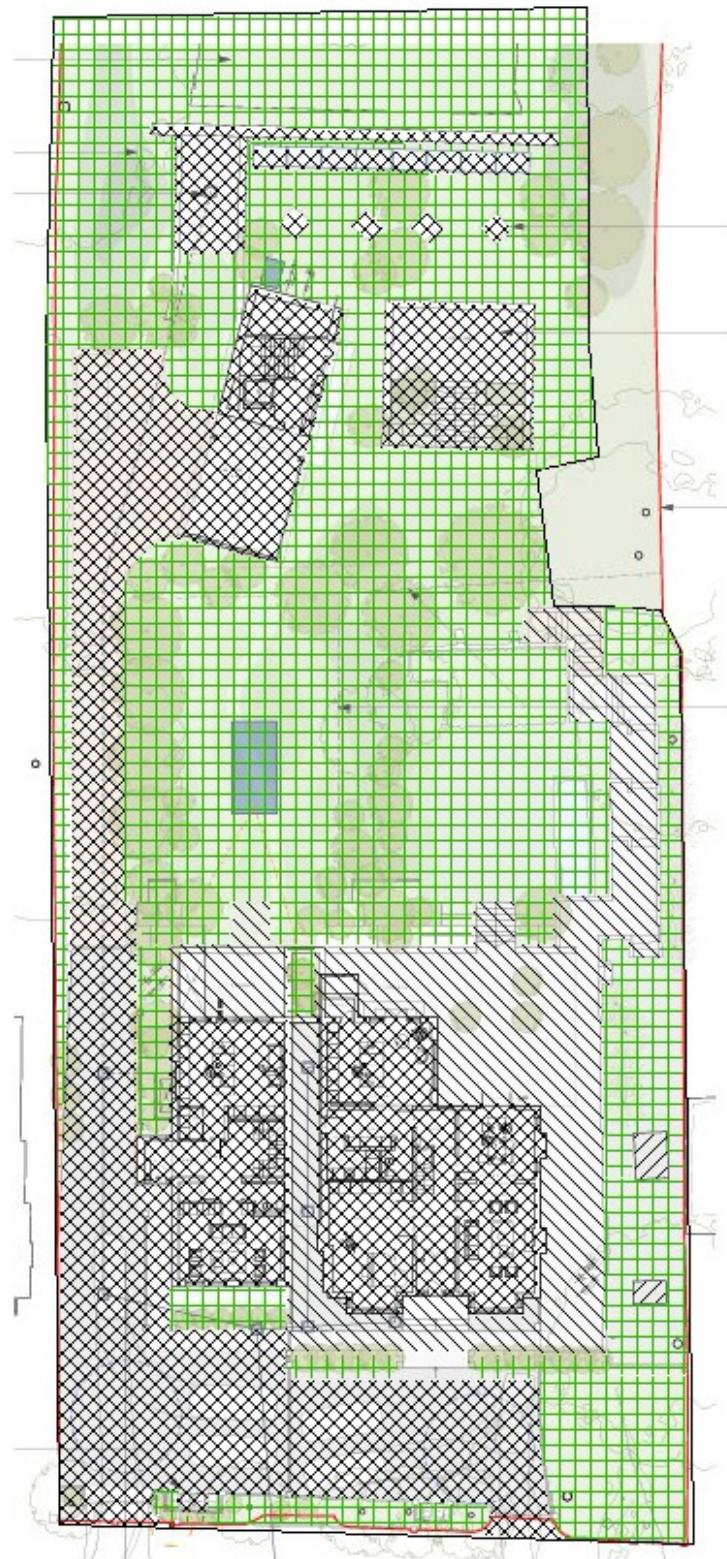
## Vegetated Garden - 646.17 m<sup>2</sup>



42 HURST ROAD, HASOCKS, WEST SUSSEX BN6 9NL

Biodiversity Net Gain

**Proposed Habitat Plan**



Developed Land; Sealed Surface - 374.67 m<sup>2</sup>

Unvegetated Garden - 130.87 m<sup>2</sup>

Vegetated Garden - 593.51 m<sup>2</sup>

Scale:

0 5 10

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