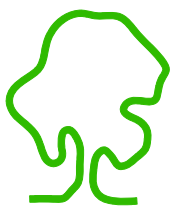


DENNE MEADOW CONSTRUCTION LTD

DENNE MEADOW FARM, DENNE ROAD, HORSHAM
WEST SUSSEX, RH12 1JR

Biodiversity Enhancement Scheme

February 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	650/GB/DenneMdwFrm/BES
Date	February 2026
Client	Denne Meadow Construction Ltd
Report type	Biodiversity Enhancement Scheme
Purpose	Planning Submission: Condition 4 of DC/25/1842
Revisions	-
Prepared by	Lucy Monday BSc (Hons), ACIEEM Signed 
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEnvSc Signed 

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Biodiversity Enhancement Scheme

February 2026

1. THE SITE AND BACKGROUND
2. EXISTING ECOLOGICAL STATUS
3. ECOLOGICAL ENHANCEMENT & MAINTENANCE MEASURES
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APPENDIX B: PROPOSED SITE PLANS

DENNE MEADOW CONSTRUCTION LTD

DENNE MEADOW FARM, DENNE ROAD, HORSHAM
WEST SUSSEX, RH12 1JR

Biodiversity Enhancement Scheme

February 2026

1. THE SITE AND BACKGROUND

1.1. Background

- 1.1.1. The following report, prepared by Environmental Assessment Services Limited, is to be submitted to Horsham District Council to address Condition No.4 issued under Planning Application Number DC/25/1842 for the permitted redevelopment of the site known as Denne Meadow Farm, in Horsham, West Sussex, for residential use.
- 1.1.2. The recommendations of this report are to be agreed with the developer/site owner and future occupant, and submitted for approval to Horsham District Council. Where the recommendations contained in section 3 of this report are approved, they are to be implemented and retained/managed as detailed thereafter. It is recommended that evidence of the completed works should be obtained and retained for confirmation should it be sought by the Council.

1.2. The Site

- 1.2.1. The existing site (approximately 3.7 ha) comprises two residential buildings and a number of detached outbuildings including a garage, office building, barns and sheds, located to the west of the site. To the east of the site is the garden area comprising an area of ornamental tree planting, orchard planting and lawn, together with an adjacent area of neutral grassland. The site is accessed via a private gated drive to the northwest of the site. See Appendix A for site location and existing site plans.
- 1.2.2. The site is currently owned by the future occupant of the site, Mr Christopher Reed, who holds all maintenance and management responsibilities.
- 1.2.3. Denne Meadow Farm is one of a small number of residential properties accessed from a private road extending from Denne Road, located to the south of Horsham town centre. The site lies to the west of Chesworth Farm, a Local Wildlife Site, and north of Denne Hill, an area with notable biodiversity. The area surrounding the site is characterised by a mixture of deciduous woodland, lowland meadow, wood pasture and open water associated with the River Arun.

1.3. Proposed Development

- 1.3.1. Planning permission has been granted for the removal of the existing buildings present on the site (excluding the derelict chicken shed to the north of the site, which is to be retained) and the redevelopment of the site to include the provision of a two-storey residential dwelling together with an annex and an agricultural style barn. The proposed development also includes relandscaping works around the buildings and the installation of a new pond to be located within the neutral grassland area northeast of the site.

1.4. Aim of Report

- 1.4.1. The aim of this report is to provide further detail of measures to be implemented as part of the site's redevelopment to enhance the overall ecological value of the site (i.e., a detailed scheme of biodiversity enhancements), with the aim of maximising ecological gains under the current scheme for development, as recommended within the PEA, and to satisfy Condition 4 set out by Horsham District Council under application DC/25/1842.
- 1.4.2. Condition 4 requires the submission and approval of a Biodiversity Enhancement Strategy for Protected and Priority Species. The content of the strategy is to include the following:
- (a) Purpose and conservation objective for the proposed enhancement measures.
 - (b) Detailed designs to achieve stated objectives.
 - (c) Locations of the proposed enhancement measures by appropriate maps and plans.
 - (d) Persons responsible for implementing the enhancement measures.
 - (e) Details of initial after care and long-term maintenance (where relevant).

