Preliminary Ecological Appraisal

Document reference	AR191-LeePlaceCottage
Site	Lee Place Cottage, Black Gate Lane, Pulborough, RH20 1DF
Client	N. Kavanagh
Author	Alex Rosenfeld Ecologist
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The assessment and appraisal are considered relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site and scope of proposals. Should alterations to the proposals or site occur, the ecologist should be consulted to confirm that the appraisal is still valid.

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Summary

Mrs N. Kavanagh has commissioned a Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal for proposals Lee Place Cottage, Black Gate Lane, Pulborough, RH201DF *(grid refence:* TQ05192381, *hereafter referred to as 'the site'*).

The proposals are for an extension to the existing kitchen and an extension to the existing office. The plans also involve infilling a covered porch with a glazed link.

A Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal were carried out on the 24th April 2026 by Alex Rosenfeld.

The proposals area consists of a redbrick house with outbuildings and a large garden with a pond. A number of scattered trees and treelines are noted. A small patch of scrub is found in the north west corner. Only the house and hard surfaces are to be affected.

The main house (B1) offered **moderate** bat roost suitability. The stable/ storage barn (B2) offered **low** bat roost suitability. The shed (B3) was of **negligible** value to bats. As such a bat survey shall be required to establish exactly if and how bats are using B1 (the only building to be affected by works). This report shall outline any mitigation measures required to ensure development can proceed.

One statutory sites lie within a 2.0km Radius of the site. The site lies within a 12.0km radius of Ebernoe Common SSSI, designated for supporting nationally important numbers of barbastelle and Bechstein bat.

The site lies within a 'red impact risk zone' for great crested newts (GCN). The potential impacts upon GCN shall be assessed within this report.

[redacted].

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon designated sites, habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor gain of onsite ecology. The proposals would therefore accord with the relevant Local Plan Policies.

1.0 Introduction

1.1 Mrs N. Kavanagh has commissioned a Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal at Lee Place Cottage, Black Gate Lane, Pulborough, RH20 1DF (grid refence: TQ05192381, hereafter referred to as 'the site').

1.2 The proposals are for an extension to the existing kitchen and an extension to the existing office. The plans also involve infilling a covered porch with a glazed link.

1.3 A Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal were carried out on the 24th April 2026 by Alex Rosenfeld (6 years' professional experience).

1.4 The following Preliminary Ecological Appraisal report has been completed by Alex Rosenfeld. The purpose of the assessment has been to identify whether any potential impacts upon protected species, habitats or designated sites might occur, and to propose mitigation or avoidance measures where necessary.

