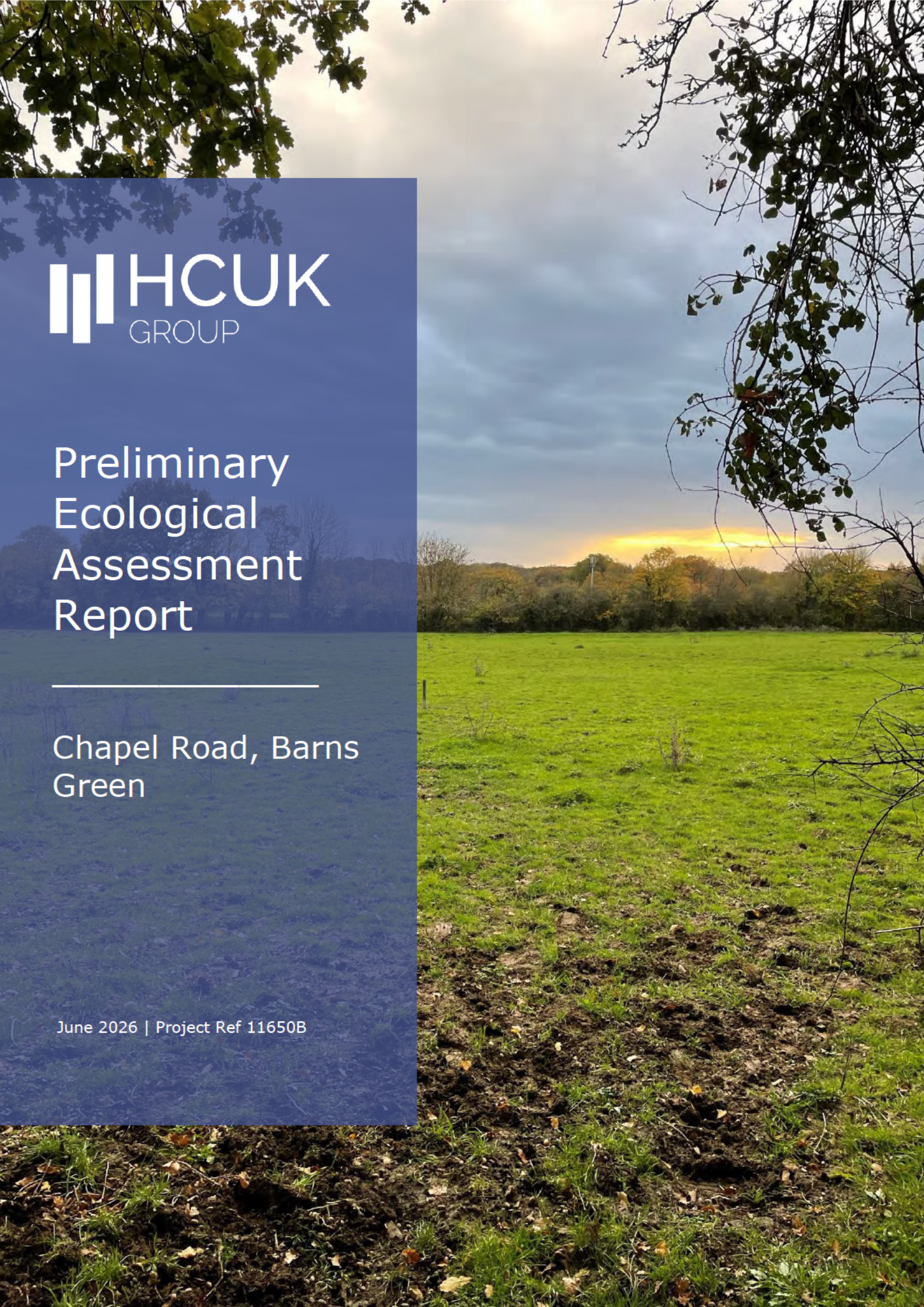




Preliminary Ecological Assessment Report

Chapel Road, Barns
Green

June 2026 | Project Ref 11650B





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1. Introduction

- 1.1** The Preliminary Ecological Appraisal (PEA) report has been prepared by HCUK Group on behalf of Shanly Homes Ltd in support for the proposed redevelopment of Chapel Road, Barns Green, Horsham, West Sussex, RH13 0PS. The site area within the red line boundary (henceforth referred to as 'the Site') is 1.98 hectares (ha) and the Site centre is at national grid reference TQ 12538 27148.
- 1.2** The study area is the site boundary shown on Figure 1, Appendix 1. The Site is located west of Barns Green, bordered by a road to the north and east. Residential dwellings are located to the east and sports club buildings and playing fields to the north. Boundary hedgerows and tree lines provide habitat connectivity to parcels of ancient and priority deciduous woodland, as well as to grassland fields across the wider landscape.

Proposed Development

- 1.3** The Proposed Development is for the construction of residential units and associated hardstanding and soft landscaping. The Proposed Development is illustrated by the proposed site plan shown in Appendix 2.

Purpose of the PEA

- 1.4** The purpose of the PEA is to:
- Identify key ecological constraints associated with the Proposed Development and input into the scheme design to minimise ecological impacts where possible.
 - Set out initial mitigation measures required to ensure compliance with nature conservation legislation and set out any additional surveys likely to be required to inform suitable mitigation and enhancement.

Key Considerations

- 1.5** This PEA report has been produced by Sophie Barrell MEdol (Hons) MCIEEM, a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM), with over ten years' professional consultancy experience. The site appraisal and biodiversity baseline was undertaken on 5th November 2025.

2. Methodology

Desk-based Study

2.1 The study area is the site boundary shown on Figure 1, Appendix 1. The study area was extended beyond the site where appropriate to undertake species-specific appraisals as detailed below. The study area and assessments comply with industry guidance from the CIEEM Guidelines^{1,2}.

2.2 The desktop study was undertaken in November 2025 and data sources included:

- Sussex Biodiversity Record Centre (SxBRC).
- Multi Agency Geographic Information for the Countryside (MAGIC) website³.
- Aerial imagery⁶.
- Historic ecology reports for an adjacent site (Ecology Partnership, 2025)^{4, 5, 6}.

2.3 The geographical extent of the search area for biodiversity information was related to the significance of sites and species and potential zones of influence which might arise from development within the site. For this site the following search areas were appropriate:

- 10km around the site boundary for sites of International Importance (e.g. Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site).
- 2km around the site boundary for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSI)), protected or otherwise

¹ CIEEM (2018) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester

² CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester

³ www.magic.gov.uk accessed November 2025

⁴ Ecology Partnership (2025) Land South of Smugglers Lane, Barns Green – Great Crested Newt eDNA Report.

⁵ Ecology Partnership (2025) Land South of Smugglers Lane, Barns Green – Dormice Report.

⁶ Ecology Partnership (2025) Land South of Smugglers Lane, Barns Green – Bat Activity Report.

notable species and non-statutory designated sites of County Importance (e.g. Local Wildlife Sites (LWS)).

- 1km for ancient woodland and other priority habitat, and
- 2km for biological records (post-2000).

2.4 No pre-application consultation relating to ecology was undertaken at the time of writing this report.

PEA Field Survey

2.5 On the 5th November 2025 a UK Habitat Classification (UK Habs) survey⁷ and protected species scoping survey was undertaken by Sophie Barrell MEdol (Hons) MCIEEM. The survey area included all accessible areas and habitats within the site boundary.

2.6 Weather conditions at the time of the site visit was cloudy (7 oktas), calm (wind 2 Beaufort scale force), with an approximate temperature of 17°C.

UK Habitat Classification System

2.7 Habitats were classified at the fine scale minimum mapping unit (MMU) of 25m² (polygons) and 1m width/5m long (lines) with primary habitat codes up to five levels of detail, with secondary codes providing additional information added for habitat mosaics where required. Important habitat features below the MMU were mapped as points.

2.8 Plant species were also recorded to support the classification of UK Habitat types in line with UK Habitat Classification survey methodology.

2.9 The habitat classification ascertains the habitat distinctiveness and whether they reach the criteria for a priority habitat.