2. EXISTING ECOLOGICAL STATUS

- 2.1. The Preliminary Ecological Appraisal (PEA), prepared November 2023 and updated January 2025, found the site to include habitats and features of ecological value, and which may support protected and notable species including trees and other planting, hedgerows, invertebrates, breeding birds, bats, reptiles, and amphibians for which further surveying and mitigation was recommended.
- 2.2. Based on the findings of the PEA, the following recommendations were made for the ecological enhancement of the site:
- i. Additional roosting and nesting features for both birds and bats should be included within the proposed development plans. The features to be included (e.g., bat boxes and nesting boxes) are confirmed within the Full Bat Roost Assessment, Simlaw Ecology Ltd (July 2024).
 - ii. Advice regarding the impact of lighting on wildlife should be provided to the property occupiers following the bat survey. Lighting should be

minimised to that required for safety to minimise negative impacts on wildlife.

- iii. Additional planting should include a variety of native trees, shrubs, and flowering plants to increase diversity within the site, improve foraging habitat, and provide shelter, hibernation, roosting, and nesting opportunities for local wildlife. Non-native planting should be avoided.
 - iv. Where new tree planting is incorporated into the redevelopment of the site, a tree planting schedule should be developed. This schedule should consider the ultimate size of the species selected, impacts from overshadowing, impacts from fruiting, and their benefits for wildlife.
 - v. The site could be enhanced by the planting of a hedgerow boundary, providing benefits for local wildlife while also increasing the privacy of the property. Should this be carried out, an agricultural mix is recommended including hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), field maple (*Acer campestre*), dog wood (*Cornus sanguinea*), crab apple (*Malus sylvestris*), guelder rose (*Viburnum opulus*), dog rose (*Rosa canina*) and hazel (*Corylus avellana*).
 - vi. Where possible, hedgerows on the site should be maintained and properly managed to preserve and enhance their structure and diversity thorough the development of a management scheme. On-site hedgerows should be joined to existing surrounding hedgerow where possible.
 - vii. Management of the existing orchard should be implemented in accordance with guidelines for the management of traditional orchards (which includes the management of both the fruit trees and understory grassland.)
 - viii. The short mowed improved grassland area present to the south of the office building is of generally low ecological value but may be improved. The ecological improvement of the grassland may be achieved with additional planting and through grassland management techniques designed to promote species diversity.
 - ix. The inclusion of native planting suitable for invertebrates (adult and larval stages) should be incorporated into any new soft landscaping that is planned for the site for the benefit of local invertebrate populations.
 - x. Log piles, earth mounds and hibernacula should be incorporated into the site to improve the site for a variety of species, including reptiles, amphibians and invertebrates.
- 2.3. The proposed enhancement recommendations have been agreed with the developer and are to be implemented as set out within the following section (3) of this report.

