

Ecological Impact Assessment

Document reference	AR188 – Sweetmans Barn Kitchen. EclA
Site	Sweetmans Barn Kitchen, Ashurst, BN44 3AP
Client	Mr A Whitehouse
Author	Alex Rosenfeld Ecologist
Revision Number	1
Report issue date	25/02/2026

The assessment and appraisal are considered relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site and scope of proposals. Should alterations to the proposals or site occur, the ecologist should be consulted to confirm that the appraisal is still valid.

Contents

Summary	3
1.0 Introduction.....	4
2.0 Scope of Assessment.....	6
3.0 Planning Policy and Legislation.....	7
4.0 Methodology.....	10
5.0 Constraints.....	13
6.0 Baseline Ecological Conditions	13
7.0 Protected Species Assessment.....	14
8.0 Evaluation of Impacts and Mitigation	19
9.0 Ecological Enhancements.....	21
10.0 Conclusions.....	22
11.0 References.....	23
13.0 Appendix A - Site Photos	24
14.0 Appendix B - Pond Locations.....	29

Summary

Mr A Whitehouse has commissioned a Preliminary Bat Roost Assessment, Preliminary Ecological Appraisal and Ecological Impact Assessment for proposals at Sweetmans Barn Kitchen, Ashurst, BN44 3AP (*grid reference: TQ17951617, hereafter referred to as 'the site'*).

The proposals are for a new kitchen-dining room to be built between two existing barns.

A Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal were carried out on the 11th November 2025 by Alex Rosenfeld.

The proposals area consists of two barns of wood and stone construction with a grass/hardstanding courtyard.

The western barn (B1) offered '**low**' **suitability** for roosting bats. The eastern barn (B2) offered '**negligible**' **value** for bats.

No statutory designated sites lie within a 2.0km radius of the site.

The site lies within a 'red impact risk zone' for great crested newts (GCN). The potential impacts upon GCN shall be assessed within this report.

The site is of '**low**' **value** to nesting birds, foraging REDACTED hedgehog and reptiles.

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon designated sites, habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor gain of onsite ecology. The proposals would therefore accord with the relevant Local Plan Policies.

1.0 Introduction

- 1.1 Mr A Whitehouse has commissioned a Preliminary Bat Roost Assessment, Preliminary Ecological Appraisal and Ecological Impact Assessment at Sweetmans Barn Kitchen, Ashurst BN44 3AP (grid reference: TQ17951617, hereafter referred to as 'the site'). The proposals are for a new kitchen dining room to be built between two existing barns.
- 1.2 A Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal were carried out on the 11th November 2025 by Alex Rosenfeld (6 years' professional experience).
- 1.3 The following Ecological Impact Assessment report has been completed by Alex Rosenfeld. The purpose of the assessment has been to identify whether any potential impacts upon protected species, habitats or designated sites might occur, and to propose mitigation or avoidance measures where necessary.
- 1.4 Based on the results of the appraisal, recommendations for potential ecological enhancements have been provided.