⁷ UKHab Ltd (2023) UK Habitat Classification Version 2.0 (at <https://ukhab.org/>)

- 2.10** Habitats on Site were assessed as being in poor, moderate or good condition using the criteria set out in the statutory biodiversity metric condition assessments sheets⁸.

Protected Species Scoping Survey

- 2.11** The protected species scoping survey comprised assessing the habitats for their potential and suitability to support protected and/or notable species, and recording any field signs.
- 2.12** The following was searched for and recorded if present on or directly adjacent to the Site during the survey:
- Specific habitat types and refuges suitable to support protected or notable species on or adjacent to site.
 - Any field signs of protected or notable species, including mammal tracks, entry points along boundary habitats and fencing, nests, burrows, droppings, feathers, hairs, and footprints.
 - Incidental sightings of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA 1981).

Great Crested Newt Surveys

- 2.13** Waterbodies on site or within 250 m and 500 m of the site boundary were searched for using online Ordnance Survey maps and aerial imagery⁹ to determine the likelihood of great-crested newts (GCN) *Triturus cristatus* being a receptor, shown on Figure 6, Appendix 1.
- 4.1** The NatureSpace Partnership was consulted to determine falls within one of the Risk Zones for District Licensing of Great Crested Newts in Horsham¹⁰. This dataset identifies areas where the distribution of Great Crested Newts (GCN) has been

⁸ DEFRA (2025) The Statutory Biodiversity Metric – Technical Annex 1L Condition Assessment Sheets and Methodology v1.0.2. <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁹ www.bing.com/maps. Accessed October 2025

¹⁰ NatureSpace Partnership (2025) Horsham District Council Impact Risk Zones. Accessed at: <https://naturespaceuk.com/district-licensing/impact-map/>. [Accessed November 2025].

categorised into district zones relating to GCN occurrence and the level of impact development is likely to have on this species.

- Red zones contain key populations of GCN, which are important on a regional, national or international scale and include designated Sites of Special Scientific Interest for GCN.
- Amber zones contain main population centres for GCN and comprise important connecting habitat that aids natural dispersal.
- Green zones contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species.
- White zones contain no GCN. However, as most of England forms the natural range of GCN, white zones are rare and will only be used when it is certain that there are no GCN.

2.14 The risk assessment tool within the great crested newt method statement¹¹ was used to assess the risk of impacting GCN as part of the proposed works.

Bat Surveys

Bat Habitat Suitability Assessment

2.15 The potential for the site and immediate surrounds to support foraging and commuting bats was assessed following guidance set out in BCT (2023) Bat Surveys for Professional Ecologists Good Practice Guidelines¹² also summarised in Table 1 below.

Table 1: Bat Habitat Suitability Assessment - Extract of Table 4.1 of BCT (2023) Guidelines.

¹¹ Natural England (2019) Method Statement Template for Great Crested Newt Mitigation Licence. Available at: <https://www.gov.uk/government/publications/great-crested-newts-apply-for-a-mitigation-licence>. Accessed November 2025.

¹² BCT (2023) Bat Surveys for Professional Ecologists, Good Practice Guidelines, 4th Edition. Bat Conservation Trust.

Potential Suitability	Description: Potential Flight Paths and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Potential Suitability	Description: Potential Flight Paths and Foraging Habitats
a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Preliminary Roost Assessment

2.16 A Preliminary Roost Assessment (PRA) was conducted to record Potential Roosting Features (PRF) for bats in buildings following current best practice^{13, 14}. Based on the visual inspection findings, the buildings were assigned a level of bat roosting potential from the categories none, negligible, low, moderate, and high as set out in the BCT (2023) guidelines, shown in Table 2 below.

Table 2: Preliminary Roost Assessment for Structures - Extract of Table 4.1 of BCT (2023) Guidelines.

Potential Suitability	Description: Roosting Habitats in Structures
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.

¹³ BCT (2023) Bat Surveys for Professional Ecologists, Good Practice Guidelines, 4th Edition. Bat Conservation Trust.

¹⁴ Mitchell-Jones, A.J, & McLeish, A.P. Ed. (2004) Bat Workers' Manual. 3rd Edition.

Potential Suitability	Description: Roosting Habitats in Structures
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

Potential Suitability	Description: Roosting Habitats in Structures
a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Ground-Level Tree Roost Assessment

2.17 A Ground-Level Tree Roost Assessment (GLTRA) was undertaken on all trees on Site. During the survey Potential Roosting Features (PRF) for bats following current best practice^{15,16} were recorded. Based on the visual inspection findings, the trees were assigned a level of bat roosting potential. The scoping criteria for roost habitat on trees was taken directly from best practice guidance and are summarised in Table 3 below.

Table 3: Suitability of Roosting Habitats for Bats on Trees - Extract of Table 4.2 and 4.3 of BCT (2023) Guidelines.

Suitability	Description
None	Either no PRF in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF-I	PRF is only suitable for individuals bats or very small numbers of bats either due to the size or lack of suitable surrounding habitats.

¹⁵ BCT (2023) Bat Surveys for Professional Ecologists, Good Practice Guidelines, 4th Edition. Bat Conservation Trust.

¹⁶ Mitchell-Jones, A.J. & McLeish, A.P. Ed. (2004) Bat Workers' Manual. 3rd Edition.

Suitability	Description
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Assessment Methodology

2.18 The importance of ecological features and impact assessment methodology is based on CIEEM guidelines for ecological impact assessment in the UK and Ireland¹⁷. Significant effects are defined as “an effect that either supports or undermines biodiversity conservation objectives for important ecological features” (CIEEM, 2024). A significant effect does not necessarily equate to an effect so severe that consent for a project should be refused planning permission if they can demonstrate the mitigation hierarchy (avoid, mitigate, compensate) has been applied as part of the decision-making process. Significant effects are qualified with a scale: international and European, national, regional, metropolitan/county, local or within the zone of influence (defined here as site level).

Determining Importance

2.19 Determining the importance of identified ecological features is based on CIEEM guidance. Various characteristics contribute to the importance of ecological features including:

- naturalness;
- animal or plant species, sub-species or varieties that are rare or uncommon, either internationally, nationally or more locally, including those that may be seasonally transient;
- ecosystems and their component parts, which provide the habitats required by important species, populations and/or assemblages;
- endemic species or locally distinct sub-populations of a species;

¹⁷ CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester

- habitat diversity;
- habitat connectivity and/or synergistic associations;
- habitats and species in decline;
- rich assemblages of plants and animals;
- large populations of species or concentrations of species considered uncommon or threatened in a wider context;
- plant communities (and their associated animals) that are considered to be typical of valued natural/semi-natural vegetation types, including examples of naturally species-poor communities;
- species on the edge of their range, particularly where their distribution is changing as a result of global trends and climate change.

2.20 Geographic context is also considered within a defined geographical context.

- International and European.
- National.
- Regional.
- Metropolitan, County, vice-county or other local authority-wide area.
- Local (including district or borough context) or within a zone of influence (defined here as site level).

Assessment Limitations

2.21 The assessment for designated sites is based on site citations provided by the local biological record holder and no visits have been made to designated sites.

2.22 Any absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.

2.23 The UK Habitats Classification survey aimed to characterise the habitats on site and does not constitute a full botanical survey with a complete list of plant species present, or a Phase 2 pre-construction survey that would include accurate GIS

mapping for invasive or protected plant species. All surveys capture a snapshot of data recorded on the day.

- 2.24** In accordance with the Environment Act 2021, the habitat baseline is determined based on conditions present in January 2020¹⁸. As such, historic satellite imagery can be used to support the UK Habitat Classification assessment in identifying any unauthorised habitat degradation, where required. If the condition of the baseline habitats cannot be determined due to degradation, they will be presumed to be in good condition.
- 2.25** Building and tree observations were made from ground level only, any potential roosting features for bats along the upper extents of trees could not be closely observed.
- 2.26** Ecological surveys are limited by factors that affect the presence of plants and animals, such as the time of year, weather, migration patterns and behaviour. This survey was undertaken outside of the optimum botanical survey period, and as such, notable, habitat indicator species may have been missed.
- 2.27** Consideration was given to the presence of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA 1981), however this survey does not comprise a comprehensive invasive plant survey and may not have detected emergent stands.
- 2.28** Some areas of the site had impeded access where there were areas of dense tall ruderal vegetation in the north-west corner of the Site. As such, areas of invasive non-native species or signs of notable or protected species in this area may have been missed.
- 2.29** Where possible, the presence or absence of protected species has been recorded. However, most species require specific methodologies and survey effort across appropriate seasons to confirm presence or likely absence with confidence. Where appropriate, further targeted surveys are recommended.
- 2.30** Most of the ecological data remains valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this

¹⁸ <https://www.gov.uk/guidance/biodiversity-net-gain>

report are considered accurate for one to two years, assuming no significant considerable changes to the site conditions. Following a lapse of one year or more from the date of the report, or following a change in design proposals, a re-appraisal may be required.