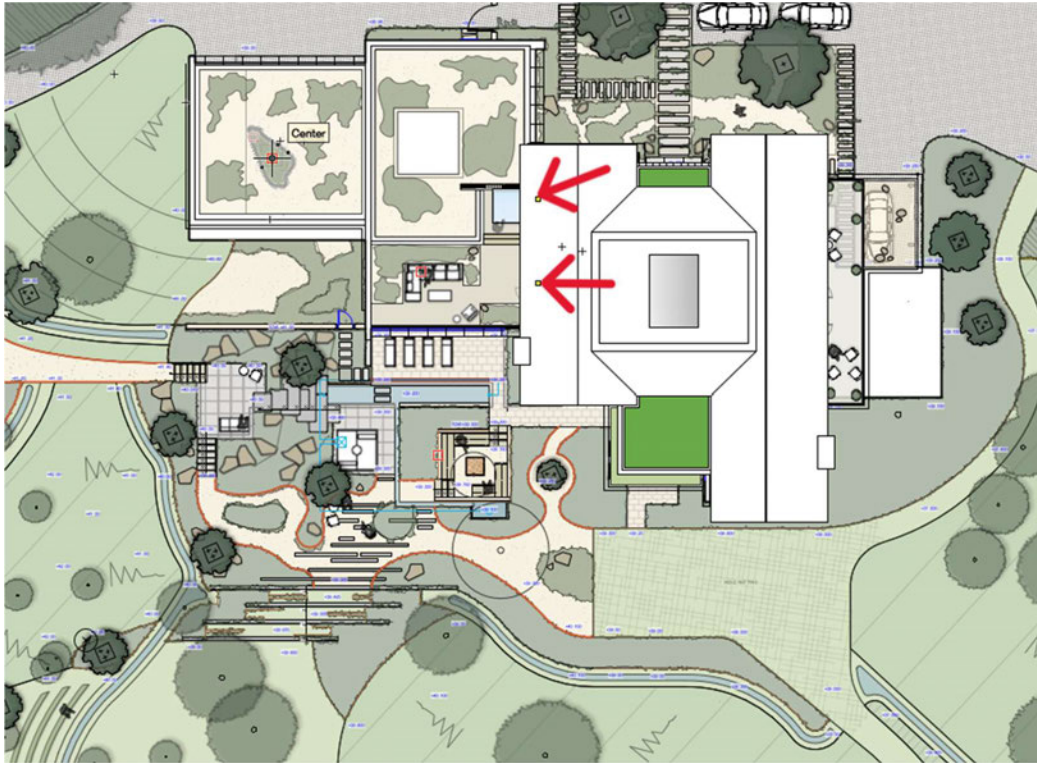
3. ECOLOGICAL ENHANCEMENT & MAINTENANCE MEASURES

The following ecological enhancement measures are based on the recommendations given in the PEA prepared in relation to the proposed redevelopment of the and which are set out in section 2 above.

3.1. Bat Roosting Features

- 3.1.1. Five bat roosting features (total) are to be incorporated into the site. These are to include the three bat boxes mounted on suitable trees within the site (which have been installed as detailed below) and two built-in features to be incorporated into the new building on site.
- 3.1.2. The three tree mounted bat boxes were installed by the project Ecological Clerk of Works prior to the demolition of the existing buildings under the guidance of a NE Earned Recognition licence holder, S. Murphy, of Sylvan Biodiversity. The boxes are Large multi-chamber bat boxes made of woodstone (provided by Wildcare – product No. SKU 10681). Where mounted on trees, these boxes are considered suitable for use by common, soprano and Nathusius's pipistrelle, Daubenton's bat, Natterers bat, common and lesser noctule and brown long-eared bat. This box type is considered appropriate based on the species recorded on site and within the wider area. Two boxes have been installed on a tree on the western boundary (at what three words reference: ///holly.popped.spots), and one on a tree within the wooded area to the north (at what three words reference: ///talent.piles.wider).
- 3.1.3. The tree mounted bat boxes are to be retained for a period no less than 10 years after completion of the proposed development and the features built into the fabric of the building are to be retained in perpetuity.
- 3.1.4. The features to be built into the fabric of the new dwelling on site are to include two roof tile sets to be mounted on the south facing pitch as illustrated below.





Red arrows show locations for 2 x bat access slates.

3.1.5. The Roof Access Slates (provided by beddoesproducts) will provide access to the roof space / batten cavity on the southern façade which will benefit from solar gains creating a warmer environment which is preferred by bats during the active season.

3.1.6. Roof lining materials that pose a risk of entanglement (which includes most modern roofing membranes and breathable roofing membranes) are NOT to be used (unless proven safe for bats, and approved by Natural England, for example TXL BatSafe). Type 1F Bitumen roofing felts are to be used within all new roofing areas which require such a liner. If an alternative bat safe liner is used a snagging propensity test pass certificate is to be secured to the membrane, where installed, for future reference / checks.

3.2. Lighting

3.2.1. No external lighting is to be installed as part of the redevelopment of the site. This is for the protection of light sensitive species (bats) which have been confirmed present and use the site.

3.2.2. Post development, if the occupants deem that some external lighting is required the following is to be applied:

- Activity response lighting would be used, i.e. lighting which is triggered by movement, in order to avoid prolonged light use which may prevent bats from moving through lite areas.

- Lighting brightness will be set as low as possible. Low-pressure sodium lamps would be used (high-pressure sodium or mercury lamps should not be used).
- Lighting fixtures would be mounted at low level and light spread will be limited. Light should not spread upward or be permitted to fall on linear planting features, the installed bat boxes or access routes to / from the boxes and the wider suitable habitat.

