Biodiversity Survey & Report

Proposed Outbuilding at Mount House, Jolesfield, Partridge Green, West Sussex, RH13 8JT

Prepared for: **Timber Rooms Ltd**
Prepared in support of a Householder Planning Application
Date: October 2026

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1. Introduction

This Biodiversity Survey & Report has been prepared in support of a planning application for the proposed erection of a detached outbuilding at:

Mount House, Jolesfield, Partridge Green, West Sussex, RH13 8JT

The proposed development comprises:

- A detached outbuilding measuring approximately **7.2m x 4.5m x 2.8m high**;
- External cladding finished in **James Hardie & Thermo Pine Cladding**;
- **Anthracite grey Aluminium doors and windows**;
- A flat roof finished with **EPDM rubber membrane**;
- An associated external composite deck measuring approximately **13.6m2**.

This report has been prepared to assess the likely ecological and biodiversity impacts associated with the proposed development and to demonstrate that the proposal can be implemented with negligible ecological impact while providing opportunities for biodiversity enhancement.

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2. Site Description

The application site is located within the residential curtilage of Mount House, Jolesfield, Partridge Green, West Sussex, RH13 8JT.

The proposed outbuilding is to be positioned within an existing domestic garden area comprising maintained lawn and ornamental planting typical of residential properties within the locality.

The immediate surroundings consist predominantly of:

- Managed garden habitats;
- Boundary hedgerows and scattered shrubs;

- Residential development;
- Areas of hardstanding and maintained landscaping.

No ponds, watercourses, ancient woodland, or designated ecological sites are present within the immediate footprint of the proposed development.

The proposed development area is considered to comprise habitat of generally low ecological value.

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3. Proposed Development

The proposed development consists of a single-storey detached garden outbuilding intended for ancillary residential use.

Key construction details include:

Element	Description
Building footprint	Approx. 7.2m x 4.5m
Height	Approx. 2.8m
External finish	James Hardie Composite & Thermo Pine cladding
Windows & doors	Anthracite grey Aluminium
Roof	EPDM rubber roof
Decking	Composite deck approx. 13.6m2

The proposal will be constructed within an already managed domestic garden environment and will not result in the loss of any significant trees, hedgerows, or ecologically valuable habitats.

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4. Ecological Assessment

4.1 Existing Habitats

The site currently comprises predominantly maintained garden habitat with limited ecological value.

Habitats identified include:

- Regularly mown lawn;
- Ornamental shrubs and planting;
- Small areas of hardstanding;
- Existing residential garden features.

These habitats are common and widespread throughout the local area and are not considered rare or sensitive.

4.2 Protected Species

Based on the nature of the site and the scale of the proposal, the likelihood of impacts on protected species is considered low.

Bats

The proposal does not involve the removal of mature trees, demolition of existing buildings, or disturbance to structures with evident bat roosting potential.

The proposed outbuilding itself is new-build construction within an established garden setting and is therefore considered unlikely to adversely affect bats.

Nesting Birds

Garden shrubs and nearby vegetation may provide nesting opportunities for common bird species during the nesting season.

To avoid disturbance to nesting birds:

- Any vegetation clearance should ideally be undertaken outside the main bird nesting season (March to August inclusive), or;
- Vegetation should be checked by a suitably competent person prior to removal if works are undertaken during this period.

[redacted]

[redacted]

Great Crested Newts

No ponds or suitable aquatic breeding habitat are known to exist within or immediately adjacent to the proposed footprint.

The site is therefore considered to present negligible potential for great crested newts.

Reptiles

The intensively managed nature of the garden habitat means the site offers limited suitability for reptiles.

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5. Biodiversity Net Gain & Enhancements

The proposal is small-scale domestic development within an existing residential curtilage and is expected to deliver minimal ecological impact.

Notwithstanding this, the following biodiversity enhancements are recommended in accordance with the National Planning Policy Framework (NPPF) duty to enhance biodiversity where possible:

Recommended Enhancement Measures

1. Installation of one integrated bird nesting box on a nearby tree or suitable structure;
2. Installation of one bat roost feature or bat box positioned at least 3m above ground level;
3. Retention of existing boundary vegetation where practicable;
4. Use of pollinator-friendly planting around the decked area;
5. External lighting to be low-level, downward facing, and designed to minimise light spill.

These measures will provide a modest biodiversity enhancement in line with local and national planning policy.

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6. Construction Impacts

Construction activities are expected to be temporary and limited in scale.

Potential impacts may include:

- Minor short-term noise disturbance;
- Temporary localised ground disturbance;
- Limited vegetation disturbance.

Given the limited scale of the proposal and the low ecological value of the site, significant adverse ecological effects are not anticipated.

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7. Mitigation Measures

The following precautionary measures are recommended during construction:

- Any vegetation removal to avoid bird nesting season where possible;
- Storage of materials away from boundary vegetation;
- Immediate cessation of works should protected species unexpectedly be discovered;
- Good site housekeeping throughout construction.

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8. Planning Policy Context

The National Planning Policy Framework (NPPF) requires planning decisions to minimise impacts on biodiversity and provide measurable net gains where possible.

The proposed development:

- Is located within an existing residential curtilage;
- Avoids impacts on designated ecological sites;
- Retains surrounding garden vegetation;
- Incorporates biodiversity enhancement measures.

The proposal is therefore considered compliant with national biodiversity and ecological planning objectives.

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9. Conclusion

The proposed outbuilding at Mount House, Jolesfield, Partridge Green, West Sussex, RH13 8JT is considered unlikely to result in significant adverse ecological impacts.

The development is situated within an established domestic garden environment of generally low ecological value and does not involve the removal of important habitat features.

Subject to the implementation of the recommendations and enhancement measures outlined within this report, the proposal is considered acceptable from an ecological and biodiversity perspective.

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10. Recommendations Summary

Recommendation	Purpose
Avoid vegetation clearance during bird nesting season where possible	Protect nesting birds
Install bird box	Biodiversity enhancement
Install bat box	Biodiversity enhancement
Retain existing vegetation	Habitat retention
Use pollinator-friendly planting	Support invertebrates
Minimise external lighting spill	Protect nocturnal wildlife

Disclaimer

This report has been prepared for planning support purposes only based on a visual assessment of the site characteristics and the nature of the proposed development. Should protected species or previously unidentified ecological constraints be identified during works, construction should cease and professional ecological advice should be sought.