- 2.31** This report assumes that construction will commence within 1-2 years of the date of the assessment in accordance with the British Standard 42020:2013 unless otherwise stated.

3. UK Legislation and Planning Policy

3.1 The key pieces of UK legislation and planning policy concerning ecology in England comprise the following¹⁹:

- Wildlife and Countryside Act 1981 (as amended) (WCA 1981);
- The Protection of Badgers Act 1992;
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act 2006 – S41 Species of Principal Importance (SPI) for the conservation of biodiversity; and
- The Environment Act 2021.

3.2 All proposed measures following the mitigation hierarchy detailed within this report comply with the above the legislation.

3.3 The reader is referred to the original legislation for definitive interpretation.

National Planning Policy Framework (NPPF)

3.4 National Planning Policy Framework (NPPF) (December 2024, as amended in February 2025)²⁰ sets out national policies and forms a key material consideration during decision taking. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'. Relevant policies for this planning application will include Paragraphs 187, 192, 193, 194 and 195 which deal with (amongst other things), biodiversity as outlined below:

3.5 Paragraph 187 *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*

¹⁹ www.legislation.gov.uk

²⁰ National Planning Policy Framework (NPPF) (December 2024, as amended in February 2025), Ministry of Housing Communities and Local Government, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

3.6

Paragraph 192 *“To protect and enhance biodiversity and geodiversity, plans should:*

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

3.7

Paragraph 193 *“When determining planning applications, local planning authorities should apply the following principles:*

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.*

3.8

Paragraph 194 “*The following should be given the same protection as habitats sites:*

- a) potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites; and*
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites”.*

3.9

Paragraph 195 “*The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”.*

Relevant Local Planning Policy – Horsham Local Plan

3.10 The Horsham District Planning Framework (2015)²¹ sets out planning policies relevant to ecology and the design of development proposals.

3.11 The identified relevant ecological local planning policies are summarised in Table 4 below.

Table 4: Summary of relevant local planning policy

Policy	Scope
Policy 31: Green Infrastructure and Biodiversity	1. 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. 2. 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. 3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required. 4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

²¹ Horsham District Council (2015). Horsham District Planning Framework (excluding South Downs National Park). November 2015. https://www.horsham.gov.uk/__data/assets/pdf_file/0016/60190/Horsham-District-Planning-Framework-November-2015.pdf

Policy	Scope
	i. Special Protection Area (SPA) and Special Areas of Conservation (SAC) ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs) iii. 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: i. The reason for the development clearly outweighs the need to protect the value of the site; and, ii. That appropriate mitigation and compensation measures are provided. 5. 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.

4. Biodiversity Baseline

Statutory Designated Sites for Nature Conservation

4.2 One internationally designated site is found within 10km of the Site, which are summarised in Table 5 below and shown in Figure 2 in Appendix 1.

4.3 No nationally or locally designated sites are found within 2km of the Site, shown in Figure 3 in Appendix 1.

Table 5: Internationally designated sites for nature conservation.

Name of Site	Status	Approx. Distance & Direction from the Site	Brief Description
The Mens	SAC	8.5km south-west	The Mens is an extensive area of mature beech <i>Fagus sylvatica</i> woodland rich in lichens, bryophytes, fungi and saproxylic (dead wood) invertebrates. The site also supports an important population of barbastelle bat <i>Barbastella barbastellus</i>. Qualifying habitats: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I: • Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion roburi-petraeae</i> or <i>Ilici-Fagenion</i>). (Beech forests on acid soils).

Name of Site	Status	Approx. Distance & Direction from the Site	Brief Description
			Qualifying species: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II: • Barbastelle bat <i>Barbastella barbastellus</i>

4.4 This site is considered to be of international importance for nature conservation.

4.5 MAGIC identified that, although the Site falls within Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs), Natural England (NE) has advised that there will be no impacts on the statutory designated sites. Consequently, no consultation with NE nor a Habitats Regulations Assessment (HRA) will be required for the Proposed Development.

4.6 As such, the Proposed Development is not considered to have a significant impact on any statutory designated sites.

Non-statutory Designated Sites for Nature Conservation Designation

4.7 SxBRC returned one record of a non-statutorily designated site within 2km of the Site, which are summarised in Table 6 below. This includes a Local Wildlife Sites (LWS).

Table 6: Non-statutorily designated sites for nature conservation.

Name of Site	Status	Approx. Distance & Direction from the Site	Brief Description
Bishop's Wood	LWS	1km west	Semi-natural woodland, stream, pond, coniferous and mixed plantation.

4.8 This LWS is considered to be of importance to nature conservation at a local level.

4.9 Given the distance from the Site, it is considered unlikely that the Proposed Development will have a significant impact on the LWS.

Ancient Woodland and Other Priority Habitats

4.10 Numerous parcels of ancient woodland and deciduous woodland priority habitat were identified directly adjacent to the Site, with further parcels of these priority habitats present within 1km of the Site (see Figure 4 in Appendix 1). A single parcel of traditional orchard is also present 290m east of the Site.

NE Living England Habitat Map

4.11 The Site is categorised as "Acid, Calcareous, Neutral Grassland", "Improved Grassland", and "Broadleaved, Mixed and Yew Woodland" within the Natural England Living England Habitat Map.

Biodiversity Baseline: Habitats

4.12 All habitats recorded within the site based on the UK Habitat Classification survey are described below and are shown on Figure 5, Appendix 1. See Appendix 2 for photographs and Appendix 3 for condition assessment sheets.

UK Habitat Classification Results

4.13 The following habitat types are present on site:

- Other neutral grassland; horse grazed; anthills (g3c 103 124)
- Modified grassland; tall forbs; ruderal (g4 16 81)
- Mixed scrub (h3h)
- Developed land; sealed surface (u1b)
- Ecologically valuable line of trees (w1f 34)
- Line of trees (w1f 33)
- Line of trees; ditch (w1f 33 50)
- Species-rich native hedgerow (priority habitat) (h2a5)
- Non-native ornamental hedgerow (h2b)

Other neutral grassland; horse grazed; anthills (g3c 103 124)

4.14 The Site is dominated by horse grazed grassland, which maintained a short grass sward for the majority of the habitat. A large number of yellow meadow ants *Lasius flavus* nests are present in this habitat, particularly within the south-east of the Site. A review of the historic satellite imagery indicates that the field appears not to have been ploughed for at least 25 years.

4.15 The species recorded within this habitat include: common knapweed *Centaurea nigra*, thyme-leaved speedwell *Veronica serpyllifolia*, creeping thistle *Cirsium arvense*, white clover *Trifolium repens*, common ragwort *Jacobaea vulgaris*, creeping cinquefoil *Potentilla reptans*, creeping bent *Agrostis stolonifera*, cock's-foot *Dactylis glomerata*, ribwort plantain *Plantago lanceolata*, yarrow *Achillea millefolium*, bush vetch *Vicia sepium*, common sorrel *Rumex acetosa*, germander speedwell *Veronica chamaedrys*, creeping buttercup *Ranunculus repens*, and common mouse-ear *Cerastium fontanum*.

4.16 This habitat is currently classified as other neutral grassland, however, this survey was undertaken outside of the optimum botanical survey period. As such, notable, habitat indicator species may have been missed. An update botanical survey will be

undertaken in June 2026 to confirm the habitat classification and condition assessment.

- 4.17** At the time of the survey, this habitat has been assessed as being in moderate condition.

