

Preliminary Ecological Appraisal

Wedgewood, Guildford Road, Farthing Hill



Date: May 2026

Revision: Original

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1 Summary

Site	Wedgewood, Guildford Road, Farthing Hill, Horsham, RH12 1TS
OS Grid Ref.	TQ 15705 31200
Client	Fulcrum Architects
Purpose	To support planning permission for an extension to the Property
Date of survey	30 th April 2026
Author	Caitlin Laver BSc (Hons) MSc ACIEEM, Ecologist
Reviewed by	Claire Munn BSc (Hons) MSc MCIEEM, Principal Ecologist
Approved by	Claire Munn BSc (Hons) MSc MCIEEM, Principal Ecologist

Consideration	Description	Recommendations
Avoidance and mitigation measures		
Reptiles	Site has potential to become suitable for reptiles and reptiles may occasionally pass across the site.	Maintain regular mowing regime and do not allow sward to grow beyond 10cm high. Store materials off the ground.
Bats (foraging and commuting)	Suitable habitat for foraging and commuting bats is located on-site and within the adjacent areas.	A sensitive lighting strategy will be implemented.
Hedgehogs	There is suitable habitat for hedgehogs within the site and the surrounding area.	Trenches, holes and deep pits will be covered overnight or secured planks will be used to allow animals to escape.
Invasive species	Three-cornered leek is present within the west of the site.	If the three-cornered leek is to be removed, it will be manually excavated in early spring or treated with a systemic herbicide and appropriately disposed of.
Enhancement Measures		
Artificial nest / roost sites	Bat boxes	Install one long-lasting bat box onto a retained mature tree or the building.
	Bird boxes	Install one long-lasting general bird box onto a retained tree or the building and one sparrow terrace onto the building.
Conclusion		
The development can proceed with minimal impact to habitats and protected / notable species if the avoidance and mitigation measures are implemented. Opportunities to enhance the development include bird and bat boxes.		

2 Introduction

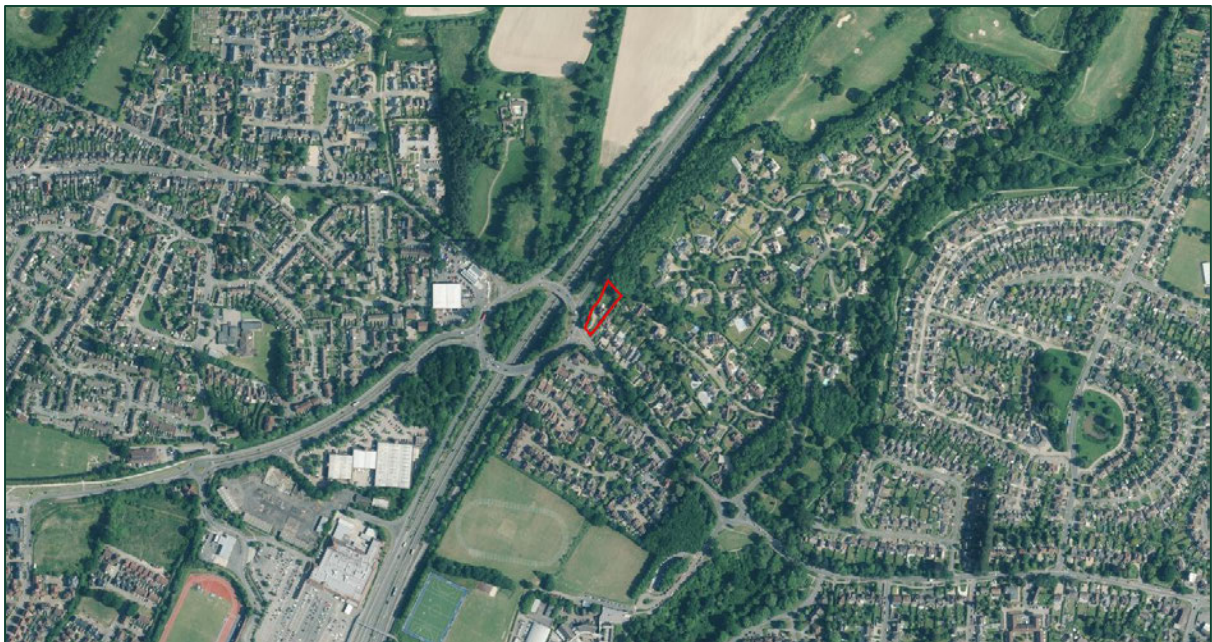
2.1 Background

South East Ecology Ltd. was commissioned by Fulcrum Architects to undertake a Preliminary Ecological Appraisal (PEA) at Wedgewood, Guildford Road, Farthing Hill, Horsham, RH12 1TS, herein referred to as 'the site'. This report will support a planning application for an extension to the property.

2.2 Site Location & Description

The site is located in Horsham, West Sussex, at central Ordnance Survey Grid Reference TQ 15705 31200. The site totals c. 0.16ha, comprising vegetated gardens, buildings, developed land, sealed surface and artificial unvegetated, unsealed surfaces. **Figure 2.1** shows an aerial image of the habitats surrounding the site.

Figure 2.1: Site location showing surrounding landscape.



2.3 Scope of Survey

The PEA comprised a single visit to the application site. The red line boundary used for the purposes of this assessment is shown in the existing site plan shown in **Figure 2.2**. The study area was also extended to consider the following ecological features according to certain distances around the site boundary:

- 2km for statutory designated sites, extended where larger Zones of Influence for designated sites include the site location;
- 1km for non-statutory sites designated for nature conservation;

- 1km for protected and notable species records;
- 1km for granted European Protected Species Mitigation (EPSM) licences;
- 100m for Priority Habitats;
- 250m for water-bodies (in relation to great crested newts); and
- 30m for badger setts (where access is possible).

It is understood that less than 25m² of area habitats and/or less than 5m of linear habitats are being impacted as a result of the development, and therefore no BNG assessment has been carried out.

2.4 Development Proposal

The proposed development includes construction of an extension to the northern elevation of the residential dwelling within the site (**Figure 2.2**). The building will extend to the length of the existing conservatory. This will require the loss of less than 0.01ha of developed land, sealed surface. All other habitats will be retained.

2.5 Objective

The objective of this PEA is to identify any further ecological surveys and / or mitigation required, and potential enhancement opportunities in accordance with planning policy, and European and UK wildlife legislation (**Appendix 1**).

Figure 2.2: Existing site plan, showing red line boundary used for this assessment (adapted from MAGIC Maps, 2026).