3.3. **Planting**

- 3.3.1. A planting scheme is being finalised for the site by Joe Perkins Design Ltd. This scheme includes a variety of trees, shrubs, flowering plants and bulbs to increase diversity within the site, improve foraging habitat, and provide shelter, hibernation, roosting, and nesting opportunities for local wildlife.
- 3.3.2. More naturalistic planting with native species is to be used on land to the east of the site which is sympathetic to the rural landscape to the east. In contrast planting within/on and adjacent to the buildings and hard landscaping is to be maximised to offer flowering plants for invertebrate benefit through the seasons.
- 3.3.3. A significant area of the site is to be retained as grassland. The grassland is to be enhanced by top seeding with native wildflowers and plugs, and through appropriate management to provide areas of longer and shorter sward length. The areas of shorter sward length are to be regularly cut, and the areas of taller sward are to be cut seasonally to promote and support wildflowers, improving the ecological value of the grassland habitat. Also see section 3.8 below.
- 3.3.4. The area of existing orchard planting is to be retained and appropriately maintained. This includes maintenance of the fruit trees and the underlying grassland, which is to be managed to increase wildflower abundance for the benefit of invertebrates (and other species). Also see section 3.7 below.
- 3.3.5. The new pond habitat and adjacent grassland is to be naturalistic in style with the use of native (and some non-native, but not invasive) species including a mix of submergent, emergent and marginal planting covering 50% of the water's surface.
- 3.3.6. Non-native and invasive planting as listed on Schedule 9 of the Wildlife and Countryside Act, and those listed as Sussex Invasive are not to be planted on site and are to be removed where found present. Particular care should be taken when finalising the planting schedule in and around the wetland / pond areas, where planting can be easily mobilised and enter the wider area.
- 3.3.7. The planting scheme is to be checked by the project ecologist to confirm the planting targets have been achieved. Amendments to the scheme will be made and implemented where deemed appropriate.

3.4. Tree Planting

3.4.1. The planting scheme for the site is to include new tree planting. A preference for native species is to be given on land to the east of the dwelling, however, trees within / adjacent to the hardstanding area adjacent to the buildings may include non-natives of greater ornamental value which are more suited to the planting location. Trees are to be selected and positioned in order that they may reach their full potential size in a healthy condition in order to provide long term net gains.

3.4.2. As mentioned above, the planting scheme is to be checked by the project ecologist to confirm the planting targets have been achieved, and amendments to the scheme will be made and implemented where deemed appropriate.

3.5. Hedgerow Planting

3.5.1. A double row of native hedging is proposed along the footpath and top road, in line with current farm grant requirements. Planting is to include a minimum of five-seven native species. Non-native hedging and single species hedging is not to be incorporated into the planting scheme, due to their negligible and sometimes negative biodiversity value.

3.5.2. In addition to the above, new native species buffer planting is to be planted along the western site boundary and linked to similar new planting on land within the wider ownership to the south-southwest. Where appropriately designed and managed, this type of planting may offer similar ecological benefits to that of native hedgerow planting.

3.6. Hedgerow & Buffer Planting Maintenance

3.6.1. Hedgerows are to be cut outside of the bird nesting season (February to August inclusive) to prevent impacting nesting birds. A target height and width of 1.5 meters is to be reached and maintained where possible.

3.6.2. Hedgerow planting is to be connected to the wider landscape wherever possible within the scheme.

3.7. Orchard Management

3.7.1. The traditional orchard is to be managed in accordance with current best practice guidelines for the management of this type of habitat (it is acknowledge that guidelines may change over time). Natural England have produced a series of guidance documents which should be followed until superseded. The fruit trees are to be managed in order that they age healthily, and either grazing or cutting of the understorey grassland is to be used to encourage a varied sward height and rich flora, beneficial for invertebrates, amphibians, reptiles and other species.

3.8. Grassland Enhancement

- 3.8.1. The grassland areas within the site are to be improved by over seeding with a wildflower mix and plug plants, as specified within the planting scheme prepared by Joe Perkins Designs Ltd, and through the implementation of a structured cutting programme which will create areas of both short and tall sward, including restricted cuts to some areas in order to promote flowering plants within the grassland. Systematic hand removal of undesirable species will be required while the grassland becomes established.