Modified grassland; tall forbs; ruderal (g4 16 81)

- 4.18** An fenced off area in the north-west corner of the Site is dominated by unmanaged tall forbs and ruderal. This habitat also contains a compost heap and discarded metal debris.
- 4.19** Common nettle *Urtica dioica* was dominant in this habitat, with other species comprising cock's-foot *Dactylis glomerata*, willowherb sp. *Epilobium* spp., and creeping thistle *Cirsium arvense*.
- 4.20** This habitat has been assessed as being in poor condition.

Mixed scrub (h3h)

- 4.21** A small area of mixed scrub is present in the south-east corner of the Site.
- 4.22** Species comprise field maple *Acer campestre*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, willow sp. *Salix* spp., bramble *Rubus fruticosus* agg., ivy *Hedera helix* and blackthorn *Prunus spinosa*.
- 4.23** This habitat has been assessed as being in moderate condition.

Developed land; sealed surface (u1b)

- 4.24** An open structure, currently in use as a horse stable, is located in the north-west corner of the Site. The structure consists of timber framing with corrugated iron panels forming both the walls and the roof.
- 4.25** Condition assessments are not applicable for this habitat type.

Ecologically valuable line of trees (w1f 34)

- 4.26** The Site is bordered by ecological valuable lines of trees along the northern boundary of the Site (H1) and the western boundary (H5).
- 4.27** As the Site is bounded by a road to the north, agricultural activities to the west, and is used as a horse-grazing paddock, this habitat does not meet the criteria for maintaining an undisturbed, naturally vegetated strip of at least 6 metres on either side of the tree lines.
- 4.28** The trees within this habitat were mature, with potential veteran features and numerous natural ecological niches including deadwood and cavities, suitable for supporting vertebrates and invertebrates. This habitat adjoins further tree lines to the north and south of the Site, identified as ancient woodland and priority habitat deciduous woodland by MAGIC (see Figure 4, Appendix 1).
- 4.29** The tree species comprise dominant hazel *Corylus avellana*, with English oak *Quercus robur*, blackthorn *Prunus spinosa* and ash *Fraxinus excelsior*.
- 4.30** This habitat has been assessed as being in moderate condition.

Line of trees (w1f 33)

- 4.31** The line of trees along the southern boundary of the Site (H4) is dominated by younger, semi-mature trees and is not considered to meet the criteria for ecologically valuable line of trees.
- 4.32** Species within this line of trees comprise coppiced hazel *Corylus avellana*, oak *Quercus robur*, ash *Fraxinus excelsior*, ivy *Hedera helix*, bramble *Rubus fruticosus* agg., holly *Ilex aquifolium*, blackthorn *Prunus spinosa*, field maple *Acer campestre*.
- 4.33** Species within the ground flora include: ground-ivy *Glechoma hederacea*, common nettle *Urtica dioica*, wood-avens *Geum urbanum*, tufted hairgrass *Deschampsia cespitosa*, cow parsley *Anthriscus sylvestris*, garlic mustard *Alliaria petiolata*, broad-leaved dock *Rumex obtusifolius*, cleavers *Galium aparine*, bush vetch *Vicia sepium*, and hogweed *Heracleum sphondylium*.
- 4.34** This habitat has been assessed as being in moderate condition.

Line of trees; ditch (w1f 33 50)

4.35 A ditch runs along the southern boundary of the site, alongside the line of trees (H4). This watercourse lies within the Adur West Water Body catchment²². At the time of the survey, it was shallow and largely dry, lacking significant aquatic or emergent vegetation, with no direct connectivity to watercourses in the wider landscape.

4.36 Species within this habitat include water horsetail *Equisetum fluviatile*, pendulous sedge *Carex pendula*, ivy *Hedera helix*, and ground-ivy *Glechoma hederacea*.

4.37 This habitat has been assessed as being in moderate condition.

Other native hedgerow (h2a6)

4.38 Native, species-poor hedgerows are present along the eastern boundaries of the Site.

4.39 To the north, the defunct hedgerow H2 was variable in its species composition, with hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa* to the north, bramble *Rubus fruticosus* agg. dominating the centre, and field maple *Acer campestre* and hazel *Corylus avellana* to the south.

4.40 Further south, hedgerow H3 was dominated by field maple *Acer campestre*, bramble *Rubus fruticosus* agg., ivy *Hedera helix*, dog-rose *Rosa canina*, blackthorn *Prunus spinosa*, and hazel *Corylus avellana*.

4.41 Hedgerow H2 was assessed as being in poor condition, and hedgerow H3 was assessed as being in good condition.

Non-native ornamental hedgerow (h2b)

4.42 A small section of non-native ornamental hedgerow is present along the eastern boundary of the Site. This hedgerow is dominated by Leyland cypress *Cupressus × leylandii*. This habitat is automatically classified as being in poor condition.

²² <https://environment.data.gov.uk/catchment-planning/WaterBody/GB107041012290>

Biodiversity Baseline: Species

Invertebrates

- 4.43** SxBRC returned 529 records of 57 species of invertebrate within 2km of the Site. These include three species listed on Schedule 5 on WCA 1981, including stag beetle *Lucanus cervus* (closest record approximately 40m south of the Site), purple emperor *Apatura iris* (closest record within the woodland approximately 600m south of the Site), and brown hairstreak *Thecla betulae* (closest record within the woodland 450m to the west).
- 4.44** The hedgerows and lines of trees along the boundaries of the Site include veteran, and mature trees, providing suitable habitat for a number of invertebrates, including stag beetles and brown hairstreak.
- 4.45** The grassland on Site comprises species diversity which have potential to support invertebrate assemblages. The nests of yellow meadow ant *Lasius flavus* were also identified within the grassland, particularly within the south-east of the Site.
- 4.46** As such, invertebrates are considered a potential receptor to the Site in respect of the Proposed Development.

Amphibians

- 4.47** SxBRC returned no records of amphibian within 2km of the Site within the last 10 years. However, historic records were returned of common toad *Bufo bufo*, smooth newt *Lissotriton vulgaris*, common frog *Rana temporaria* and great crested newt (GCN) *Triturus cristatus*. The closest record was on Site, comprising common frog and smooth newt. The closest record of GCN is over 650m east of the Site.
- 4.48** MAGIC returned no records of positive great crested newt class survey licence returns within 2km, with three ponds with negative GCN results, over 1.5km from the Site in 2019. MAGIC returned no granted European Protected Species Application for GCN licence within 2km.

- 4.49** The Site falls within a Red Risk Zone for GCN in Horsham, West Sussex, identified by NatureSpace²³.
- 4.50** A total of 16 waterbodies (12 pond / fishing lakes and four ditches) were identified within 500m of the Site, shown in Figure 6, Appendix 1. Three waterbodies are present within 250m of the Site, including one pond, one fishing lake, and one ditch.
- 4.51** Records from one pond within 250m of the Site surveyed in 2025 by the Ecology Partnership²⁴ (listed as P2 in Figure 6 Pond Plan, in Appendix 1) returned a negative result for GCN.
- 4.52** The majority of the Site comprises short, horse-grazed grassland, which offers limited suitability for amphibians. More suitable terrestrial habitats for GCN and other amphibian species are restricted to the Site boundaries, where lines of trees, and hedgerows are present. In addition, compost heaps adjacent to the stables in the north-west corner of the Site provide potential hibernacula for amphibians.
- 4.53** The risk assessment tool within the great crested newt method statement²⁵ based on the potential minor loss of suitable habitat the impacts to suitable determined that the risk of impacting GCN as part of the Proposed Development is highly unlikely.
- 4.54** Based on the data gathered to date from the existing survey and desk study, together with the suboptimal terrestrial habitat on Site dominated by short horse grazed pasture, the risk of encountering GCN or other common amphibians is considered low. Consequently, no further survey effort for GCN is considered necessary.
- 4.55** Amphibians are considered to be a receptor with respect to the Proposed Development, and a precautionary method statement is deemed proportionate for this species group.

²³ NatureSpace Partnership (2025) Horsham District Council Impact Risk Zones. Accessed at: <https://naturespaceuk.com/district-licensing/impact-map/>. [Accessed November 2025].