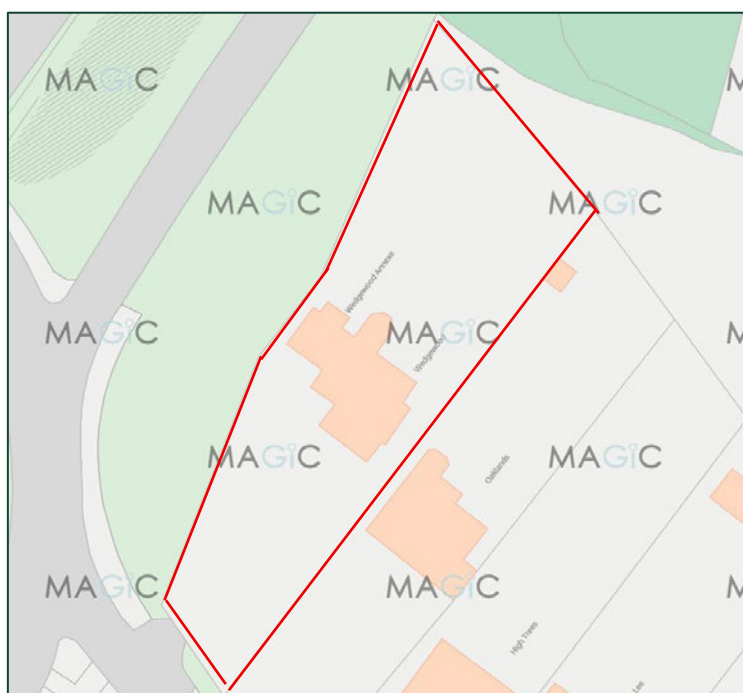
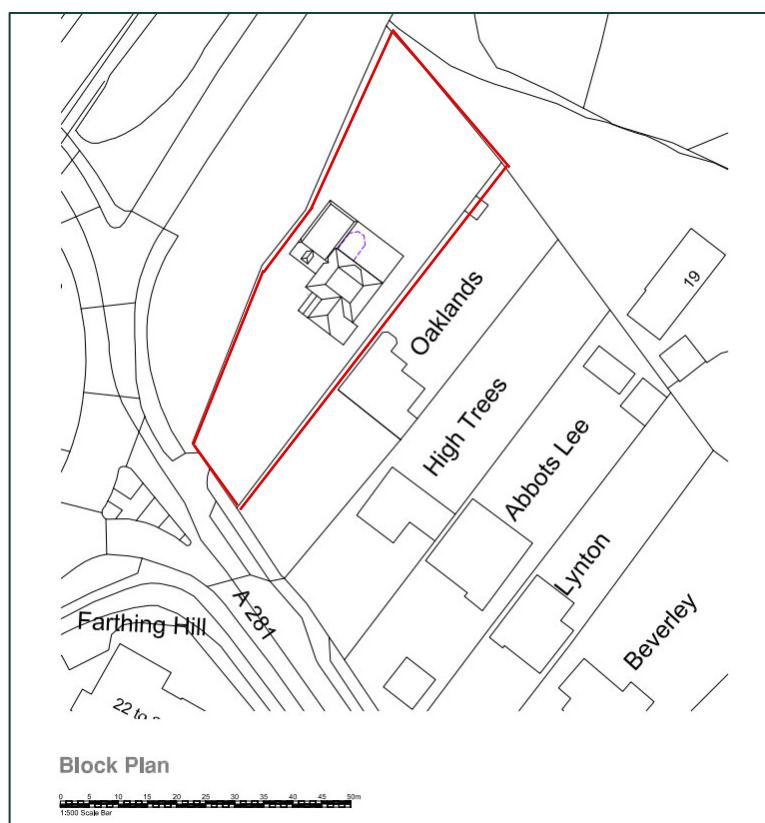


Figure 2.2: Proposed development plan showing the conservatory to be removed (purple dashed line) (adapted from Fulcrum, Drawing Number 26-05-05).



3 Methodology

3.1 Surveyor & Reviewer

The site was surveyed by Ecologist Caitlin Laver, who is licensed to survey for great crested newts, hazel dormice and bats (level 2) (licence numbers: 2025-81679-SCI-CL08, 2026-87748-CL10a-DOR and 2025-84290-CL18-BAT, respectively). Caitlin has been a practising ecologist in England since 2022 and is a FISC level-4 botanist (last assessed 2023). She is also an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and therefore subject to the CIEEM Professional Code of Conduct.

This report was reviewed by Principal Ecologist Claire Munn, who is licensed to survey for great crested newts, bats (level 2), hazel dormice and white-clawed crayfish (licence numbers: 2025-81665-SCI-CL08, 2025-84299-CL18-BAT, 2026-88161-CL10a-DOR and 2026-88170-CL11-WCC respectively). Claire also holds Natural England Class Licences for badger (CL35) and beaver (CL51) and has been

the named ecologist on hazel dormouse and bat mitigation and badger development licences. Claire has been a practising ecologist in England since 2008 and is a FISC level-4 botanist (last assessed 2022). She is also a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and therefore subject to the CIEEM Professional Code of Conduct.

3.2 Desk Study

Natural England's Multi-Agency Geographic Information for the Countryside (MAGIC) database was accessed on 5th May 2026 for information on statutory sites designated for nature conservation within a 2km radius of the site. Designated sites searched for on MAGIC included Special Areas of Conservation (SAC), Special Protection Areas (SPA) Ramsar sites, National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR). The search also included sites currently under public consultation for future designation as SACs, SPAs and Ramsar sites.

The desk study also included determining if the site lies within a SSSI Impact Risk Zone and/or Zone of Influence for SPAs, SACs and/or Ramsar sites, including those beyond the 2km search radius.

The Sussex Biological Records Centre (SxBRC) was also consulted on 29th April 2026 for the following information for a 1km radius around the application site:

- Non-statutory nature conservation designations, such as Local Wildlife Sites (LWS);
- Legally protected species, such as great crested newts, reptiles, birds and bats; and
- Notable / priority species, such as those listed under Section 41 of the NERC Act, 2006.

3.3 Habitat Survey

The survey involved a site visit on 30th April 2026 to record and map habitat types and ecological features within the site. The survey was undertaken in accordance with Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). The habitats present on-site have been characterised under the UK Habitat Classification Habitat Definitions V2.0 (UK Hab Ltd, 2023). A minimum habitat parcel size of 25m² was employed, and wherever possible, habitats were characterised to Level 5, the most detailed level available. Habitats were plotted on a Habitat Plan (**Appendix 2**). Features of interest were identified as target notes on the Habitat Plan (**Appendix 2**).

Aerial photographs, maps and field observations were used to identify habitats in the wider landscape which could be impacted by development of the site.

Weather conditions during the survey were 15°C, a light breeze (Beaufort 2), 5% cloud cover and dry.

3.4 Protected and Notable Species Assessment

The site was inspected for evidence of and assessed for potential to support protected and notable species. This included species listed under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, the Wildlife and Countryside Act 1981 (as amended) (WCA), and those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006, Countryside and Rights of Way (CROW) Act 2000, and the Protection of Badgers Act 1992. MAGIC was also accessed on 5th May 2026 to identify any European Protected Species Mitigation (EPSM) licences granted by Natural England within a 1km radius of the site.

The following protected / notable species were considered within the assessment.

3.4.1 Great Crested Newts and Common Toads

The site was assessed for suitability to support the legally protected great crested newt *Triturus cristatus* and the notable common toad *Bufo bufo*. The assessment was undertaken in accordance with the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and the Great Crested Newt Conservation Handbook (Langton, et al., 2001).

Based on Natural England (2015) guidance, surveys of land greater than 250m from the nearest water-body are normally appropriate in relation to great crested newts when all of the following conditions are met:

- a) Maps, aerial photos, walkover surveys or other data indicate that the water-body has potential to support a large great crested newt population;
- b) The development footprint contains particularly favourable habitat, especially if it constitutes the majority available locally;
- c) The development would have a substantial negative effect on that habitat; and
- d) There is an absence of dispersal barriers.

The proposed development does not meet criteria b and c above, and therefore consideration was given to water-bodies on and within 250m of the site using OS maps and aerial images.

3.4.2 Reptiles

The site was assessed for suitability to support reptiles with reference to the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and Froglife Advice Sheet 10 An Introduction to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation (Froglife, 1999).

3.4.3 Badgers

The site and a 30m zone around the site (where accessible), were surveyed for badger *Meles meles* evidence such as setts, latrines, pathways, footprints, snuffle holes and badger hairs. Any setts recorded were classified according to published criteria (Harris, et al., 1989).

3.4.4 Bats

Potential for the site to support roosting, foraging and commuting bats was assessed in line with the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines (Collins, 2023).