1.5 Based on the results of the appraisal, recommendations for potential ecological enhancements have been provided.

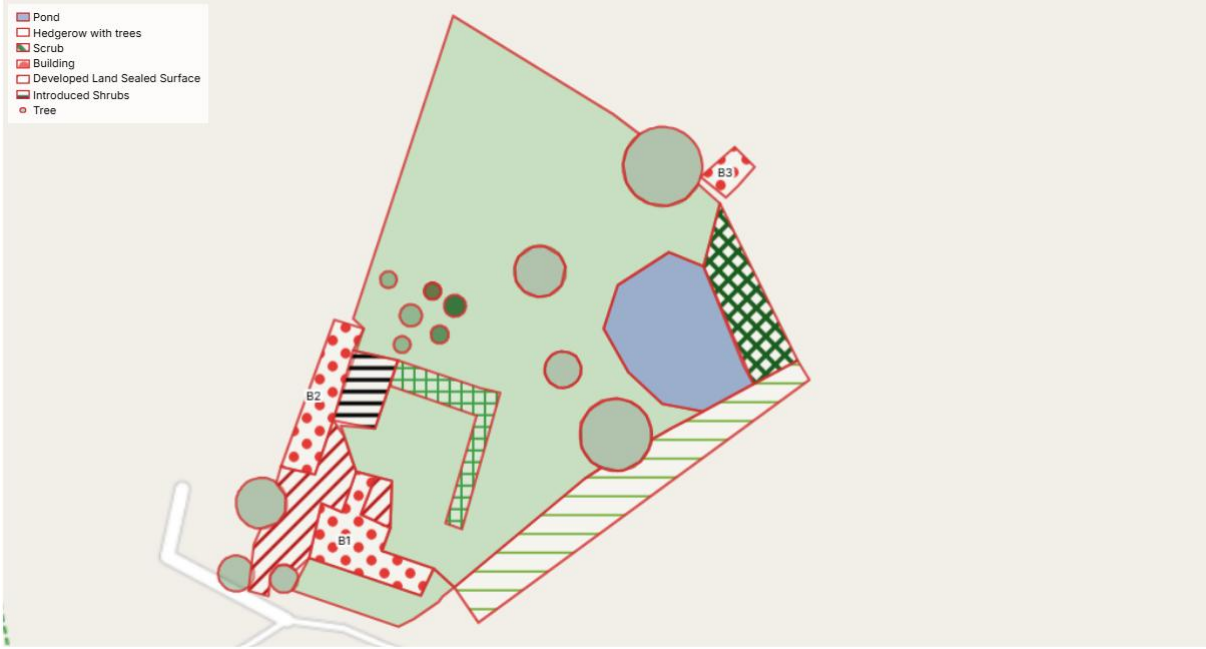
Site Description and Surrounding Area

1.6 The proposals area consists of a redbrick house with outbuildings and a large garden with a pond. A number of scattered trees and treelines are noted. A small patch of scrub is found in the north east corner. The only area to be affected by works is the main house (B1) and hard surfaces.

Figure No. 01 – Site location



Figure No.02 – UKHabs Map



1.7 The site is located off Black Gate Lane C. 2.0km west of the village of Adversane, West Sussex.

1.8 The wider area is rural, comprised primarily of arable fields and pasture divided by hedgerows. Pockets of woodland are present. The Mens Nature Reserve lies 2.5km west.

1.9 1no. pond is located onsite. 2no. are located within a 500 m radius of the site. The River Arun lies C.175 meters north of the site.

Proposals

1.10 The proposals are for an extension to the existing kitchen and an extension to the existing office. The plans also involve infilling a covered porch with a glazed link.

2.0 Scope of Assessment

1. *Categorise habitats present on the site;*
2. *Identify habitat which may have potential for protected species;*
3. *Identify whether any signs of protected species are present on-site;*
4. *Recommend whether further surveys are required, or whether there are any relevant constraints with regards to protected species;*
5. *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
6. *Provide recommendations as to how the site and proposals could be enhanced with regards to protected species and habitats.*

2.1 The assessment and appraisal are considered relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site and scope of proposals. Should alterations

to the proposals or site occur, the ecologist should be consulted to confirm that the appraisal is still valid.

3.0 Planning Policy and Legislation

National Planning Policy

3.1 The National Planning Policy Framework (NPPF) was updated in December 2024 and sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

3.3 The current Local Plan is subject to Regulation 19. Therefore, The Horsham District Planning Framework (Horsham District Council, 2015 - 2031) was used to appraise the proposals.

3.4 The Horsham District Planning Framework sets out the existing planning policies for development in the district in relation to biodiversity. Those of potential relevance to this assessment are highlighted in the table below:

Policy Reference	*Policy Text*
Policy 25: The Natural Environment and Landscape Character	*The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:* *1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.* *2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.* *3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.* *4. Conserve and where possible enhance the setting of the South Downs National Park.*
Policy 26: Countryside Protection	*Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its*

	countryside location, and in addition meet one of the following criteria: 1. *Support the needs of agriculture or forestry;* 2. *Enable the extraction of minerals or the disposal of waste;* 3. *Provide for quiet informal recreational use; or* 4. *Enable the sustainable development of rural areas.* *In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;* 1. *The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;* 2. *The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and* 3. *The landform of the area.*
Policy 31: *Green Infrastructure and Biodiversity*	*Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.* *Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.* *Where felling of protected trees is necessary, replacement planting with a suitable species will be required.* *Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:* 1. *Special Protection Area (SPA) and Special Areas of Conservation (SAC)* 2. *Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)* 3. *Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.*

	b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that: 1. *The reason for the development clearly outweighs the need to protect the value of the site; and,* 2. *That appropriate mitigation and compensation measures are provided.* *Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.*

- The Conservation of Habitats and Species Regulations 2017;
- The Wildlife and Countryside Act 1981 (as amended);
- The Natural Environment and Rural Communities (NERC) Act 2006;
- The Protection of Mammals Act 1996.