3.9. Planting for Invertebrates

- 3.9.1. A landscape and planting scheme outline has been prepared and is being finalised. The outline scheme includes areas of planting which will create a number of distinct habitats within the site which will have benefit for invertebrates. This includes the wooded area to the northeast of the site, orchard habitat to the south of the site, pond and water features, grassland habitat, native species buffer planting and ornamental planting adjacent to the buildings.
- 3.9.2. The wooded area to the northeast of the site is to be managed to improve age and structure which is presently limited due to the time of original planting. New planting should be introduced over time to improve the age structure, and aging trees should be retained with standing dead wood where possible. Ground flora is to be enhanced with native (and non-native) bulbs and plug plants with known benefits for wildlife. See planting schedule for species lists.
- 3.9.3. The orchard habitat, which includes the fruit trees and the underlying grassland, is likely to be of significant invertebrate value as this habitat matures, as set out in section 3.7 above. Other hibernacula are also to be included within this area to further enhance the site for invertebrates (see section 3.10 below).
- 3.9.4. The site scheme includes the development of a new pond and site drainage channels. The planting scheme for the pond is naturalistic with the use of native (and some non-native, but not invasive) species including mixed submergent, emergent and marginal planting to cover approximately 50% of the waters surface. This habitat will offer significant ecological net gain for invertebrates.
- 3.9.5. The grassland areas are to be cut and maintained to provide areas of varied sward height to support invertebrates at differing life stages. This scheme has been incorporated into the landscape design for the grounds, and is to be maintained by the site owner in perpetuity.
- 3.9.6. Both the buffer planting and ornamental planting adjacent to the buildings and access are to include a large variety of flowering plants offering an extended flowering season, mainly designed for aesthetic benefit, but which will also offer an extended nectar season for invertebrates. The dense planting of the buffer strip will also offer hibernacula benefits where appropriately maintained with shrub canopy at ground level.

3.10. Hibernacula

- 3.10.1. Log piles are to be created during the landscape and planting works associated with the redevelopment of the site and are to be ‘topped up’ there after with cuttings taken from the ongoing maintenance of trees and shrubs within the site and wider grounds.
- 3.10.2. Invertebrate features are to be installed within the grounds, within the area of orchard planting and within the grassland area adjacent to the pond. These features are to include ornamental structures with access and materials for a variety of invertebrate species.

4. MONITORING

4.1 Planting

- 4.1.1. Confirmation should be provided to Horsham District Council to confirm the above recommended planting has been undertaken in the first planting season, following completion of the build.
- 4.1.2. Monitoring is to be undertaken as agreed under the BNG requirements, as approved by Horsham District Council.

5. CONCLUSIONS

- 5.1. The Biodiversity Enhancement Strategy outlines the measures of enhancement to be implemented as part of the site’s redevelopment.
- 5.2. The current ecological value of the site is generally low. The recommended enhancement measures should significantly increase the habitat diversity of the site, provide increased foraging and nesting opportunities for local wildlife, and increase the aesthetic appeal of the area.
- 5.3. Basic monitoring and appropriate management of the site is required to ensure the measures provide the long-term biodiversity enhancement in accordance with current and approved BNG requirements.