3.4.4.1 Roosting

The building on site was assessed for suitability to support roosting bats per the scales in **Table 3.1**. Equipment used to investigate the building included a ladder and a high-power torch. The building was described and surveyed for bats and their evidence, which includes droppings, staining, scratch marks and feeding remains.

Table 3.1: Classifying the bat roosting suitability of buildings (Collins, 2023).

No roosting suitability	No features likely to be used by any roosting bats at any time of year.
Negligible roosting suitability	Buildings with few, if any, features suitable for roosting, however a small amount of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low roosting suitability	One or more potential roost sites that could be used by individual bats opportunistically at any time of year. The features do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.

Moderate roosting suitability	One or more potential roost sites that could be used by bats due to their space, shelter, protection, appropriate conditions and/or suitable surrounding habitat but are unlikely to support a roost of high conservation status (e.g. maternity or hibernation).
High roosting suitability	One or more potential roost sites that could be used by larger numbers of bats on a more regular basis/ longer periods of time, due to their space, shelter, protection, appropriate conditions and/or suitable surrounding habitat. These structures could support to support roosts of high conservation status (e.g. maternity or hibernation).
Confirmed roost	Evidence of bat occupation found.

3.4.4.2 Foraging and Commuting

The site was assessed for its suitability to support foraging and commuting bats according to **Table 3.2**.

Table 3.2: Classifying the suitability of bat foraging and commuting habitat (Collins, 2023)

None	No habitat features on site likely to be used by foraging or commuting bats.
Negligible	No obvious habitat features on site likely to be used by commuting or foraging bats, but uncertainty remains to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated or poorly connected to habitat in the surrounding landscape. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in parkland) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that bats may use for commuting such as tree-lines and scrub or linked back gardens. Habitat that connects to the wider landscape that bats may use for foraging such as trees, scrub grassland and water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, tree-lines 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.

3.4.5 Hazel Dormouse

The site was assessed for potential to support the hazel dormouse *Muscardinus avellanarius*, in accordance with the Hazel Dormouse Mitigation Handbook (Wells et al., 2025). Dormice typically use connected woodland, hedgerows and scrub, but they can be found in other habitats that contain suitable food plants and dispersal opportunities. Aerial images were used to assess the connectivity of any suitable habitat on the site to suitable woody vegetation within the wider area.

3.4.6 Other Species

The site was assessed for suitability to support other protected and notable fauna species / assemblages including birds, invertebrates and mammals.

3.4.7 Invasive Species

The site was searched for invasive plants such as giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, Japanese knotweed *Reynoutria japonica* and rhododendron *Rhododendron ponticum*.

3.5 Evaluation

Designated sites, habitats and species (where presence has been identified) have been evaluated in accordance with the Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018).

These guidelines aim to give consistency in evaluating the importance of the ecological features within and around a site, which help inform any effects or impacts a scheme will have upon them.

A value of the ecological features (designated sites, habitats or species) has been assigned according to their level of importance using the following terms:

- International and European
- National
- Regional
- Local
- Site
- Negligible

3.6 Limitations and Assumptions

Access was available to the entire site and the baseline conditions reported represent those identified at the time of the survey. A 30m buffer was not surveyed for badger activity due to access not being possible into the woodland to the north,

the land to the west being a road verge for the dual carriageway and the land to the east being a private residence.

The survey was completed during the optimal time of year for recording vegetation. Although a reasonable assessment of the site can be made during a single survey, seasonal variations are not observed.

This PEA provides an overview of the likelihood of protected / notable species occurring on the site (negligible, low, moderate, or high). Absence of a species cannot be presumed where no evidence was found. Further surveys have been recommended where there is reasonable likelihood of a protected species being present and impacted by the development proposal. This is based on the suitability of the habitat and any evidence observed.

This PEA does not constitute a full botanical survey or a Phase 2 pre-construction survey for Japanese knotweed.

The results of this assessment will remain valid for 12 months from the date of the survey i.e. until May 2027, after which the assessment should be updated, if a planning application has not been submitted within this timeframe.

4 Results and Evaluation

The following section presents the results, evaluation and discussion of the designated sites, habitats and protected / notable species, which may be impacted by the proposed development.

4.1 Designated Sites

4.1.1 Statutory Sites

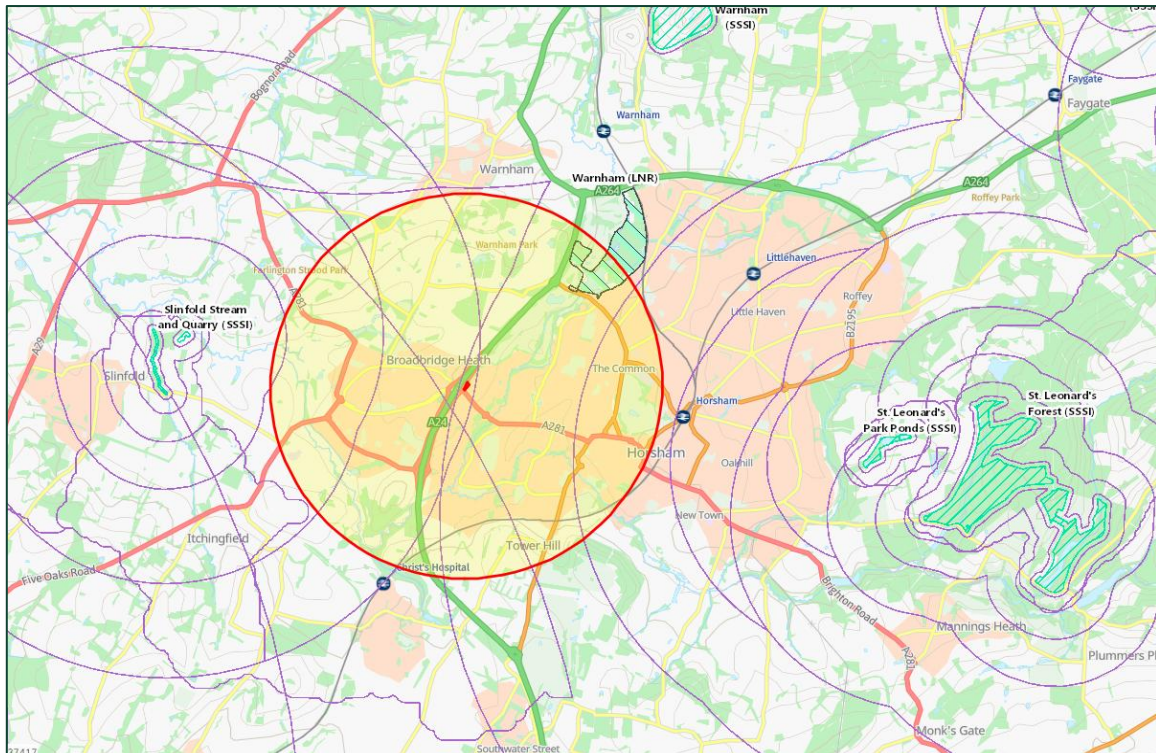
Statutory sites designated for nature conservation within the vicinity of the site are shown in **Figure 4.1**. SSSIs are of **national importance** and Local Nature Reserves (LNR) are of **local importance**.

The site falls within the Slinfold Stream and Quarry SSSI and St Leonard's Forest SSSI Impact Risk Zones (IRZs), however the development does not meet criteria for impacts that would likely lead to a significant effect on these SSSIs. Therefore, no consultation with Natural England and no mitigation is required for these SSSIs.

There are no habitats or species within the site that serve as qualifying features of the nearby statutory sites and the site is suitably distant and small enough in scale for any impacts to the nearby statutory sites.