²⁴ Ecology Partnership (2025) Land south of Smugglers Lane Great Crested Newt eDNA Report.

²⁵ Natural England (2019) Method Statement Template for Great Crested Newt Mitigation Licence. Available at: <https://www.gov.uk/government/publications/great-crested-newts-apply-for-a-mitigation-licence>. [Accessed August 2024].

Reptiles

- 4.56** SxBRC returned four records of one species of reptiles within 2km of the Site, comprising grass snake *Natrix helvetica*, the closest record being 270m east from the Site. Historic records of slow-worm *Anguis fragilis* were also recorded within 350m east of the Site.
- 4.57** The Site is considered suitable for supporting common reptiles, particularly within the boundary habitats of the Site with connectivity to the wider landscape. The boundary habitats include areas of unmanaged grassland and ruderal habitats, lines of trees, and hedgerows. Additionally, compost heaps adjacent to the stables in the north-west corner of the Site offer potential hibernacula and egg-laying habitat for reptiles.
- 4.58** Taking this into account, reptiles are considered to be a receptor with respect to the Proposed Development, and a precautionary method statement is deemed proportionate for this species group.

Birds

- 4.59** SxBRC returned 923 records of 38 bird species within 2km of the Site within the last 10 years.
- 4.60** Some species recorded which may make use of the Site are listed on the Birds of Conservation Concern (BoCC) Red List, such as turtle dove *Streptopelia turtur*, nightingale *Luscinia megarhynchos*, lesser spotted woodpecker *Dryobates minor*, spotted flycatcher *Muscicapa striata*, marsh tit *Poecile palustris*, linnet *Linaria cannabina*, mistle thrush *Turdus viscivorus*, yellowhammer *Emberiza citrinella*, cuckoo *Cuculus canorus*, woodcock *Scolopax rusticola*, swift *Apus apus*, and house sparrow *Passer domesticus*.
- 4.61** Additional records of species listed on the BOCC Amber List include kestrel *Falco tinnunculus*, tawny owl *Strix aluco*, whitethroat *Curruca communis*, willow warbler *Phylloscopus trochilus*, stock dove *Columba oenas*, song thrush *Turdus philomelos*, dunnock *Prunella modularis* and bullfinch *Pyrrhula pyrrhula*.

- 4.62** In addition, records of barn owl *Tyto alba* were identified, which are listed on Schedule 1 Part 1 of the WCA 1981.
- 4.63** The presence of hedgerows and tree lines with mature and veteran trees provide suitable habitat for a range of common breeding bird species, as well as notable species such as barn owl, turtle dove, nightingale, and lesser spotted woodpecker. The grassland, hedgerows and tree lines also provide foraging habitat for both breeding and wintering bird species.
- 4.64** As such, birds are considered to be a receptor with respect to the Proposed Development.

Bats

- 4.65** SxBRC returned 56 records of six species of bats within 2km of the Site within the last 10 years. These include common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, noctule *Nyctalus noctula*, serotine *Cnephaeus serotinus*, whiskered / Brandt's bat *Myotis mystacinus/brandtii*, the closest record being a roost of an unidentified bat species within the roof of a residential building, 100m east from the Site. Static monitoring also recorded foraging and commuting activity from common pipistrelle, soprano pipistrelle, serotine and a long-eared bat species from a site approximately 300m east of the Site in 2015.
- 4.66** MAGIC returned two records of bat European Protected Species Applications within 2km of the Site, all which related to common pipistrelle and brown long-eared bat, the closest of which was approximately 250m south of the Site.
- 4.67** The habitats on Site comprising hedgerow and lines of trees provide good habitat suitability to support foraging or commuting bats, with good connectivity to the wider landscape. Taking all this into consideration the habitats present on site are considered to be of high interest to foraging and commuting bats.
- 4.68** A number of trees within the boundary tree lines included veteran and mature trees, which supported numerous potential roosting features. These trees have been classified as having a mix PRF-I, PRF-M and FAR potential for roosting bats, illustrated in Figure 7, Appendix 1.

- 4.69** The stable buildings on Site were also assessed for their suitability to support roosting features. However, these comprises structures open to the elements with no potential roosting features, As such, the buildings on Site were all considered to be of negligible potential value to roosting bats.
- 4.70** The Ecology Partnership²⁶ bat activity report details the results of the bat activity surveys undertaken from April to October 2025 on the land immediately adjacent to the southern boundary of the site. These surveys identified nine bat species, including common pipistrelle, soprano pipistrelle, myotis species, brown long-eared bat, barbastelle, noctule, Leisler's bat *Nyctalus leisleri*, serotine, and Nathusius's pipistrelle *Pipistrellus nathusii*. The bat activity was dominated by soprano and common pipistrelles, which were recorded in high numbers within the first 40 minutes after sunset, which suggests a nearby roost.
- 4.71** As barbastelle were recorded using the adjacent site boundary habitats, consideration of the site's development in relation to The Mens SAC may be required. Further details will be provided following the completion of the bat activity surveys on Site in 2026.
- 4.72** Based on the above assessment, roosting, commuting and foraging bats are considered to be a receptor with respect to the Proposed Development.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

²⁶ Ecology Partnership (2025) Land South of Smugglers Lane, Barns Green – Bat Activity Report.

Hazel Dormice

- 4.76** SxBRC returned one record of hazel dormice *Muscardinus avellanarius* within 2km of the Site within the last 10 years, 1.5km north. Additional historic records of hazel dormice include a record 550m north of the Site from 2007.
- 4.77** The hedgerow and ecologically valuable line of trees along the site boundaries have potential for supporting hazel dormice, with food sources recorded across the Site (including bramble, hawthorn and hazel).
- 4.78** The Ecology Partnership²⁷ report from September 2025 which surveyed the land immediately adjacent to the southern boundary of the site, returned no records of dormouse between May 2025 and September 2025.
- 4.79** Given the extent of suitable habitat is limited to the boundaries of the Site and considering recent survey effort in the immediate locale providing no evidence of dormice, it is deemed proportionate that precautionary working methods are followed for hazel dormice with respect to the Proposed Development.

Water Vole, Otter and White-clawed Crayfish

- 4.80** SxBRC returned no records of water vole *Arvicola amphibius*, otter *Lutra lutra* or white-clawed crayfish *Austropotamobius pallipes* within 2km of the Site.
- 4.81** A ditch is present along the southern boundary of the Site. At the time of the survey, it was shallow and largely dry, lacking aquatic or emergent vegetation. The ditch also offered limited connectivity to watercourses in the wider landscape, reducing its potential to facilitate dispersal of aquatic species. As such, the ditch within the Site was not considered suitable to support water vole *Arvicola amphibius*, otter *Lutra lutra*, or white-clawed crayfish *Austropotamobius pallipes*.
- 4.82** No suitable watercourse habitat for these species will be directly affected by the Proposed Development. However, pollution events and other indirect impacts may affect watercourses and the species that depend on them. This will be addressed

²⁷ Ecology Partnership (2025) Land south of Smugglers Lane Dormice Report.

via the inclusion of industry best practice pollution prevention measures within a Construction Environmental Management Plan (CEMP).

Other Notable Species

- 4.83** Two records of hedgehogs *Erinaceus europaeus* have been recorded within 2 km of the Site by SxBRC, the closest being 950m north of the Site.
- 4.84** The hedgerows, ruderal and line of trees on Site have potential to support hedgehogs. As such, this species is considered a potential receptor with respect to the Proposed Development.

Invasive Non-Native Species

- 4.85** SxBRC returned seven records of four species of invasive non-native species (INNS), including two species listed as Schedule 9 species under the WCA 1981 (wall cotoneaster *Cotoneaster horizontalis* and variegated yellow archangel *Lamiastrum galeobdolon subsp. argentatum*), as well as two species listed as Sussex INNS (cherry laurel *Prunus laurocerasus* and hybrid bluebell *Hyacinthoides non-scripta x hispanica* = *H. x massartiana*).
- 4.86** No INNS were recorded on Site, however, cotoneaster was located off-site, to the east of the Site. In addition, the survey was undertaken outside of the optimum botanical survey season and it is possible emergent stands may have been missed. As such, a precautionary approach is advised.