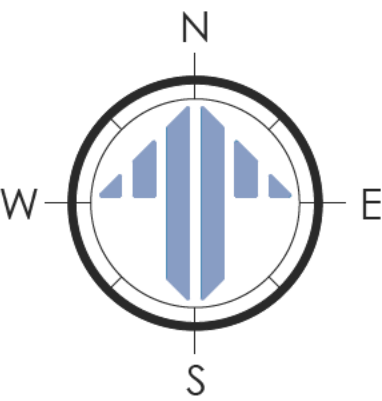


APPENDIX A

Site Location and Existing Site Plans

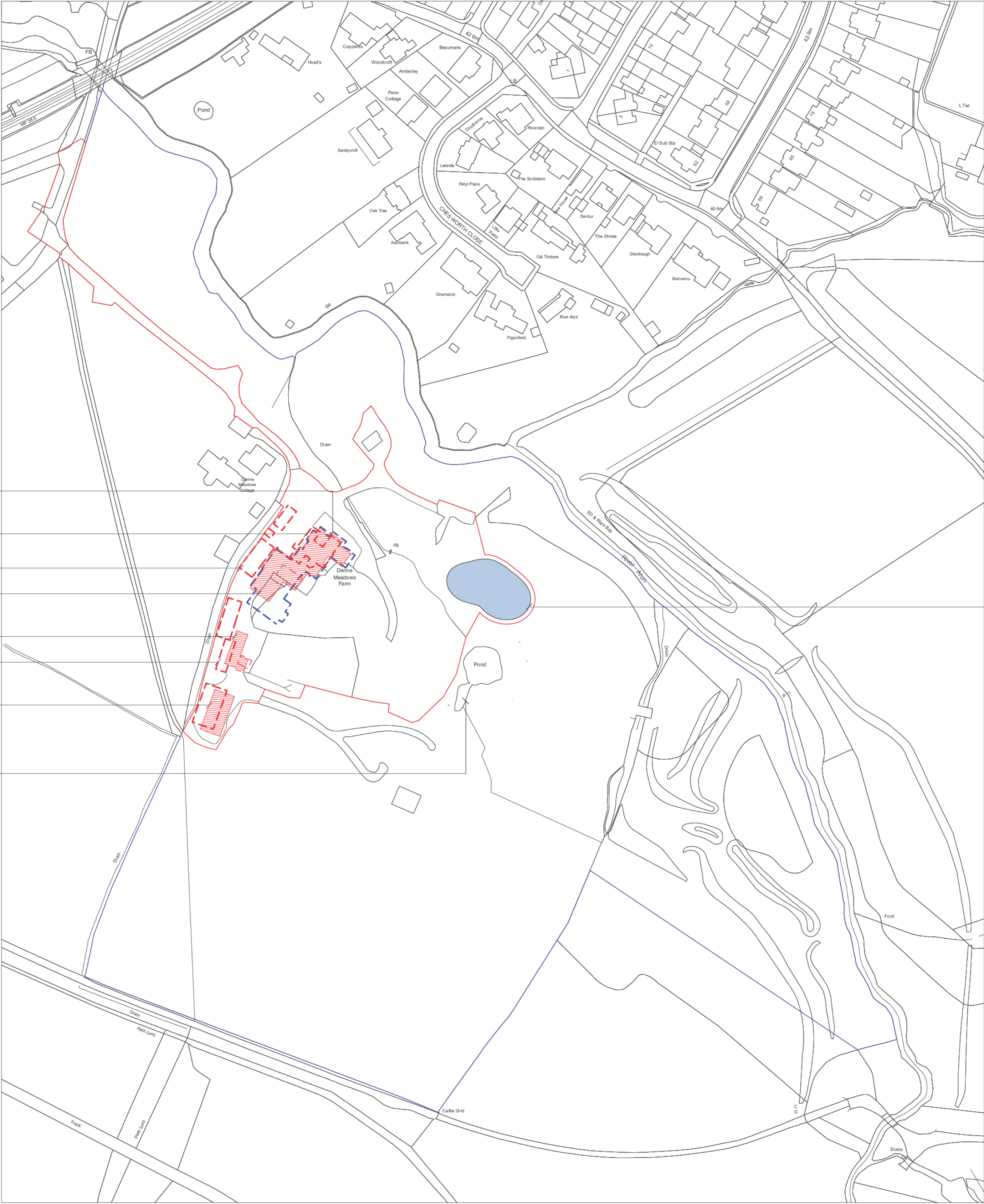
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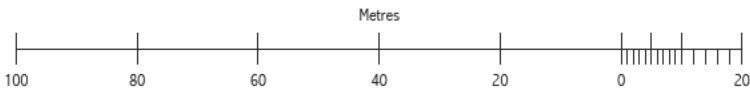


- BLUE LINE DENOTES LINE OF APPROVED SCHEME, SEE GENERAL ARRANGEMENT AND ELEVATIONS FOR FURTHER INFORMATION
- DASHED LINE DENOTE LINE OF EXISTING DWELLING TO BE DEMOLISHED, SEE SITE SURVEY FOR FURTHER INFORMATION
- DASHED LINE DENOTES LINE OF BUILDINGS TO BE DEMOLISHED, SEE SURVEY FOR FURTHER INFORMATION
- HATCH DENOTES LINE OF NEW DETACHED DWELLING, SEE SITE PLAN FOR FURTHER INFORMATION
- HATCH DENOTES LINE OF NEW DETACHED DWELLING, SEE SITE PLAN FOR FURTHER INFORMATION
- DASHED LINE DENOTES LINE OF EXISTING BARN TO BE DEMOLISHED
- HATCH DENOTES LINE OF NEW DETACHED STORAGE BARN, SEE GENERAL ARRANGEMENT AND ELEVATIONS FOR FURTHER INFORMATION
- DASHED LINE DENOTES LINE OF EXISTING POND TO BE ENLARGE TO ACCOMMODATE GROUND SOURCE HEAT PUMP

ALLOWANCE FOR NEW POND TO FORM PART OF THE BNG AND RENEWABLES STRATEGY. SEE SUPPORTING REPORTS FOR FURTHER INFORMATION



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DENNE MEADOW FARM - SITE LOCATION PLAN AS PROPOSED

SCALE 1:1250 ON AN A1 SHEET

REV.	DATE.	BY.	AMENDMENT.	CHK.	