No further action is required in relation to the nearby designated sites.

Figure 4.1: Statutory sites designated for nature conservation within 2km of the site (MAGIC, 2026).



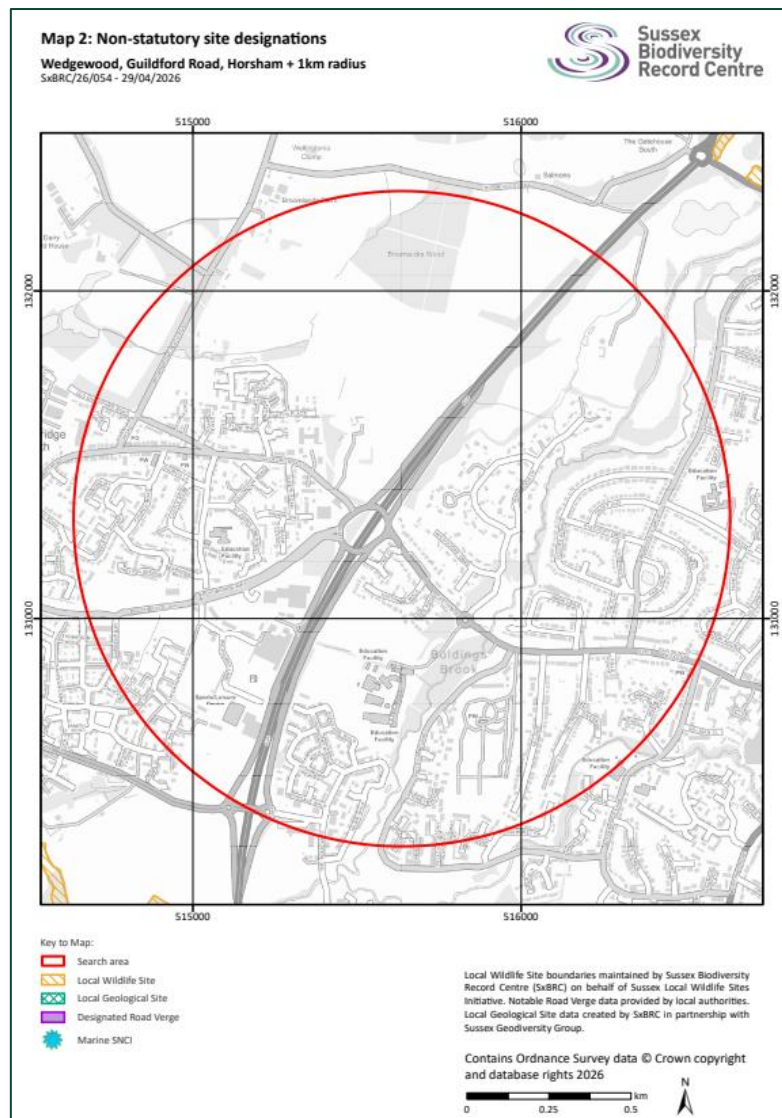
4.1.2 Non-Statutory Sites

No non-statutory sites designated for nature conservation that are located within 1km of the application site.

No significant impacts on non-statutory sites are expected.

No further action is recommended in relation to non-statutory designated sites.

Figure 4.2: Lack of non-statutory sites designated for nature conservation within 1km of the site (KMBRC, 2026).

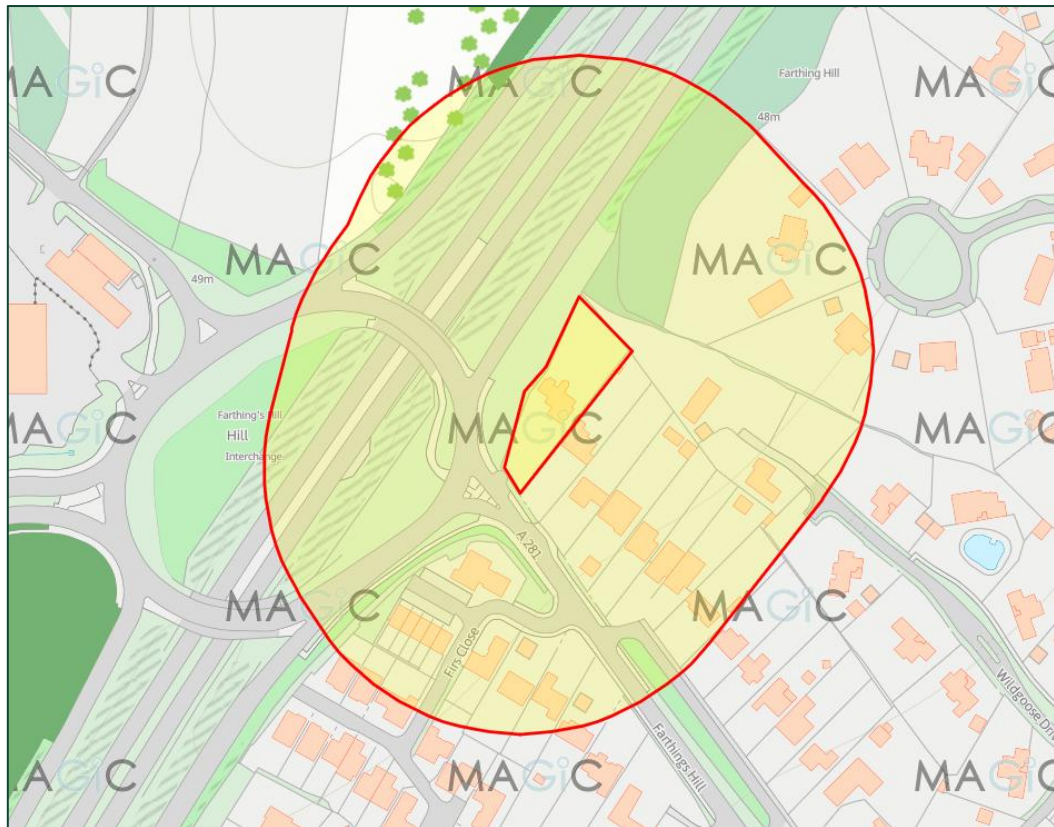


4.1.3 Priority Habitats

Priority Habitats (Section 41, NERC Act 2006) are present within 100m, including deciduous woodland located c. 90m to the north of the site.

No impacts are expected to Priority Habitats due to the distance between them and the site. No further action is required.

Figure 4.3: Priority Habitats within 100m of the site (dark green = Priority Deciduous Woodland) (MAGIC, 2026).



4.1.4 Habitats

The habitats in **Table 4.1** were recorded within the site during the survey. No protected, Habitats of Principal Importance (HPIE) or locally important floral species or habitats were recorded within the site during the survey. Habitat types are described below and shown on the UK Habitat Map (**Appendix 2**). For an indicative species list for each habitat type, see **Appendix 3**.

No further action is required regarding habitats.

Table 4.1: Habitats recorded on-site (UK Habitats Classification).