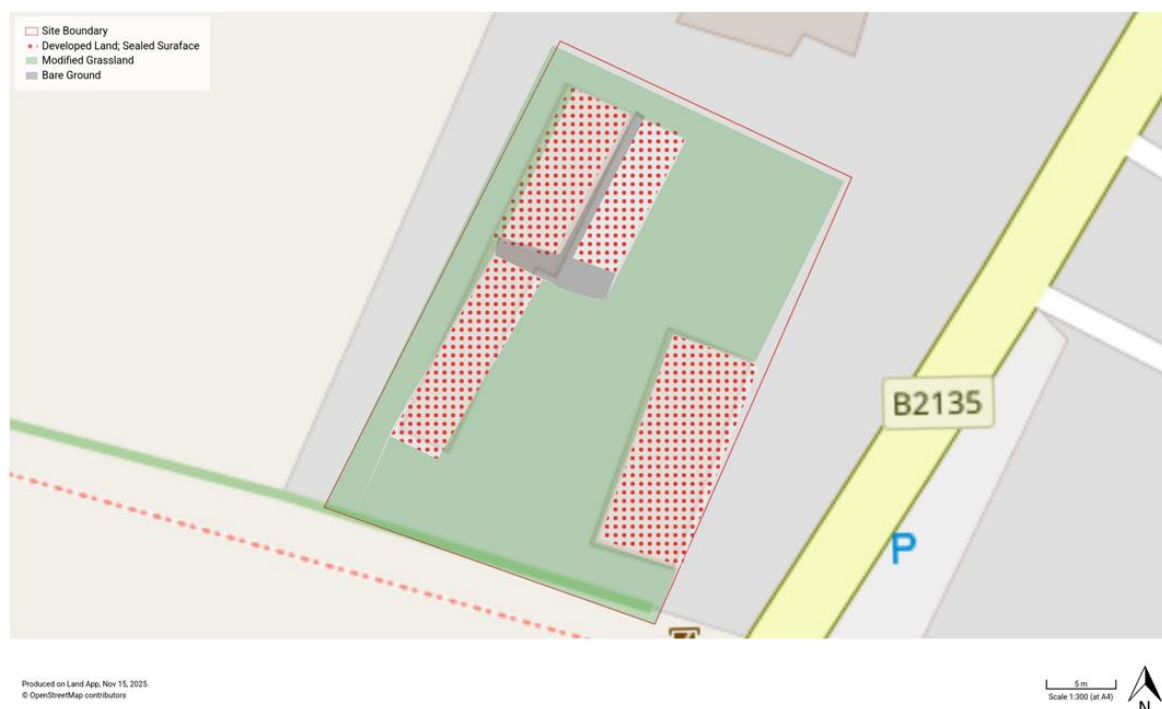
Site Description and Surrounding Area

- 1.5 The proposals area consists of two barns of wood and stone construction with a grass/hardstanding courtyard. Surrounding the proposed works area within the same landholding is a mobile home, and an open sided lean-to storage area with hardstanding and bare ground.

Figure No. 01 – Site location



Figure No.02 – UKHabs Map



- 1.6 The site is located in the village of Ashurst, West Sussex. It is bound to the north by domestic dwellings. To the west and south are pasture fields. The B2135 road bounds the eastern boundary.
- 1.7 The wider area is rural, comprised primarily of arable fields and pasture divided by hedgerows. Pockets of woodland are present. The town of Henfield lies 1.07km east.
- 1.8 No ponds are onsite. 9no. ponds are within a 500 meter radius of the site. The closest pond is C.18 meters to the east of the site.

Proposals

- 1.9 The proposals are for a new kitchen-dining room to be built between two existing barns.
- 1.10 The western barn (B1) offered '**low**' **suitability** for roosting bats. The eastern barn (B2) offered '**negligible**' **suitability** for bats. The surrounding paddocks and hedgerows are of '**moderate**' **value** to foraging and commuting bats.
- 1.11 The site is within the 'red impact risk zone' for GCN. As such an assessment of the sites suitability for GCN was undertaken.

2.0 Scope of Assessment

1. *Categorise habitats present on the site;*
 2. *Identify habitat which may have potential for protected species;*
 3. *Identify whether any signs of protected species are present on-site;*
 4. *Recommend whether further surveys are required, or whether there are any relevant constraints with regards to protected species;*
 5. *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
 6. *Provide recommendations as to how the site and proposals could be enhanced with regards to protected species and habitats.*
- 2.1 The assessment and appraisal are considered relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site and scope of proposals. Should alterations to the proposals or site occur, the ecologist should be consulted to confirm that the appraisal is still valid.

3.0 Planning Policy and Legislation

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) was updated in December 2024 and sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.
- 3.3 The current Local Plan is subject to Regulation 19. Therefore, The Horsham District Planning Framework (Horsham District Council, 2015 - 2031) was used to appraise the proposals.
- 3.4 The Horsham District Planning Framework sets out the existing planning policies for development in the district in relation to biodiversity. Those of potential relevance to this assessment are highlighted in the table below:

Policy Reference	Policy Text
<i>Policy 25: The Natural Environment and Landscape Character</i>	<i>The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:</i> <i>1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.</i> <i>2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.</i> <i>3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.</i> <i>4. Conserve and where possible enhance the setting of the South Downs National Park.</i>
<i>Policy 26: Countryside Protection</i>	<i>Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:</i> <i>1. Support the needs of agriculture or forestry;</i> <i>2. Enable the extraction of minerals or the disposal of waste;</i>

	3. Provide for quiet informal recreational use; or 4. Enable the sustainable development of rural areas. <i>In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;</i> 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change; 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and 3. The landform of the area.
Policy 31: Green Infrastructure and Biodiversity	<i>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.</i> <i>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.</i> <i>Where felling of protected trees is necessary, replacement planting with a suitable species will be required.</i> <i>Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:</i> 1. Special Protection Area (SPA) and Special Areas of Conservation (SAC) 2. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs) 3. 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. <i>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> 1. The reason for the development clearly outweighs the need to protect the value of the site; and,

	2. <i>That appropriate mitigation and compensation measures are provided.</i> <i>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.</i>
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- The Conservation of Habitats and Species Regulations 2017;
- The Wildlife and Countryside Act 1981 (as amended);
- The Natural Environment and Rural Communities (NERC) Act 2006;
- The Protection of Mammals Act 1996.

