



**Barn at High Beech Farm, Horsham,
West Sussex RH13 6PE**

Biodiversity Enhancement Plan

June 2026

on behalf of Mr P. Dackombe

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1 Introduction

1.1 Site Description & Context

The Barn at High Beech Farm, referred to as the 'site' within this report, is an agricultural building comprising three sections located within a field of modified grassland to the east of High Beech Farm and to the north of Hammer Pond Road, south-east of Horsham in West Sussex RH13 6PE. The approximate Ordnance Survey grid reference for the site is TQ 2321 2885.

The site comprises a grazed field of modified grassland and an agricultural building (developed land; sealed surface). There are also a number of brash piles and two rural trees.

Habitats within the wider landscape are characterised by grassland habitats and scattered dwellings. To the north of the site is Hammerhill Wood, an area of ancient woodland through which a stream flows. To the west is Hammer Pond. To the north-west is the town of Horsham, characterised by residential and urban development.

1.2 Background

The planning application (Reference DC/26/0466) for "*Demolition of existing stables and erection of a new 'Livestock' barn, and construction of new gravel road*" at High Beech Farm, Hammerpond Road Plummers Plain West Sussex was permitted by Horsham District Council on 19th May 2026.

This report has been prepared to discharge Condition 4 which states that:

"A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology Limited, March 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended)."

1.3 Aims of Study

The aims of this study are to provide information to discharge Condition 4 for planning application (Reference: DC/26/0466). Condition 4 requires a Biodiversity Enhancement Plan (BEP).

2 Biodiversity Enhancement Measures

Please see Appendix 1 for the locations and elevations of the proposed species-specific biodiversity enhancement measures.

2.1 Bat Roosting Opportunities

2.1.1 Enhancement

In order to create potential roosting sites for bats, a bat box will be erected on the southern elevation of the proposed building.

This will offer a roosting opportunity to bats within the local area and will provide an enhancement to the existing situation, in line with the NPPF. Bat boxes can be obtained pre-fabricated in a number

of different designs. A Beaumaris Woodstone Bat Box, or similar (see Figure 1) is recommended for mounting on the external walls of buildings. This box should be installed as high as possible on the southern elevation to provide a warmer microclimate within the box.

Considering the location of the site, it is hoped that bats navigating along the newly created area of trees along the site boundary will be able to find and colonise this box with relative ease. This type of box would be suitable for crevice-dwelling species of bat, such as the common pipistrelle, soprano pipistrelle, Nathusius's' pipistrelle, Brandt's bat and whiskered bat.



Figure 1. Beaumaris Woodstone Bat Box. Source: www.nhbs.com.

2.1.2 Management

The bat box will be checked annually in the period May to August to determine its condition. If it is found to be damaged or blocked, it will be fixed/replaced or unblocked.

If the box requires an internal inspection, this will be undertaken by a suitably qualified and licenced bat surveyor. **If roosting bats or evidence of roosting bats are found within the bat box, a suitably qualified and licenced bat surveyor should be contacted before any alterations take place to the box.**

The bat box will require no maintenance or management beyond this check.

2.2 Bird Nesting Opportunities

2.2.1 Enhancement

In order to provide suitable nest sites for bird species within the local area, a bird nest box will be erected on the northern elevation of the proposed building.

Bird boxes can be obtained pre-fabricated in a number of different designs. A Vivara Pro WoodStone House Sparrow Nest Box, or similar (see Figure 2) is recommended for mounting on the external walls of buildings. This box should be installed near to vegetation and at a minimum of 2m above ground. Unless there are trees or buildings which shade the box during the day, boxes should be

faced between north and east, thus avoiding strong sunlight and the wettest winds. In this case the box should be installed on the northern elevation of the proposed building.



Figure 2. Vivara Pro WoodStone House Sparrow Nest Box. Source: www.nhbs.com.

2.2.2 Management

The bird nest box will be surveyed once a year in May. The survey will be a daytime inspection to look for active birds' nests within the box.

If the bird nest box is found to be damaged, fallen or blocked, it will be replaced or unblocked.

Annual cleaning of the box is recommended to remove any parasites and material built up from the previous occupants. Annual cleaning is best carried out in October and November when there is no chance of disturbing the previous occupants. The bird nest box will be cleaned in the following way:

1. Remove all used nesting materials* (if there are unhatched eggs or dead in the nest see note below).
2. Clean using boiling water to kill any remaining parasites and their eggs. You may also want to use a specialist disinfectant such as Ark-Klens. Insecticides and flea powders must not be used.
3. Allow sufficient time to dry thoroughly. Do not use any wood preservatives, these may be toxic to birds.

***Under the terms of the 'Wildlife and Countryside Act 1981', if unhatched eggs are found in the box, they can only legally be removed from October to January and they must be destroyed. It is illegal to keep them.**

The bird nest box will require no maintenance or management beyond this check and cleaning.

3 Appendix 1. Biodiversity Enhancement Plan