Primary Habitat (code) & Description	Secondary Habitat (code)	Ecological Importance	Photograph
Built-up areas and gardens (u1) The site is dominated by vegetated garden comprising areas of lawn (Photo 4.1), hedgerows (Photo 4.2), scattered trees (Photo 4.3) and introduced shrub. Grassland species within the lawn include annual meadow grass <i>Poa annua</i>, cock's-foot <i>Dactylis glomerata</i> and sweet vernal grass <i>Anthoxanthum odoratum</i> with common dog-violet <i>Viola riviniana</i>, common field speedwell <i>Veronica persica</i> and cut-leaf crane's-bill <i>Geranium dissectum</i> being common throughout. Hedgerow and tree species include field maple <i>Acer campestre</i>, Lawson's cypress <i>Chamaecyparis lawsoniana</i>, garden privet <i>Ligustrum ovalifolium</i>, hawthorn <i>Crataegus monogyna</i> and sycamore <i>Acer pseudoplatanus</i> with large pedunculate oak <i>Quercus robur</i> trees to the north of the site boundary. A small pond is also located within the site (Photo 4.4). The pond is c. 3m², and is above ground with high brick walls. Aquatic plants are present within the pond but it is ornamental. All garden habitats will be retained.	Ornamental lakes or ponds (46) Ruderal or ephemeral (81) Frequently mown (108) Fence (612) Vegetated garden (828) Flower bed (846) Introduced shrub (847) Mortared wall (853)	Importance: Site	Photo 4.1: Lawn in the north of the site.  Photo 4.2: Lawson's cypress hedgerow on the north-eastern site boundary. 

Photo 4.3: Scattered trees in the north of the site and beyond the site boundary.



Photo 4.4: Ornamental pond.



Developed land; sealed surface (u1b) Hard-standing is present throughout the site and includes paving around the building (Photo 4.5; Photo 4.6). This area has no ecological importance and will largely be lost to the development.		Importance: Negligible	Photo 4.5: Western patio area to the north of Building B1.  Photo 4.6: Eastern patio area to the north of Building B1. 
Buildings (u1b5) One building is present within the site boundary.	Residential building (818)	Importance: Negligible	The building is described in Section 4.2.6.

The existing building will be largely retained but the existing conservatory on the northern elevation will be lost to enable the construction of the new extension.			
Artificial unvegetated, unsealed surface (u1c) Unsealed surfaces are present within the south of the site and are used as a driveway (Photo 4.7). The unsealed surfaces have no ecological importance and will be retained.		Importance: Negligible	Photo 4.7: Driveway in the south of the site. 
Built linear features (u1e) Wooden fences and low brick walls (Photo 4.8) are present along the site boundaries. Built linear features have no ecological importance and will be retained.	Fence (612) Mortared wall (853)	Importance: Negligible	Photo 4.8: Low, mortared wall in the north of the site. 

4.2 Protected and Notable Species

Records of protected / notable species for the last ten years have been considered within the assessment below. None of the records pertain to the site, and MAGIC did not return any records of granted EPSM licences from within 2km.

4.2.1 Invertebrates

The SxBRC returned four records of stag beetle *Lucanus cervus*, one record of purple emperor *Apatura iris* and five records of brown hairstreak *Thecla betulae* which are listed on Schedule 5 of the WCA. All of the stag beetle records are from 2023 with the nearest being located c. 0.7km to the west of the site and the butterfly records are from within 1km of the site. Numerous records of Section 41 (NERC Act, 2006) moths and butterflies were returned including small heath *Coenonympha pamphilus* and dingy skipper *Erynnis tages* from within 1km of the site.

Habitats to be significantly impacted by the proposals (developed land; sealed surfaces) are unlikely to support rare or notable species. The pond is very small and had low macrophyte cover and is therefore considered unsuitable. No deadwood was noted within the site to support stag beetle larvae or other saproxylic invertebrates.

The site therefore holds **negligible** potential for rare / notable invertebrates. No further action is required.

4.2.2 Great Crested Newts and Common Toads

The SxBRC returned no records of great crested newt *Triturus cristatus* and one record of common toad *Bufo bufo* from 2020, within 1km of the site., MAGIC returned no EPSM licences for great crested newts or positive class licence returns from within 1km of the site.

One small ornamental pond is located within the site and one water-body is located within 250m (OS, 2026). Refer to **Figure 4.1**. No Habitat Suitability Index (HSI) assessments were carried out as the pond on-site would not be accessible for great crested newts due to the high brick sides and small size and the off-site pond was in a separate private curtilage.

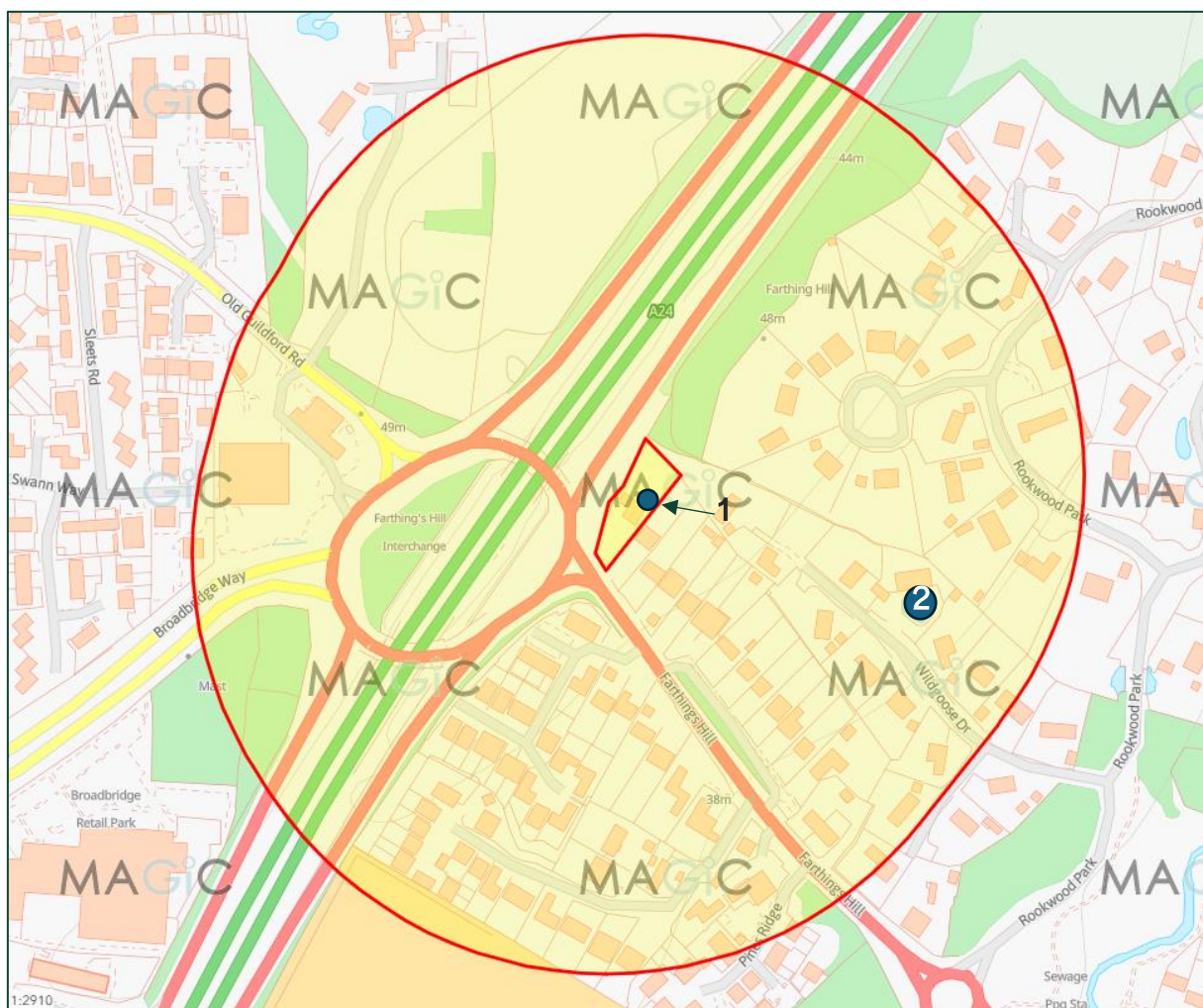
The site comprises areas of introduced shrub and flower beds with species present that could represent good quality terrestrial habitat for sheltering and over-

wintering great crested newts but the site is dominated by frequently mown lawn which provides no suitable habitat. It is understood that all habitats are to be left intact.