3.7 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

3.8 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.

3.9 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Protection of Mammals Act 1996.

4.0 Methodology

Desktop Study

4.1 'Magic' Maps was consulted for information pertaining to priority habitats, statutory designated sites and permitted European Protected Species Mitigation Licences (EPSML's) within a potential zone of influence of the development site.

4.2 The following potential zones of influence have been used when identifying designated sites in the local area: Local Nature Reserves (LNRs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) were searched for within a 2.0km radius of the site, and internationally designated sites including Special Protection Areas (SPAs), potential Special Protection Areas (pSPAs), Ramsars (Wetlands of International Importance) and proposed Ramsars (pRamsar) within a 10km radius of the site. Special Areas of Conservation (SACs) and possible Special Areas of Conservation (pSACs) within a 12km radius of the site, to account for the potential presence of SAC's designated for their bat interest, in accordance with recent guidance (SDNP, 2020).

4.3 Due to the scale and scope of proposals, a biodiversity record centre was not considered necessary.

4.4 A search was carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland.

4.5 The report is written based on the following guidance:

- CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017)

- CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)

- Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include:

  o CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)

  o CIEEM Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. Second Edition (CIEEM, 2017)

  o Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)

Site Visit

4.7 A site visit was conducted on 24th April 2026 during suitable conditions (15ºc, no rain with 100% cloud cover and a westerly breeze). Habitats were recorded broadly according to the UK-Habs Classification System as described within the UK Habitats Manual v2.01 (UKHab Ltd 2023). All habitats present on-site were recorded on a UKHab map (*Figure No. 01 – Site Habitat Plan*).

4.8 During the survey any constraints with regard to protected species were considered; potential for impacts upon protected species even when evidence of such was not noted at the time of survey.

4.9 Points of interest for protected species have been plotted into the Site Habitat Plan and within target notes. Protected and Notable Species considered as part of this assessment include but are not limited to:

- *Bats – foraging, commuting, roosting, swarming and hibernating;*
- [redacted]
- *Dormice Muscardinus avellanarius – nesting and commuting;*
- *Great Crested Newts Triturus cristatus and other Amphibians such as Common Toads Bufo bufo – terrestrial active and hibernation habitat and aquatic habitat, including commuting;*
- *Birds – nesting, foraging and wintering;*
- *Reptiles – terrestrial active and hibernation habitat;*
- *Rare or Notable Invertebrates;*
- *Rare or Notable Plants;*
- *Water Voles Arvicola amphibius – foraging and shelter habitats;*
- *Otters Lutra lutra – foraging and shelter habitats;*
- *White-clawed Crayfish Austropotamobius pallipes;*

4.10 The structure were inspected for features conducive to bat and bird roosting. The bat roost assessment was conducted following the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023). Any evidence of bats such as grease marks, bat droppings, feeding remains and suitable cavities were noted.

4.11 Structures were assigned levels of bat roost suitability, ranging between negligible and high for buildings.

4.12 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within the Survey Guidelines and all reasonable effort has been made to identify evidence of protected species. The further revisits added certainty to the original findings.

HSI Assessment

4.13 During the site visit, all accessible ponds were appraised for their value to support GCN. As such the following factors were assessed and quantified before being placed into the HSI calculator noted within the report below.

- Geographic Location
- Pond Area
- Pond Permanence
- Shade Cover
- Waterfowl Presence
- Fish Presence
- Surrounding Pond Density
- Terrestrial Habitat Quality
- Macrophyte Cover

4.14 The overall score obtained by the pond based on the results of the above factors creates a score showing the overall value of the pond of Excellent, Good, Average, Below Average, Poor.