5. Summary and Conclusions

5.1 A PEA has been undertaken to assess the biodiversity baseline and identify ecological constraints for the proposed development of Chapel Road, Barns Green.

5.2 The following potential ecological constraints need to be considered:

- The Mens SAC (barbastelle bats).
- Priority and notable habitat (species-rich grassland, ecological valuable tree lines and mature trees).
- Invertebrates.
- Breeding birds.
- Common amphibians.
- Reptiles.
- Roosting, commuting and foraging bats, including Annex II barbastelle bat.
- Hazel dormice.
- [REDACTED]
- Hedgehog.
- Invasive species.

5.3 In order to establish baseline ecological conditions at the site and potential effects of the development and complete the Ecological Impact Assessment suitable for planning, the following survey and assessments are required:

- National Vegetation Classification (NVC) survey (and provisional scoping survey for fungi assemblages and invertebrate scoping survey) (currently being undertaken June 2026).
- Bat activity surveys (currently being undertaken April to September 2026).
- Biodiversity Net Gain (BNG) Assessment (to be completed following the completion of the NVC survey in June 2026).

5.4 The potential effects on ecological features could be reduced by including the following within construction phase and the design for the Proposed Development:

- Retention of the boundary line of trees on Site, and incorporation of a suitable buffer to facilitate maintain of the habitat and maintain dark zones for commuting, foraging and roosting bats.
- A sensitive lighting strategy is recommended as a precautionary measure to mitigate impacts on foraging and commuting bats, following the principles within the Institution of Lighting Professionals guidance²⁸. Particular consideration must be made to barbastelle bats and The Mens SAC. An assessment will be made following the completion of the bat activity surveys in 2026.
- Precautionary Method Statement for breeding birds, reptiles, amphibians, bats, hazel dormice, [REDACTED] hedgehogs, for inclusion within a Construction Environmental Management Plan (CEMP: Biodiversity). [REDACTED]
[REDACTED]
[REDACTED] Bat emergence surveys, for any trees with bat roosting potential to be impacted by the works, if required.
- Inclusion of industry best practice pollution prevention measures within a CEMP.
- Mitigation planting of native trees, native grassland mix.
- Enhancement measures for consideration include provision of bat boxes, swift boxes, log piles, hibernacula, and grass piles on-site.

²⁸ IILP (2018). Guidance Note 08/23: Bats and Artificial Lighting At Night in the UK. Rugby: Institute of Lighting Professionals (ILP) and Bat Conservation Trust (BCT).

Appendix 1 – Figures

Figure 1: Site Plan

Figure 2: Internationally Designated Sites 10km

Figure 3: Nationally and Locally Designated Sites 2km

Figure 4: Priority Habitats 1km

Figure 5: UK Habitat Classification map

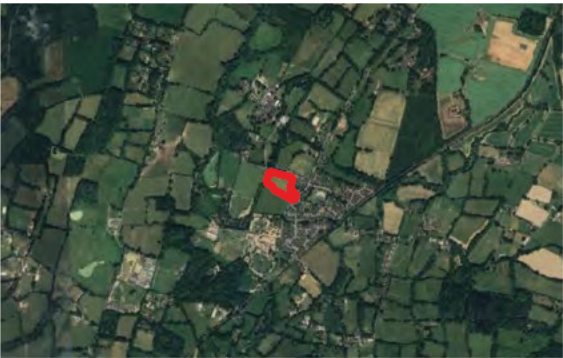
Figure 6: Pond plan

Figure 7: Bat Ground Level Assessment map



LEGEND

 Site boundary



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Client:
Shanly Homes Ltd

Project:
Chapel Road, Barns Green, Horsham

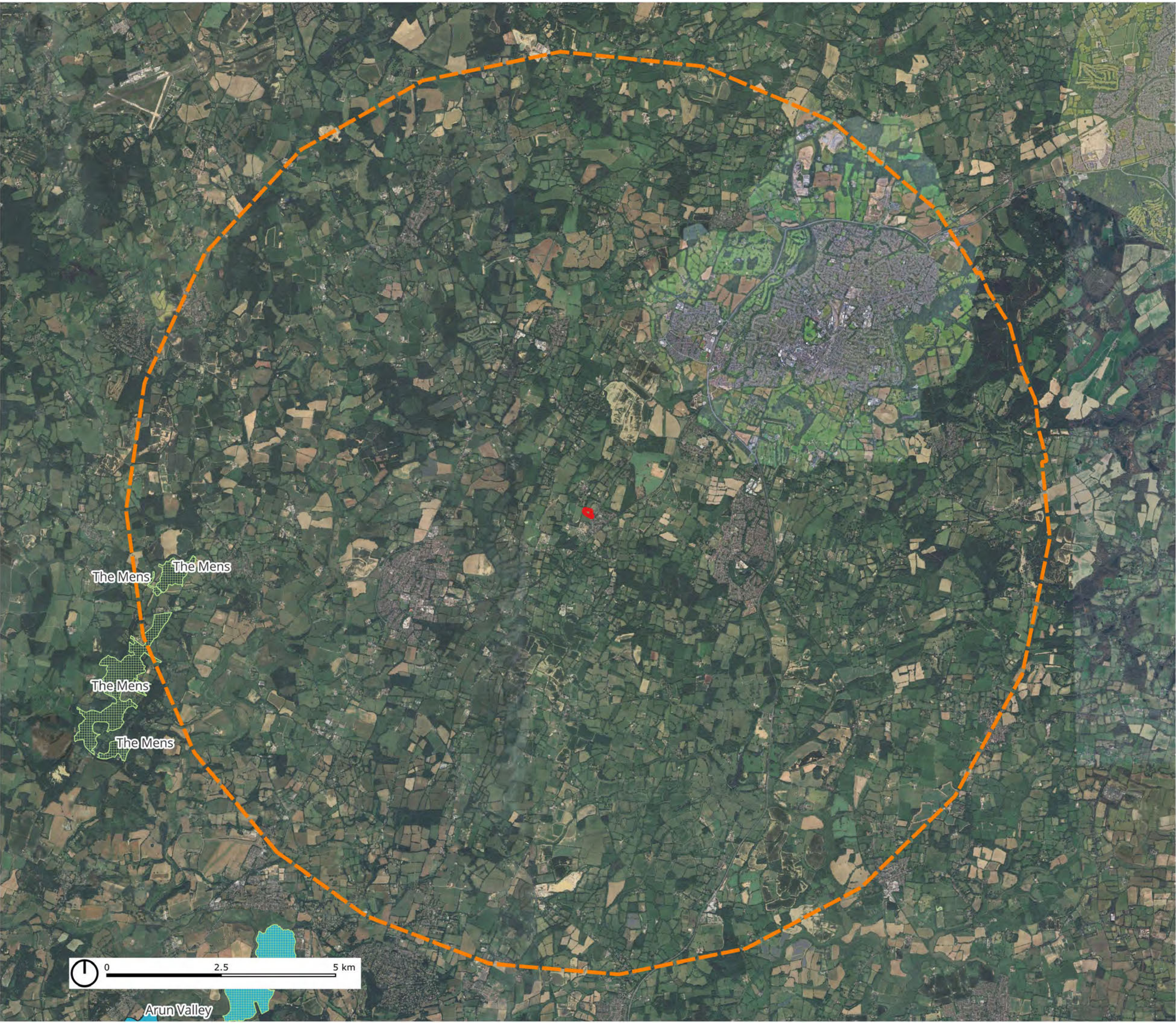
Description:
Site Location Plan

Status:
Preliminary

Scale: 1:1,500 @ A3	Drawn Check SB CB	Date: 07/11/2025
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Job Number: 11650B	Drawing Number: Figure 01	Revision 01
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ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS



LEGEND

-  Site boundary
-  10km Buffer
-  Ramsar
-  Special Areas of Conservation
-  Special Protection Areas

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Client:
Shanly Homes Ltd

Project:
Chapel Road, Barns Green, Horsham

Description:
Internationally Designated Sites within 10km

Status:
Preliminary

Scale: 1:78,000 @ A3	Drawn Check SB CB	Date: 07/11/2025
Job Number: 11650B	Drawing Number: Figure 02	Revision 01

ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS

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LEGEND

- Site boundary
- 2km Buffer
- Local Nature Reserves
- National Nature Reserves
- Sites of Special Scientific Interest

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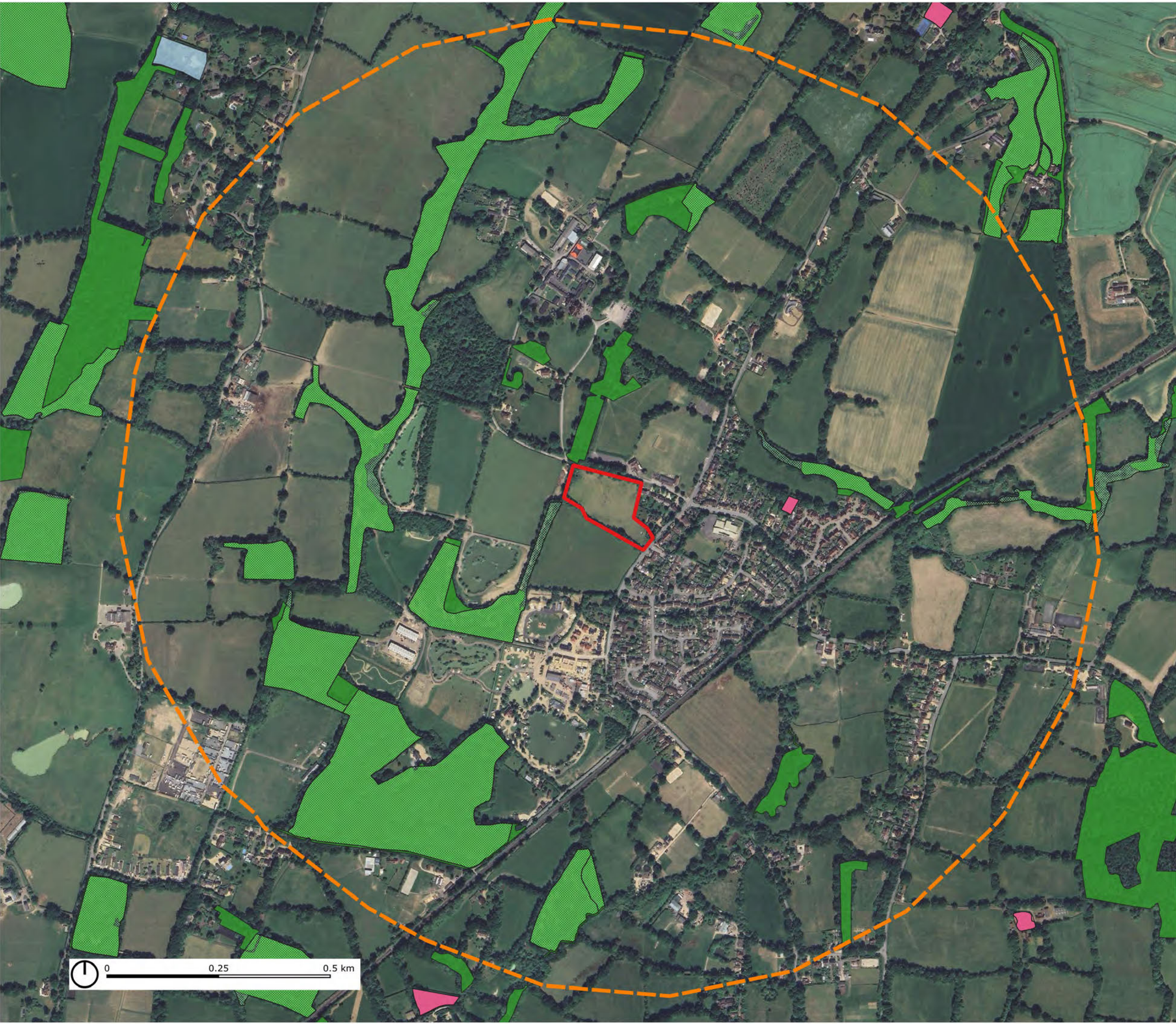
Client:
Shanly Homes Ltd

Project:
Chapel Road, Barns Green, Horsham

Description:
Nationally Designated Sites within 2km

Status:
Preliminary

Scale: 1:18,000 @ A3	Drawn Check SB CB	Date: 07/11/2025
Job Number: 11650B	Drawing Number: Figure 03	Revision 01



LEGEND

- Site boundary
- 1km Buffer
- Deciduous woodland
- Ancient woodland
- Traditional orchards

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Client:
Shanly Homes Ltd

Project:
Chapel Road, Barns Green, Horsham

Description:
Priority Habitats within 1km

Status:
Preliminary

Scale:
1:8,000 @ A3

Drawn | Check
SB CB

Date:
07/11/2025

Job Number:
11650B

Drawing Number:
Figure 04

Revision
01

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LEGEND

 Site boundary

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Project:
Chapel Road, Barns Green, Horsham

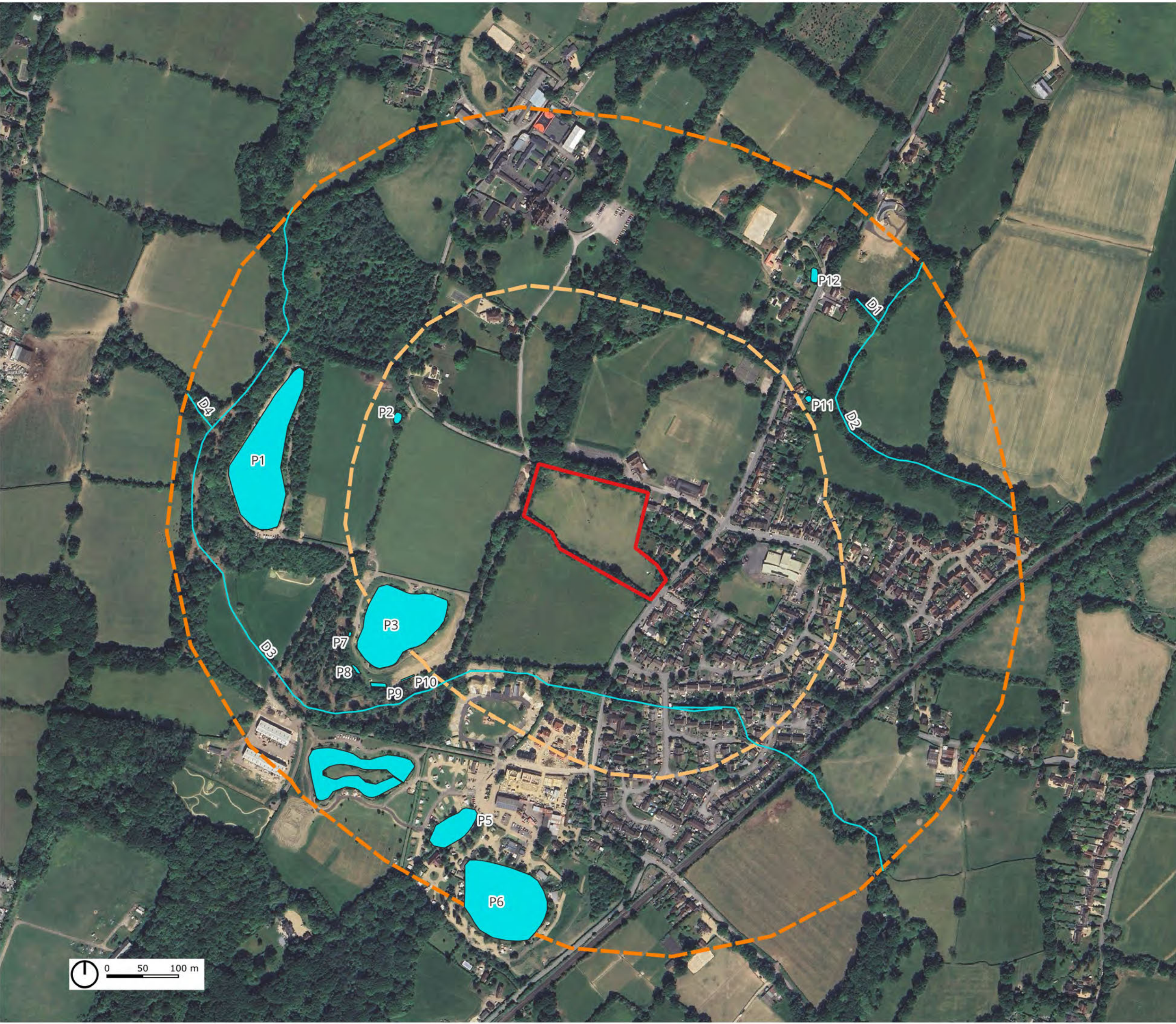
Description:
UK Habitat Classification Survey Map