PLANNING



2 Lucastes Mews, Paddockhall Road,
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CLIENT.
MR. & MRS. REED

PROJECT.
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DENNE ROAD
HORSHAM
RH12 1JR

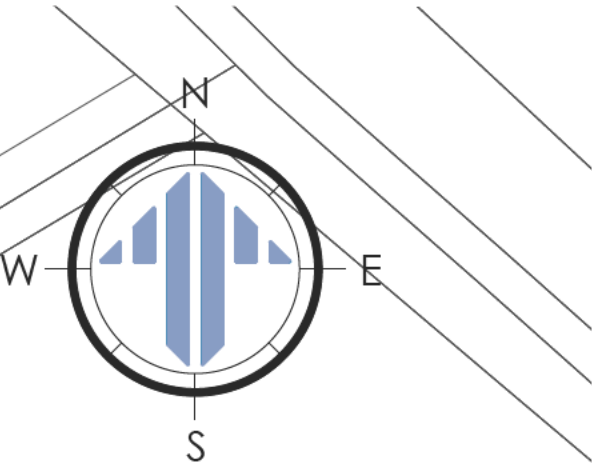
DRAWING.
DENNE MEADOW FARM - SITE
LOCATION PLAN AS PROPOSED

DATE. 23.10.25	SCALE AT A1. AS NOTED	DRAWN BY. MC CHECKED BY.
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MR. & MRS. REED

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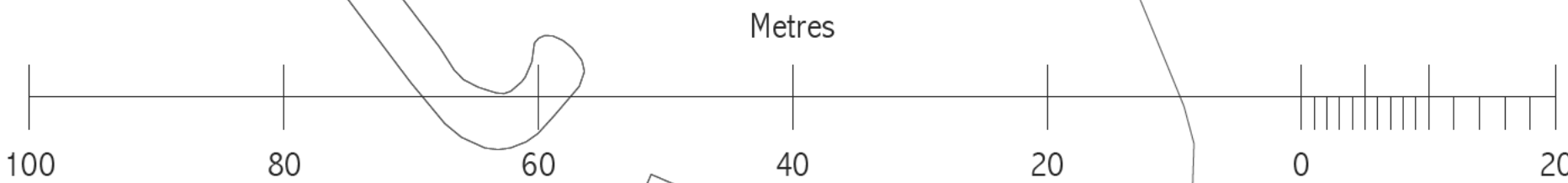
DRAWING.
DENNE MEADOW FARM - SITE
BLOCK PLAN AS PROPOSED

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		CHECKED BY.

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DENNE MEADOW FARM - SITE BLOCK PLAN AS PROPOSED

SCALE 1:500 ON AN A1 SHEET



APPENDIX B

Proposed Site Plans



- LEGEND**
- Lawns, Formal Lawn inc. Mole Netting;
 - Perennial Meadows;
 - Long Grass Meadows;
 - Biodiversity Area & Native Buffer Planting;
 - Ornamental Planting;
 - Existing Tree - to be retained;
 - Proposed Tree Planting;
 - Existing Tree - Removed;
 - Timber Edging 125mm; Steel Edging 150mm; Steel Edging 300mm;
 - Proposed Tarmacadam;
 - Proposed Poured Concrete; Exposed aggregate;
 - Proposed Concrete Paving;; Schellevis 'grey', Large Format; stack bond;
 - Proposed Concrete Pavers; Schellevis 'grey', B/P large, coursed;
 - Proposed Composite Deck; Oak inwood decking & 'Raail' roof system;
 - Proposed Gravel; Combedale chipping;
 - Proposed Bound Aggregate; Bourne Amenity hoggin;
 - Proposed Sandstone Steps & Riser; Sawm Yorkstone, coursed;
 - Proposed Concrete Floating Steps; Schellevis 'grey', large format;
 - Proposed Concrete Linear Steps; Schellevis 'grey', stackable element;
 - Proposed Timber Walling; sawn oak; Proposed Timber Steps; sawn oak;
 - Proposed Sandstone Walling; to match house;***
 - Proposed Gabion Walling; G/Steel Wire Gabions & sandstone infill;
 - Site Boundary & Fencing;
 - Proposed levels; Existing levels;
 - ACO Channel Drainage; Threshold Channel Drainage;
 - Land Drainage; Surface water to Treatment Plant / Soakway;
 - Ducting; Garden Lighting & Service Route to Shepherds Hut;
 - Taps; mains water; Power; mains power;
 - Sandstone Feature Boulders; Horsham Stone, inc. step stones;
 - Proposed Amphitheatres; Lawn Grass;
 - Proposed Vehicle Bridges; Sawn oak sleepers & g'steel;