Ecological Impact Assessment

4.15 The methodology for Ecological Impact Assessment (EclA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2018). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

4.16 Each ecological feature within the site has been considered within a defined Geographic context such as:

- International and European;
- National;
- Regional;

- County;
- District;
- Local;
- Site Level;
- Negligible.

4.17 Based upon CIEEM guidance, value was determined with reference to the following factors:

- Its inclusion as a Designated Site or other protected area;
- The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
- The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
- The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
- The sites social and economic value.

4.18 Specifically in the case of bats, the impact assessment has been conducted in accordance with the recently published Bat Mitigation Guidelines (Reason and Wray 2023). Other relevant guidelines such as the Dormouse Conservation Handbook, Great Crested Newt Mitigation Guidelines and Froglife Advice Sheet for Reptiles were consulted as appropriate.

5.0 Constraints

5.1 No access to the internal roof space of the main house was available. It is considered that sufficient coverage of the site was undertaken to ensure an informed assessment could be made.

6.0 Baseline Ecological Conditions

Desktop Study

Designated Sites and Habitats within 12.0km

6.1 The table below is included to allow the ecological context of the site against that of the wider area. This allows decisions regarding habitat change and protected species to be considered. The habitats of the protected sites listed below may not represent that of the site and may not be affected by proposals.

Statutory Designated Site	Description	Distance from Site
Upper Arun SSSI	The Upper Arun is relatively unpolluted and supports a diverse riverine flora. This, together with a varied river structure caused by cattle trampling and other erosion, has resulted in an extremely complex habitat upon which	C.230 m north

	the dragonflies depend for breeding, feeding and resting sites. Common clubrush Schoenoplectus lacustris and reed canary grass Phalaris arundinacea are abundant, together with sedges Carex spp, water plantain Alisma plantago-aquatica, branched bur-reed Sparganium erectum, arrowhead Sagittaria sagittifolia and yellow water-lily Nuphar lutea. The river banks are largely vegetated with grasses such as tufted hair-grass Deschampsia cespitosa together with nettle Urtica dioica and docks Rumex spp. In places the banks have been trodden-in by cattle and are bare of vegetation. Fifteen species of dragonfly breed within the river, including the nationally rare scarce chaser Libellula fulva, for which this is the best stretch of river in West Sussex. Also found are the notable species club-tailed dragonfly Gomphus vulgatissimus, brilliant emerald Somatochlora metallica and the hairy dragonfly Brachytron pratense.	
The Mens SSSI, SAC	The Mens is an extensive area of mature beech *Fagus sylvatica* woodland rich in lichens, bryophytes, fungi and saproxylic invertebrates, and is one of the largest tracts of **Atlantic acidophilous beech forests** in the south-eastern part of the habitat's UK range. It is developing a near-natural high forest structure, in response to only limited silvicultural intervention over the 20th century, combined with the effects of natural events	1.9km West

	such as the 1987 great storm. The site also supports nationally important numbers of roosting barbastelle.	
Ebernoe Common SSSI, NNR	Ebernoe Common is of national importance as an example of a large ancient woodland. It contains a wide range of structural and vegetation community types which have been influenced in their development by differences in the underlying soils and past management. The native trees, particularly those with old growth characteristics, support rich lichen and fungal communities, and a diverse woodland breeding bird assemblage. Nationally important maternity roosts for barbastelle bat Barbastella barbastellus and Bechstein's bat Myotis bechsteinii occur within the woodland.	6.9km west
Arun Valley RAMSAR	*Anisus vorticulus* occurs across a range of sites in southern and eastern England. The Arun valley is one of the three main population centres for this species in the UK. This proposed site includes two of its core sites in the wash lands of the Arun floodplain (Pulborough Brooks and Amberley Wild Brooks SSSIs).	8.0km South

6.2 No Non-statutory designated sites were noted within a 1.0km radius of the site.

6.3 Due to the nature of the proposals, the LPA will not have to consult with Natural England.

Habitats

Desk Study

6.4 Within 1.0km of the site there are Priority Habitats of Deciduous Woodland, Coastal and Floodplain Grazing Marsh and Traditional Orchards. The closest Priority Habitat lies 0.2km west.