Status:
Preliminary

Scale: 1:800 @ A3	Drawn Check SB CB	Date: 07/12/2025
Job Number: 11650B	Drawing Number: Figure 05	Revision 01

ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS

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LEGEND

- Site boundary
- 250m Buffer
- 500m Buffer
- Ditch
- Ponds

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Client:
Shanly Homes Ltd

Project:
Chapel Road, Barns Green, Horsham

Description:
Pond Plan

Status:
Preliminary

Scale: 1:5,000 @ A3	Drawn Check SB CB	Date: 07/11/2025
Job Number: 11650B	Drawing Number: Figure 06	Revision 01

ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS



LEGEND

Site boundary

Ground Level Tree Assessment

- FAR (Further Assessment Required)
- PRF-M (Potential Roosting Features suitable to support multiple bats)

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Client:
Shanly Homes Ltd

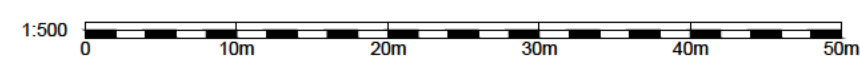
Project:
Chapel Road, Barns Green, Horsham

Description:
Bat Ground Level Tree Assessment

Status:
Preliminary

Scale: 1:800 @ A3	Drawn Check SB CB	Date: 07/12/2025
Job Number: 11650B	Drawing Number: Figure 07	Revision 01

Appendix 2 – Proposed Site Plans



Rev	Date	Description

SHANLY
— HOMES —

Project
Chapel Road
Barns Green

Planning

Drawing
Site Layout

Date 20.04.26	Scale @ A1 1:500	Drawn CE
Drawing number 1425/Pln/101	Revision —	

Appendix 3 – Photographs

<i>Grassland used as a horse-grazing paddock dominating the Site.</i>	
<i>Grassland with established yellow ants nests in the south-east of the Site.</i>	

<i>Area of unmanaged ruderal and compost heaps in the north-west corner of the Site.</i>	
<i>Mixed scrub in the south corner of the Site.</i>	
<i>Structures used as horse stables in the north-west corner of the Site.</i>	

<i>Shallow ditch to the south of the Site.</i>	
<i>Line of trees along the northern boundary of the Site (H1)</i>	

<i>Native hedgerow along the eastern boundary to the north of the Site (H2)</i>	
<i>Native hedgerow along the eastern boundary to the south of the Site (H3)</i>	
<i>Line of trees along the southern boundary of the Site (H4)</i>	

<i>Line of trees along the western boundary of the Site (H5)</i>	
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Appendix 4 – Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Modified grassland; tall fords; ruderal													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	On-site Chapel Road, Barns Green	Survey date and Surveyor name	05/11/2025 SB										
		Survey reference (if relating to a wider survey)	N/A										
Limitations (if applicable)	Survey undertaken outside of the optimum botanical survey period- to be updated	Habitat parcel reference											
		30362747											
		Grid reference											
Condition Assessment Criteria		TQ 12460 27200											
		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.	No											
	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.												
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.	Yes											
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											
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.	No											
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes											
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes											
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes											
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)	Yes											
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 (medium, high and very high distinctiveness)												
UK Habitat Classification (UKHab) Habitat Types												
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland												
Habitat Description												
Other neutral grassland - to be confirmed												
ukhab – UK Habitat Classification												
On-site or off-site, site name and location	On-site Chapel Road, Barns Green		Survey date and Surveyor name	05/11/2025 SB								
			Survey reference (if relating to a wider survey)	N/A								
Limitations (if applicable)	Survey undertaken outside of the optimum botanical survey period- to be updated		Habitat parcel reference									
			3036273 7	30362756								
Condition Assessment Criteria			Grid reference									
			TQ 12524 27124	TQ 12514 27191								
			Criterion passed (Yes or No)									
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		Yes	Yes								
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 insects, birds and small mammals to live and breed.		No	Yes								
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .		Yes	No								
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.		Yes	Yes								
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.		No	Yes								
Additional Criterion - must be assessed for all non-acid grassland types												

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	No										
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No										
Number of criteria passed		3	4										
Condition Assessment Result	Condition Assessment Score	Score Achieved *//											
Acid grassland types (Result out of 5 criteria)													
Passes 5 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)												
Passes 2 or fewer criteria	Poor (1)												
Non-acid grassland types (Result out of 6 criteria)													
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)												
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Yes	Yes										
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)												
Suggested enhancement interventions to improve condition score													
Notes													
Footnote 1 - Professional judgement should be used alongside the UKHab description.													
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.													
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site.													
Footnote 4 – 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, by applying professional judgement.													
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).													

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
 Native hedgerow - associated with bank or ditch
 Native hedgerow with trees
 Native hedgerow with trees - associated with bank or ditch
 Species-rich native hedgerow
 Species-rich native hedgerow - associated with bank or ditch
 Species-rich native hedgerow with trees
 Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Native hedgerow

[ukhab – UK Habitat Classification](#)

On-site or off-site, site name and location	On-site Chapel Road, Barns Green	Survey date and Surveyor name	05/11/2025 SB
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook¹ and Favourable Conservation Status document². For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference												
			H3	H2.1	H2.2										
			Grid reference												
			TQ 12616 27051	TQ 12598 27098	TQ 12599 27178										
Core groups - applicable to all hedgerow types			Criterion passed (Yes or No)												Notes (such as justification)
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	No	No	No									
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	No	No									

[illegible]

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.																	
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The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees			Score achieved							
Category	Category Requirements	Metric Score								
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3								
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2								
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1								
Score achieved:		H3: good, H2: poor								
Condition categories for hedgerows with trees			Score achieved							
Category	Category Requirements	Metric score								
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3								
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2								
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1								
Score achieved:										

Suggested enhancement interventions to improve condition score

Condition Sheet: LINE OF TREES Habitat Type**Habitat Types****Line of trees**

Line of trees – associated with bank or ditch

Ecologically valuable line of trees

Ecologically valuable line of trees – associated with bank or ditch

Please see the separate *Individual trees condition sheet* for linear blocks and groups of trees in an urban setting. You should only use this *Line of trees condition assessment* and record this habitat type in rural locations.

Habitat Description

Ecologically valuable line of trees (H1 and H5)

Line of trees (H4.1)

Line of trees - associated with ditch (H4.2)

See the Statutory Biodiversity Metric User Guide.

This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook.

Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location	On-site Chapel Road, Barns Green	Survey date and Surveyor name		05/11/2025 SB								
		Survey reference (if relating to a wider survey)		N/A								
Limitations (if applicable)	N/A	Habitat parcel reference										
		H1	H5	H4.1	H4.2							
		Grid reference										
Condition Assessment Criteria		TQ 12525 27207	TQ 12437 27191	TQ 12487 27113	TQ 12576 27054							Notes (such as justification)
		Criterion passed (Yes or No)										
A	At least 70% of trees are native species.	Yes	Yes	Yes	Yes							
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Yes	Yes	Yes							
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	Yes	Yes	No							
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	No	No	No							
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	Yes	Yes	Yes							
Number of criteria passed		4	4	4	3							

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓										
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	Yes	Yes	Yes	Yes							
Passes 2 or fewer criteria	Poor (1)											
Suggested enhancement interventions to improve condition score												
Footnotes												

[illegible]

Passes 2 or fewer criteria	Poor (1)												
Suggested enhancement interventions to improve condition score													