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A.	25/11/19	MC.	FOR PLANNING.	MC
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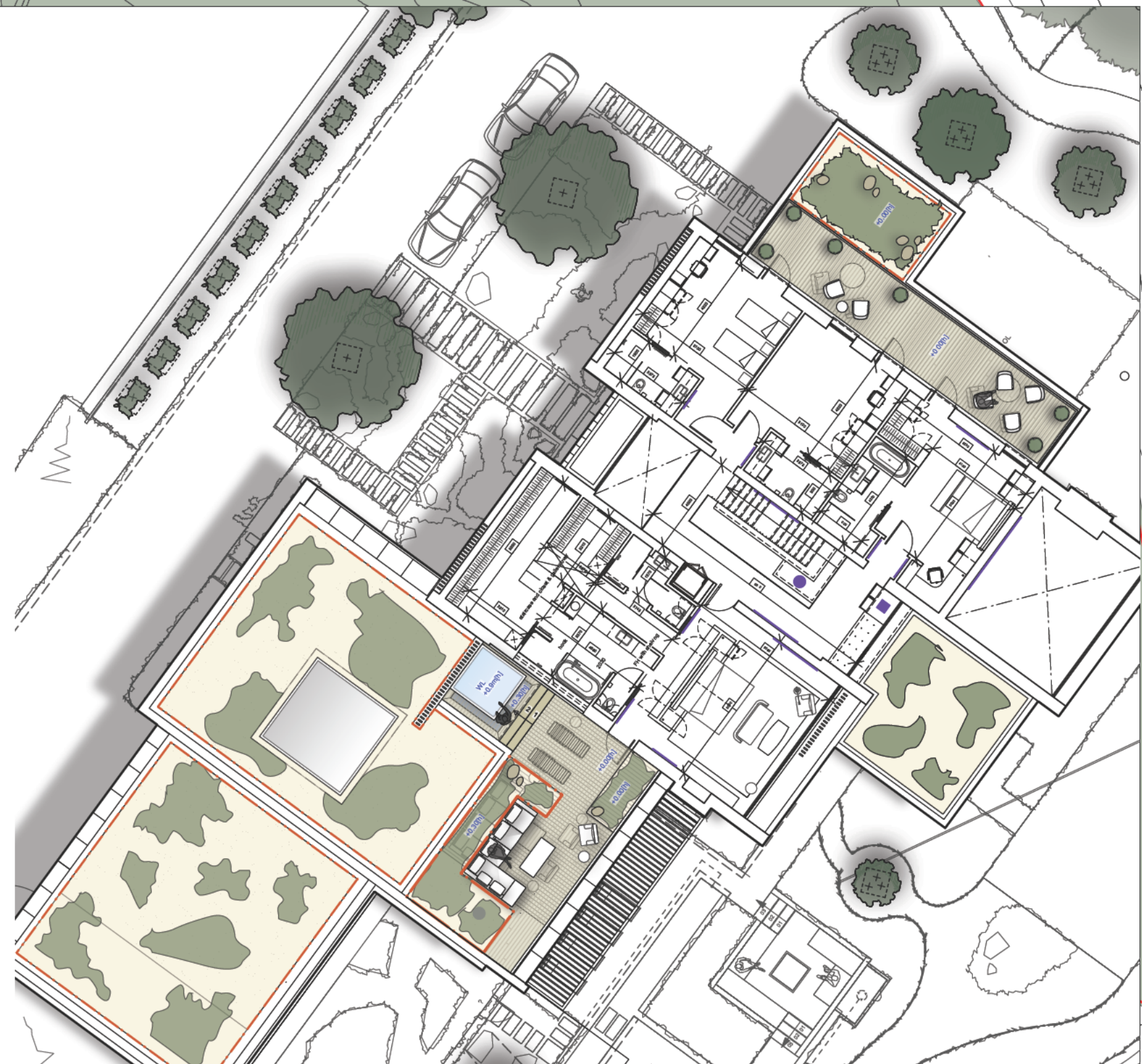
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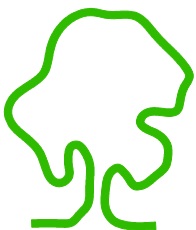
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eas ltd

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