Site Assessment

6.5 The site is given over to the following habitats.

U1b5 –Buildings

6.6 The main house (B1) in the south of the site is of redbrick construction with riled roof and chimneys. The barn (B2) on the western boundary is also of redbrick with tiled roof. A small shed (B3) is noted in the north of the site. This habitat is of **negligible** ecological value. It's suitability for protected species shall be discussed in Section 7.0.

U1b6 – Other developed Land

6.7 Surrounding the house is a patio of flagstone. A gravel driveway enters the site from the south leading to a parking area. This habitat is of **negligible** ecological value.

G4,32,41,11,10 - Modified Grassland with Scattered Trees, pond and hedgerow with trees and scrub

6.8 The majority of the garden consists of well-tended lawn of low species diversity. The lawn appears to be well managed and mown regularly. Species noted include perennial ryegrass *Lolium perenne,* annual meadow grass *Poa annua, daisy Bellis perennis* and dandelion *Taraxacum sp.*

6.9 Some areas of the garden are of higher sward length and more unkempt. Within these areas are daffodil, and fruit trees including apple *Malus sp.*

6.10 In the eastern side of the site is a large pond with emergent vegetation. This habitat is of **site** ecological value.

6.11 Along the eastern site boundary lies a treeline and hedgerow. The hedgerow appears to be well managed. The trees within the hedgerow are mature. Species within the hedgerow consists primarily of hawthorn *Crataegus monogyna* and trees consist of ash *Fraxinus excelsior* and horse chestnut *Aesculus hippocastanum*. Overall, this habitat is of **site** ecological value.

6.12 In the north eastern corner of the site lies a small area of scattered scrub with a dry stream running through. The scrub included species such as bramble *Rubus fruiticosus* agg., nettle *Urtica diocia,* common reed *Phragmities australis,* and lesser celandine *Ficaria verna*. Overall, this area was of **site** value.

7.0 Protected Species Assessment

Bats

Desk Study

7.1 No granted European Protected Species Licence within the past 10 years are noted within a 2.0km radius of the site.

7.2 There are records of Common and nathusius's pipistrelle (*Pipistrellus pipistrellus* and *Pipistrellus nathusii*), serotine (*Eptesicus serotinus*), soprano pipistrelle (*Pipestrellus pygmaeus*), Bechstein's (*Myotis bechsteinii*) and western barbastelle (*Barbastella barbastellus*) within a 2.0km radius.

7.3 Ebernoe Common SSSI, NNR and The Mens SSSI, SAC are located within a 12.0km radius of the site. Each site supports nationally important numbers of Barbastelle and Bechstein bats and barbastelle bats respectively.

Site Assessment - Buildings

7.4 No signs of bat were noted during the assessment.

7.5 B1 is of redbrick with a clay tiled roof. Several areas of lifted and gappy roof tiles were noted creating bat roost suitability across the entire building's roof. Hanging tiles along the western side created gaps below which gave potential for bats to enter. A number of broken and missing tiles are also noted.

7.6 The eaves all appear to be of wooden slat and beam construction. The slats and beams all appeared to be in good condition across the majority of the building with no holes to the internal roof-space present.

7.7 The extension on the northern end of the building displayed several areas of lifted and gappy roof tiles.

7.8 The kitchen exterior is of hanging tile in places, beneath which were several gaps of value to bats.

7.9 The membrane underneath the covered porch appeared to be in good condition but there is suitability for bats to crawl between tiles and membrane.

7.10 No internal access was possible.

7.11 Overall, B1 is of '**moderate'** bat roost suitability.

7.12 B2 is also of redbrick construction with a clay tiled roof.

7.13 A low number of lifted tiles conducive to supporting roosting bats were noted. The soffit boards and facias are of uPVC construction and offered no bat roost potential.

7.14 Internally, B2 is of plywood ceiling on the ground floor. No access was available to the roof-space.

7.15 The building is in good condition and recently renovated. Overall, B2 is of '**low'** bat roost suitability. No current plans affect B2.