Even if great crested newts are present within the water-body located within 250m of the application site, it is unlikely that they would occasionally pass through the site as there are no nearby ponds to the north, west or south. It is also adjacent to a dual carriage way which acts as a barrier to ponds beyond this. Additionally, no works are proposed to any habitats which hold suitability for great crested newts.

The site therefore holds **negligible** potential for great crested newts and **impacts to other amphibians are not expected**. No further action is required.

Figure 4.1: Water-bodies (blue circles) within 250m of the site (MAGIC, 2026).



4.2.3 Reptiles

The SxBRC returned two records for slow-worm *Anguis fragilis*, with both records being located c. 0.9km to the south-east of the site from 2021 and one record for

common lizard *Zootoca vivipara* from 2021, located c. 0.55km to the south of the site.

The hedgerow and introduced shrub interfaces provide the habitat structure that reptiles typically require for foraging but the frequently mown lawn reduces the overall suitability of the habitats within the site. The woodland to the north of the site may also provide suitable foraging and hibernating habitat but will not provide suitable basking opportunities for reptiles. Additionally, no works are proposed to any habitats which hold suitability for reptiles.

Whilst the site holds **low** potential for reptiles, precautionary action for reptiles is recommended in **Section 5** in the unlikely event that reptiles are encountered during the works.

4.2.4 Birds

The SxBRC returned no records of bird species listed as Annex I (Birds Directive) and / or Schedule 1 (WCA) that would be likely to breed on-site. The records included species of Red- and Amber-listed Birds of Conservation Concern (BoCC) (Stanbury et al., 2021) that could breed on-site as follows: woodpigeon *Columba palumbus*, house sparrow *Passer domesticus* and dunnock *Prunella modularis*.

The following birds were incidentally recorded during the survey from both on the site and within the nearby area: robin *Erithacus rubecula*, chiffchaff *Phylloscopus collybita*, blue tit *Cyanistes caeruleus*, blackbird *Turdus merula*, blackcap *Sylvia atricapilla*, great tit *Parus major* and wren *Troglodytes troglodytes*.

Bird interest (nesting / foraging) is likely to be confined to the hedgerows and trees on all site boundaries. The site therefore holds **high** potential for widespread species of nesting bird. widespread species of nesting bird.

The site overall is, however, considered to hold **negligible** potential for bird species listed as Annex I (Birds Directive) and / or Schedule 1 (WCA). The small nature of the site, lack of connectivity to open areas of fields or water, and heavy levels of disturbance mean that the site has **negligible** potential for notable wintering bird species and assemblages.

Whilst the site is suitable for widespread species of nesting birds, no vegetated habitats or sections of the building with bird nesting features are being impacted by the development.

No further action is required for nesting birds.

4.2.5 Badgers

The SxBRC returned no records of badgers *Meles meles*. No badger setts were recorded within the site boundary. A 30m buffer area was not accessed due to the land to the north and east being private and the last to the west comprising a steep bank to a dual carriageway slip road. Mammal paths were, however, recorded within the south of the site but due to the site being in a residential area, and no other evidence of badgers, this is likely to be foxes or cats. No suitable foraging or commuting habitats are located within the site for badgers. Additionally, no vegetated habitats are being impacted by the development.

No further action is required.

4.2.6 Bats

The SxBRC returned records for four bat species: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Bechstein's *Myotis bechsteinii*, and noctule *Nyctalus noctula*. The Bechstein's bat was recorded in 2026, c. 0.3km to the north-east of the site. All other records are located within 1km of the site.

MAGIC returned no bat Mitigation Licences granted by Natural England within 1km of the site (MAGIC, 2026).

4.2.6.1 Roosting (Trees)

The trees surveyed on site are of **no** suitability for roosting bats during both the active and hibernation seasons as they lack suitable features. No further action is required.

4.2.6.2 Roosting (Buildings)

The bat roost suitability of the building on site that is proposed to be impacted has been described in **Table 4.2**. Refer to **Appendix 2** for the building location.

Table 4.2: Bat Roost Suitability of Buildings and Structures

Building	Evidence of bats	Potential roost and access features	Bat roosting suitability
B1	None	Lifted tiles on the northern and southern elevations.	Moderate – active season Negligible – hibernation season

B1: Northern elevation



B1: Eastern elevation



B1: Southern elevation



B1: Missing tile on the northern elevation



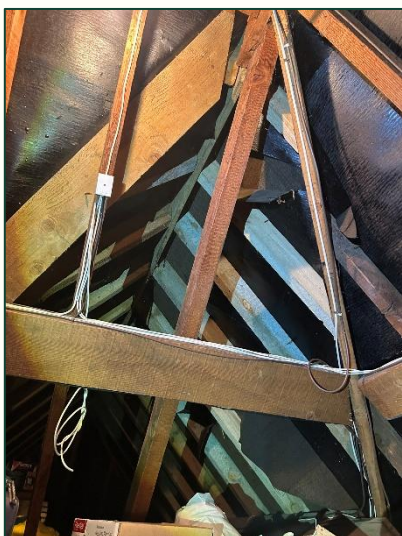
B1: Gaps under tiles on the southern elevation



B1: Southern internal loft void



B1: Northern internal loft void



Based on the results of the preliminary roost assessment, Building B1 holds **moderate** suitability for roosting bats during the active season and **negligible** suitability during the hibernation season.

Potential roosting features are present on the southern elevation and will not be impacted by any works. One missing tile on the northern elevation is a potential roost feature and whilst the extension will be adjoining the northern elevation, on the eastern side of the building, it will be a single storey extension, and will not be within close proximity to the potential roost feature. Therefore, no further action is required for roosting bats.

4.2.6.3 Foraging and Commuting

Suitable habitat for foraging and commuting bats was recorded within the site including hedgerows with suitable habitats also located within the wider area.

The site is therefore of **moderate** suitability for foraging and commuting bats. However, the proposed works will have no direct impact on the suitable foraging and commuting habitats within the site. Therefore, precautionary action for foraging and commuting bats has been recommended in **Section 5**.

4.2.7 Hazel Dormice

The SxBRC did not return any records for dormice *Muscardinus avellanarius* and MAGIC returned no mitigation licence applications within 1km of the site. The site is located within the dormouse natural range but whilst hazel, a suitable food plant, is located within the site, it is limited. The woodland to the north of the site may be

suitable for dormice but the species composition was not noted during the survey visit.

The site is therefore of **low** suitability for dormice. However, the proposed works will have no impact on the potentially suitable hazel dormice within the site. Therefore, no further action is required.

4.2.8 Other Section 41 Priority Species

The SxBRC returned records of the following Priority species which may utilise the habitats within the site: hedgehog *Erinaceus europaeus*. Seven records for hedgehog were returned, with the nearest being located c. 0.5km to the west of the site from 2017 and the most recent being located c. 0.8km to the south-west of the site from 2021.

The areas of introduced shrub and hedgerow bases hold **high** potential for foraging and sheltering hedgehogs. Suitable habitat is also present in the adjacent gardens and surrounding landscape. However, the proposed works will have no direct impact on the suitable hedgehog habitat within the site but precautionary action is recommended in **Section 5** to prevent any indirect impacts on hedgehogs.

4.2.9 Invasive Plants

Three-cornered leek *Allium triquetrum* was recorded within the western part of the site (**TN 1**). This invasive plant species is listed under Schedule 9 of the WCA.