7.16 B3 is a wooden shed and of absolutely no value to bats whatsoever.

7.17 *Foraging and Commuting*

7.18 The site is lined by hedgerows and trees along the eastern boundary. No direct connecting hedgerow exists between the site and surrounding area. However, there are other dense hedgerows with treelines in the surrounding area creating a network of foraging and commuting habitats.

7.19 The area is rural and subject to little nighttime lighting, creating good conditions for foraging bats. The fruit trees within the garden also create a good area for foraging bats.

7.20 Overall, the garden is of '**low'** foraging value and the surrounding hedgerows of '**moderate'** foraging and commuting value.

7.21 Overall, B1 is of '**low'** suitability for roosting bats. B2 is of '**low'** suitability for roosting bats. B3 is of '**negligible'** value to roosting bats.

Foraging and Commuting

7.22 The surrounding area provides prime commuting and foraging opportunities for bats along hedgerows and fields. The onsite pond also provides foraging opportunities. Furthermore, the lack of night time lighting within the local area is conducive to supporting foraging bats.

Birds

Desk Study

7.23 Numerous bird species are present in the local area, including those which utilise garden and hedgerow habitats. Species which could utilise the hedgerow and shrub to nest include song thrush *Turdus philomelos,* blackbird *Turdus merula*, wren *Troglodytes troglodytes* and robin *Erithacus rubecula.*

Site Assessment

7.24 The site provides some good nesting habitat within the trees and hedgerows. The area of scrub at the back of the site also provides good habitat for a variety of species.

7.25 The site is of good value to foraging birds across the site. The grassland is of value to species such as starling *Sternus vulgaris*.

7.26 No nesting value or evidence was noted within the buildings. The wider landholding is of '**moderate' value** to nesting and **'low/moderate' value** to foraging birds.

Reptiles

Desk Study

7.27 There are multiple records of reptiles within a 2.0 km radius of the site.

Site Assessment

7.28 The land for development is of '**negligible'** value to reptiles as it consisted solely of hard surfacing. The edges of the site and areas of longer grass create pockets of suitable habitat for reptiles, however these are isolated and small. The wider landholding was of '**low'** value to reptiles due to the long sward height of the surrounding paddocks and lack of connectivity of habitats within the wider area. The scrub in the north east of the site does hold some limited reptile value.

7.29 The works area is of no value to reptiles and no areas of value to reptiles will be affected.

Amphibians

Desk Study

7.30 The site is within the red impact zone for GCN.

7.31 1no. pond is onsite. 2no. ponds are located within a 2.0km radius.

Site Assessment

7.32 The majority of the onsite lawn is of low sward height and of little value to amphibians. The surrounding grassland to the north, west and east are all well-tended / paddocks of low sward height.

7.33 The onsite pond is isolated from other bodies of water by unsuitable commuting habitat (paddocks and low sward height grassland). An HSI assessment of the pond was undertaken to establish the quality of the pond for GCN.

Figure No. 03 – HSI Assessment

	Pond Name	*Pond 1*
	Grid Ref	TQ05192381
SI No	SI Description	*SI Value*
1	Geographic location	*1.00*
2	Pond area	*0.20*
3	Pond permanence	*1.00*
4	Water quality	*0.67*
5	Shade	*1.00*
6	Water fowl effect	*0.67*
7	Fish presence	*1.00*
8	Pond Density	*0.90*
9	Terrestrial habitat	*0.33*
10	Macropyhyte cover	*0.30*
HSI Score		***0.62***
Pond suitability (see below)		*Average*

	HIS Score	**Pond Suitability**
	< 0.50	Poor
	0.50 - 0.59	Below average
	0.60 - 0.69	Average
	0.70 - 0.79	Good
	> 0.80	Excellent

7.34 The pond is of **'average'** value to GCN, according to the calculator. The lack of suitable surrounding commuting habitats, small scale of works and no soft surfaces being affected, all significantly reduce the potential for GCN to be affected. The works area itself is of '**negligible'** value to GCN due the fact that only hard surfaces are to be affected by works. The hardstanding which is present within the works footprint is of no value whatsoever to GCN.

7.35 The stream could hold some value for amphibians but was dry at time of survey.

7.36 The potential for GCN to be present onsite is **highly unlikely** within the works area**.**

[redacted]

Site Assessment

7.38 [redacted]

Other

7.39 No potential for or evidence of any other protected species such as rare plants was recorded. There is good potential for hedgehogs *Erinaceus europaeus* to forage in the grass on the west of site given its connectivity to other habitats of value. No impacts upon other protected species are considered likely and have not been assessed further.

8.0 Evaluation of Impacts and Mitigation

Designated Sites

Potential Impacts

8.1 None foreseen. The works are small in scale and affect no foraging or commuting habitat.

Avoidance, Mitigation and Compensation

8.2 None required.

Habitats

Potential Impacts

8.3 In the absence of mitigation, improper storage of materials could lead to degradation of grassland and other soft ground habitats.

Avoidance, Mitigation and Compensation

8.4 Ensure all materials and plant machinery affect the minimal area of soft surfaces possible by creating pre-determined routes which plant machinery shall use. Specific material storage areas shall be implemented to ensure excess land isn't degraded through works.

8.5 All hazardous chemicals should be stored on existing hard surfaces away from soft or open ground. Refuelling should be undertaken in a designated area on existing hard surfaces. Spill kits should be provided in case of emergency.

8.6 Any areas of grassland removed or disturbed by works shall be re-laid with turf once works are complete.

Bats

Potential Impacts

8.7 Inappropriate lighting could lead to loss of foraging areas for bats.

8.8 B1 holds bat roost suitability. Lack of mitigation could lead to the injury or death of a bat.

8.9 Should plans change to include B2 a bat could be harmed during works.

Avoidance, Mitigation and Compensation

8.10 To establish exactly if and how bats are using B1, 2no. bat emergence surveys is required to ensure no bats are injured or killed during works.

8.11 The survey shall take place between **mid-May and August** on a night of suitable conditions (above 9 degrees and calm winds with no rain). It shall commence 15 minutes before sunset and continue for 1.5 hours after sunset.

8.12 Works shall be designed to minimise disturbance of any bats which might use the surroundings. No external lighting shall be installed other than minimal downlighting of entrances and the access drive. Such lighting must strictly accord with the BCT/ILP Guidance Note 08/23, with minimal illumination of the boundary vegetation in particular

(taken to be no more than 0.2 lux other than for emergency lighting). Construction phase lighting shall not be used.

8.13 Trees and hedges to be retained must be protected in accordance with British Standard 5837:2012.

8.14 Results of the bat emergence survey shall inform further mitigation.

8.15 Should B2 have works undertaken, a bat emergence survey shall be required to establish exactly if and how bats are using the building.

Nesting Birds

Potential Impacts

8.16 No vegetation of value to nesting birds is currently scheduled for removal. If proposals change, this could lead to the destruction of a nest. This would constitute an offence under the Wildlife and Countryside Act 1981 (As Amended).

Avoidance, Mitigation and Compensation

8.17 Should proposals change to include vegetation, tree, hedge or shrub removal, works shall be carried out outside of nesting season (March-August inclusive) and in any case shall be preceded by a check to ensure no nests are present. If this is not possible, a more detailed inspection shall be undertaken by a suitable qualified ecologist and dependent on the results of this, monitoring would be necessary by the ecologist to confirm no nests are present or likely to be concealed.

8.18 Any active nests must be granted a 5.0 m buffer from any works, until such time that the chicks within have fledged and the nest is no longer in active use.

8.19 Should an active nest be discovered or suspected during works, all operations in the area must cease and a suitably qualified ecologist contacted for advice.

Reptiles and Amphibians

Potential Impacts

8.20 None foreseen. The works are limited to areas of hardstanding.

Avoidance, Mitigation and Compensation

8.21 All materials shall be stored on hard surfaces or pallets, and any piles of timber metals etc. checked for presence of amphibians or reptiles before removal.

8.22 In the **highly unlikely** event a GCN is discovered, all works must cease and a suitably qualified ecologist contacted for advice.