If the three-cornered leek is to be removed or if it may be accidentally spread off-site by equipment used during the works, a methodology to prevent further spread has been recommended in **Section 5**.

5 Avoidance, Mitigation and Enhancement Recommendations

This section discusses recommendations for further surveys, avoidance, mitigation, and possible enhancements in line with relevant wildlife legislation and planning policy (see **Appendix 1**).

5.1 Avoidance and Mitigation

5.1.1 Reptiles

Store materials off the ground on pallets to prevent reptiles from taking refuge under them and maintain the mowing regime (keeping the sward height below 10cm) within the site to prevent the grassland from becoming suitable for reptiles.

5.1.2 Bats - Foraging and Commuting

The following measures should be implemented within the development to reduce impacts on foraging and commuting bats caused by artificial lighting (BCT & ILP, 2023):

- Direct any task lighting used during construction away from boundary trees (retained and new) and any newly installed bat boxes;
- Set any necessary security lighting on short timers with a sensitivity to large moving objects only;
- Consider installing internal light fittings in a recess where installed in proximity to windows facing the boundary vegetation in order to reduce glare and light spill;
- Limit lighting times to provide dark periods;
- LED light sources should be used wherever possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capabilities. A warm spectrum light (ideally <2700 Kelvin) should be used to reduce the blue light component. Lights should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012). Luminaires should be mounted on the horizontal, i.e. with no upward tilt. Avoid the use of UV light and do not use metal halide, fluorescent light sources; and
- As a last resort, use hoods or cowls to avoid light being directed at the sky or towards the boundary vegetation.

5.1.3 Hedgehog

Cover any trenches, holes or deep pits overnight, or use secured planks to allow any animals that fall in to escape during the construction period. A member of staff should check the site at the end of each working day to ensure that these provisions to protect nocturnal species have been made.

5.1.4 Invasive Species

If the three-cornered leek *Allium triquetrum* is to be impacted through accidental trampling during the construction phase, it should be removed to prevent further spread, either through manual excavation of bulbs in the early spring under wet conditions before flowering or using a systemic herbicide. Flowers should be cut down before they seed to prevent further spread. The waste must be disposed of at a licensed landfill site.

5.2 Enhancements

The recommendations below are designed to enhance the value of the site for wildlife, as encouraged through the National Planning Policy Framework (2021), and to help achieve qualitative species and habitat focused enhancement in the context of both national and local biodiversity priorities and targets.

- 1) Install one Schwegler 1B General Bird Box (or suitable long-lasting alternative) onto retained suitably mature trees and / or new buildings at least 3m above the ground, avoiding direct sunlight (not directly south-facing) and prevailing wind. Install and one Sparrow Terrace on the building at the eaves, away from artificial light spill and avoiding direct sunlight (not directly south-facing).
- 2) Install one Greenwood Half and Half Bat Box (or suitable long-lasting, self-cleaning alternative) onto a retained suitably mature tree or the building. Install the bat box at least 4m above the ground and face in a southerly or easterly direction, so that it receives sun for part of the day. Place the box clear of any obstructions to allow access for bats (e.g. over-hanging branches).

6 Conclusion

The development can proceed with minimal impact to habitats and protected / notable species if the avoidance and mitigation measures outlined within **Section 5.1** are implemented.

There is also the opportunity to enhance the development for local wildlife in the long-term by implementing the enhancement measures detailed in **Section 5.2**.

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8 Appendix 1 Legislation & Planning Policies

Legislation

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (CHSR) 2019

The CHSR 2019 transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) into English law, making it an offence to deliberately capture, kill or disturb wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).

The purpose of the 2019 amendments applied to the legislation were to ensure the continued functionality of the Regulations once the UK has left the European Union, with no policy changes included.

Wildlife & Countryside Act (WCA)

The WCA 1981, as amended by the Countryside and Rights of Way Act (CROW) 2000 and the Natural Environment and Rural Communities Act (NERC) 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act.

Sites of Special Scientific Interest (SSSI) are designated under this Act. Special Protection Areas (SPA) are strictly protected sites, designated under the Birds Directive, for rare and vulnerable birds and for regularly occurring migratory species.

Natural Environment & Rural Communities (NERC) Act

The NERC Act 2006 amends the CRow Act, by further extending the requirement to have regard for biodiversity to all public authorities, which includes local authorities and local planning authorities and requires that the Secretary of State consults Natural England (NE) in the publication of the list of living organisms and habitat types deemed to be of principal importance in conserving biodiversity.

National Planning Policy

National Planning Policy Framework (NPPF)

The NPPF sets out current government policy on biodiversity and nature conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning application (MHCLG, 2025). The NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within a development, following the principles of the mitigation hierarchy. The goals set out within the NPPF are for developments to minimise impacts on and provide net gains for biodiversity, including at the catchment or landscape scale.

The NPPF works in conjunction with Government Circular 06/2005 'Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System'.

Regional and Local Planning Policy and Guidance

Local Plans & Core Policies

County, District and Local Councils have adopted Plans and associated core policy and supplementary documents that include targets and policies which aim to maintain and enhance biodiversity. These are guided by the NPPF and used by Planning Authorities to inform planning decisions.

Natural England Standing Advice

Natural England has adopted national standing advice for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It replaces some of the individual comments that Natural England has provided in the past to local authorities.

Table 8.1: Relevant Protected Species Legislation

Species	Relevant Legislation	Level of Protection
Reptiles (adder, grass snake, common lizard & slow-worm)	Partially protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended).	It is an offence to: - intentionally kill or injure these animals. - sell, offer for sale, advertise for sale, possess or transport for the purposes of selling any live or dead animals or part of these animals.
Bats	European protected species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Full protection under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). Protected by the Wild Mammals (Protection) Act 1996.	It is an offence to: - intentionally kill, injure, or take any species of bat. - intentionally or recklessly disturb bats. - intentionally or recklessly damage destroy or obstruct access to bat roosts.
Wild Mammals	The Wild Mammals (Protection) Act 1996.	This makes it an offence to: crush or asphyxiate any wild mammal with intent to inflict unnecessary suffering. This may apply during site clearance for development, particularly where burrowing animals such as foxes and rabbits are present, since such animals could be crushed or asphyxiated in their burrows by heavy machinery.

9 Appendix 2 UK Habitat Plan

See next page.



Legend

- Application site boundary
- +++ Built linear features
- Target note
- ▨ Built-up areas and gardens
- ▩ Developed land. sealed surface
- ▤ Buildings
- ▥ Artificial unvegetated unsealed surface
- 46 - Ornamental lakes or ponds
- 81 - Ruderal or ephemeral
- 108 - Frequently mown
- 612 - Fence
- 828 - Vegetated garden
- 846 - Flower bed
- 847 - Introduced shrub
- 853 - Mortared wall
- 818 - Residential building

Site: Wedgewood

Address: Guildford Road, Farthing Hill,
Horsham, RH12 1TS

Client: Fulcrim Architects

Date: 30/04/2026

Surveyor: Caitlin Laver

10 Appendix 3 Indicative Species List

Table 10.1: Indicative species list from PEA survey.