[redacted]

[redacted]

Other

Potential Impacts

8.25 In the absence of mitigation there is a low risk of hedgehogs being disturbed, especially if materials are not stored properly in the garden.

Mitigation and Compensation

8.26 All materials shall be stored on hard surfaces or pallets, and any piles of aggregates, timber etc. checked for presence of hedgehogs before removal.

Residual Impacts

8.27 The overall impact of the scheme will be negligible.

9.0 Ecological Enhancements

9.1 The most beneficial enhancements would involve the following:

- The provision of nesting boxes for a variety of bird species such as starling and house sparrow within trees and swallow boxes in a sheltered spot away from external lighting on the exterior of the barns onsite.
- The creation of log and compost piles, as well as artificial hibernacula in quiet corners of the site;
- Bat boxes suitable for a range of species to be fitted to the southern aspect of the onsite buildings;
- Installation of invertebrate boxes in both sunny and sheltered locations to cater for a range of species.

10.0 Conclusions

10.1 The proposals area consists of a redbrick house with outbuildings and a large garden with a pond. A number of scattered trees and treelines are noted.

10.2 The works area offered '**moderate' suitability** for roosting bats due to the features displayed within B1. As such a series of 2no. bat emergence survey shall be required to establish exactly if and how bats are using B1.

10.3 The site offer **'low/moderate' value** for foraging bats.

[redacted]

10.5 No significant effects are anticipated upon designated sites, provided the avoidance and mitigation measures stated within this report are followed.

10.6 When mitigation has been taken into account, the proposals are not considered to have a negative impact upon designated sites, habitats or protected species. Enhancements and a are included to confirm how ecological gains will be achieved.

11.0 References

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13.0 Appendix A - Site Photos

Photo 1 –B1 viewed from the north.



Photo 2 – View of the extension and covered porch from the west, location of the works.



Photo 3 – View of the eaves on the extension.



Photo 4 – View of underside of porch.

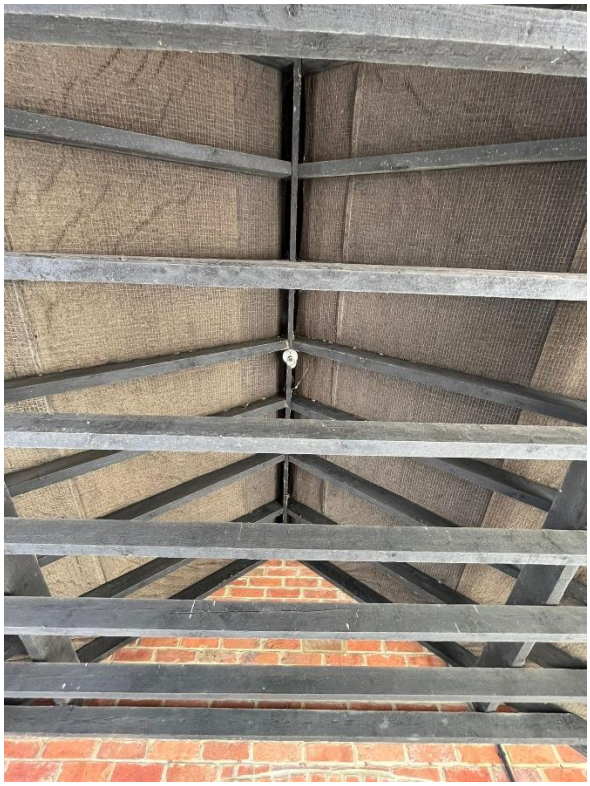


Photo 5 – Extension viewed from the east, the kitchen on the left of shot.



Photo 6 – B2 viewed from the south.



Photo 7 – Internal view of B2



Photo 8 –B3 from the north.



Photo 9 – View of main lawn.



Photo 10 – View of longer sward height grass and orchard.



Photo 11– View of eastern hedgerow and treeline.



Photo 12– View of pond from the south.



Photo 13 – Area of scrub in north east of site.



14.0 Appendix B - Pond Locations