Habitat Type/Parcel ID	Common Name	Scientific Name
Urban built-up areas and gardens	Cock's-foot	<i>Dactylis glomerata</i>
	Sweet vernal grass	<i>Anthoxanthum odoratum</i>
	Annual meadow grass	<i>Poa annua</i>
	Yorkshire fog	<i>Holcus lanata</i>
	Common field speedwell	<i>Veronica persica</i>
	Oxeye daisy	<i>Leucanthemum vulgare</i>
	Herb-robert	<i>Geranium robertianum</i>
	Bugle	<i>Ajuga reptans</i>
	Common daisy	<i>Bellis perennis</i>
	Common dog violet	<i>Viola riviniana</i>
	Dandelion	<i>Taraxacum officinale</i> agg.
	Germander speedwell	<i>Veronica chamaedrys</i>
	Meadow buttercup	<i>Ranunculus acris</i>
	Field woodrush	<i>Luzula campestris</i>
	White clover	<i>Trifolium repens</i>
	Wood avens	<i>Geum urbanum</i>
	Creeping cinquefoil	<i>Potentilla reptans</i>
	Creeping thistle	<i>Cirsium arvense</i>
	Pendulous sedge	<i>Carex pendula</i>
	Bluebell	<i>Hyacinthoides non-scripta</i>
	Ground ivy	<i>Glechoma hederacea</i>
	Groundsel	<i>Senecio vulgaris</i>
	Creeping buttercup	<i>Ranunculus repens</i>
	Ivy	<i>Hedera helix</i>
	Cleavers	<i>Galium aparine</i>
	Green alkanet	<i>Pentaglottis sempervirens</i>

Habitat Type/Parcel ID	Common Name	Scientific Name
	Daffodil	<i>Narcissus</i> sp.
	Greater periwinkle	<i>Vinca major</i>
	Broad-leaved dock	<i>Rumex obtusifolius</i>
	Lady's smock	<i>Cardamine pratensis</i>
	Bramble	<i>Rubus fruticosus</i> agg.
	Field forget-me-not	<i>Myosotis arvensis</i>
	Garden privet	<i>Ligustrum ovalifolium</i>
	Snowberry	<i>Symphoricarpos albus</i> var. <i>laevigatus</i>
	Hazel	<i>Corylus avellana</i>
	Sycamore	<i>Acer pseudoplatanus</i>
	Hawthorn	<i>Crataegus monogyna</i>
	Cherry laurel	<i>Prunus laurocerasus</i>
	Lawson's cypress	<i>Chamaecyparis lawsoniana</i>
	Field maple	<i>Acer campestre</i>
	Three-cornered leek	<i>Allium triquetrum</i>
	Pedunculate oak	<i>Quercus robur</i>
	Wild cherry	<i>Prunus avium</i>

11 Appendix 4 Wildlife Friendly Planting

Table 11.1: Native and wildlife-friendly shrubs (Natural England, 2008).

Common Name	Scientific Name
Hazel	<i>Corylus avellana</i>
Elder	<i>Sambucus nigra</i>
Goat willow	<i>Salix caprea</i>
Hawthorn	<i>Crataegus monogyna</i>
Dog rose	<i>Rosa canina</i>
Guelder rose	<i>Viburnum opulus</i>
Gorse	<i>Ulex europaeus</i>
Broom	<i>Cytisus scoparius</i>
Wayfaring tree	<i>Viburnum lantana</i>
Shrubby cinquefoil	<i>Potentilla fruticosa</i>
Raspberry	<i>Rubus idaeus</i>
Alder buckthorn	<i>Frangula alnus</i>
Wild privet	<i>Ligustrum vulgare</i>
Barberry	<i>Berberis × stenophylla</i>
Barberry	<i>Berberis vulgaris</i>
Bell heather	<i>Erica cinerea</i>
Bilberry	<i>Vaccinium myrtillus</i>
Black currant	<i>Ribes nigrum</i>
Blackthorn	<i>Prunus spinosa</i>
Buckthorn	<i>Rhamnus catharticus</i>
Butcher's-broom	<i>Ruscus aculeatus</i>
Cowberry	<i>Vaccinium vitis-idaea</i>
Cross-leaved heath	<i>Erica tetralix</i>
New Zealand holly	<i>Olearia macrodonta</i>
Daphne	<i>Daphne odora</i>
Dogwood	<i>Cornus sanguinea</i>
Field rose	<i>Rosa arvensis</i>
Firethorn	<i>Pyracanthus angustifolia</i>
Flowering Currant	<i>Ribes sanguineum</i>
Gooseberry	<i>Ribes uva-crispa</i>
Hebe 'Midsummer Beauty'	<i>Hebe sp.</i>
Himalayan honeysuckle	<i>Leycesteria formosa</i>
Holly	<i>Ilex aquifolium</i>
Japanese quince	<i>Chaenomeles japonica</i>
Lilac	<i>Syringa vulgaris</i>
Mexican orange	<i>Choisya ternata</i>
Mezereum	<i>Daphne mezereum</i>
Midland hawthorn	<i>Crataegus laevigata</i>
Oregon grape	<i>Mahonia aquifolium</i>

Common Name	Scientific Name
Osier	<i>Salix viminalis</i>
Purple willow	<i>Salix purpurea</i>
Snowy mespilus	<i>Amelanchier canadensis</i> , <i>Amelanchier lamarckii</i>
Spindle	<i>Euonymus europaeus</i>
Spurge laurel	<i>Daphne laureola</i>
Sweet briar	<i>Rosa rubiginosa</i>

Table 11.2: Native and wildlife-friendly trees (Natural England, 2008).

Common Name	Scientific Name
Pedunculate oak	<i>Quercus robur</i>
Ash	<i>Fraxinus excelsior</i>
Wych elm	<i>Ulmus glabra</i>
Whitebeam	<i>Sorbus aria</i> agg.
Rowan	<i>Sorbus aucuparia</i>
Aspen	<i>Populus tremula</i>
Apple	<i>Malus domestica</i>
Bird cherry	<i>Prunus padus</i>
Common alder	<i>Alnus glutinosa</i>
Crab apple	<i>Malus sylvestris</i>
Crack willow	<i>Salix fragilis</i>
Downy birch	<i>Betula pubescens</i>
Field maple	<i>Acer campestre</i>
Hornbeam	<i>Carpinus betulus</i>
Juniper	<i>Juniperus communis</i>
Large-leaved lime	<i>Tilia platyphyllos</i>
Small-leaved lime	<i>Tilia cordata</i>
Pear	<i>Pyrus communis</i>
Scots pine	<i>Pinus sylvestris</i>
Sessile oak	<i>Quercus petraea</i>
Silver birch	<i>Betula pendula</i>
Sweet chestnut	<i>Castanea sativa</i>
Wild cherry	<i>Prunus avium</i>
Wild service-tree	<i>Sorbus torminalis</i>
Yew	<i>Taxus baccata</i>

Table 11.3: Moth pollinator species (Butterfly Conservation, 2019).

Common Name	Scientific Name
Honeysuckle	<i>Lonicera periclymenum</i>
Jasmine	<i>Jasminum officinale</i>
Evening primrose	<i>Oenothera biennis</i>
Sweet rocket	<i>Hesperis matronalis</i>
Night-scented stock	<i>Matthiola bicornis</i>

Aubretia	<i>Aubretia sp.</i>
Cuckooflower	<i>Cardamine pratensis</i>
Forget-me-not	<i>Myosotis sp.</i>
Honesty	<i>Lunaria annua</i>
Pansy	<i>Viola sp.</i>
Primrose	<i>Primula veris</i>
Wallflower	<i>Erysimum sp.</i>
French marigold	<i>Tagetes sp.</i>
Ice plant	<i>Sedum sp.</i>
Knapweed	<i>Centaurea sp.</i>
Lavender	<i>Lavendula sp.</i>
Marjoram	<i>Origanum vulgare</i>
Michaelmas daisy	<i>Aster amellus</i>
Mint	<i>Mentha sp.</i>
Scabious	<i>Scabiosa sp.</i>
Thyme	<i>Thymus sp.</i>