- 3.7 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.
- 3.8 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.
- 3.9 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Protection of Mammals Act 1996.

4.0 Methodology

Desktop Study

- 4.1 'Magic' Maps was consulted for information pertaining to priority habitats, statutory designated sites and permitted European Protected Species Mitigation Licences (EPSML's) within a potential zone of influence of the development site.
- 4.2 The following potential zones of influence have been used when identifying designated sites in the local area: Local Nature Reserves (LNRs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) were searched for within a 2.0km radius of the site, and internationally designated sites including Special Protection Areas (SPAs), potential Special Protection Areas (pSPAs), Ramsars (Wetlands of International Importance) and proposed Ramsars (pRamsar) within a 10km radius of the site. Special Areas of Conservation (SACs) and possible Special Areas of Conservation (pSACs) within a 12km radius of the site, to account for the potential presence of SAC's designated for their bat interest, in accordance with recent guidance (SDNP, 2020).
- 4.3 Due to the scale and scope of proposals, a biodiversity record centre was not considered necessary.
- 4.4 A search was carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland.
- 4.5 The report is written based on the following guidance:
 - CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017)
 - CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)
 - Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include:
 - o CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)
 - o CIEEM Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. Second Edition (CIEEM, 2017)
 - o Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)

Site Visit

- 4.7 A site visit was conducted on 11th November 2025 during suitable conditions (15°C, no rain with 100% cloud cover and a westerly breeze). Habitats were recorded broadly according to the UK-Habs Classification System as described within the UK Habitats Manual v2.01 (UKHab Ltd 2023). All habitats present on-site were recorded on a UKHab map (*Figure No. 01 – Site Habitat Plan*).
- 4.8 During the survey any constraints with regard to protected species were considered; potential for impacts upon protected species even when evidence of such was not noted at the time of survey.
- 4.9 Points of interest for protected species have been plotted into the Site Habitat Plan and within target notes. Protected and Notable Species considered as part of this assessment include but are not limited to:
- *Bats – foraging, commuting, roosting, swarming and hibernating;*
 - [REDACTED]
 - *Dormice Muscardinus avellanarius – nesting and commuting;*
 - *Great Crested Newts Triturus cristatus and other Amphibians such as Common Toads Bufo bufo – terrestrial active and hibernation habitat and aquatic habitat, including commuting;*
 - *Birds – nesting, foraging and wintering;*
 - *Reptiles – terrestrial active and hibernation habitat;*
 - *Rare or Notable Invertebrates;*
 - *Rare or Notable Plants;*
 - *Water Voles Arvicola amphibius – foraging and shelter habitats;*
 - *Otters Lutra lutra – foraging and shelter habitats;*
 - *White-clawed Crayfish Austropotamobius pallipes;*
- 4.10 The structure were inspected for features conducive to bat and bird roosting. The bat roost assessment was conducted following the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023). Any evidence of bats such as grease marks, bat droppings, feeding remains and suitable cavities were noted.
- 4.11 Structures were assigned levels of bat roost suitability, ranging between negligible and high for buildings.

- 4.12 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within the Survey Guidelines and all reasonable effort has been made to identify evidence of protected species. The further revisits added certainty to the original findings.

HSI Assessment

- 4.13 During the site visit, all accessible ponds were appraised for their value to support GCN. As such the following factors were assessed and quantified before being placed into the HSI calculator noted within the report below.

- Geographic Location
- Pond Area
- Pond Permanence
- Shade Cover
- Waterfowl Presence
- Fish Presence
- Surrounding Pond Density
- Terrestrial Habitat Quality
- Macrophyte Cover

- 4.14 The overall score obtained by the pond based on the results of the above factors creates a score showing the overall value of the pond of Excellent, Good, Average, Below Average, Poor.

Ecological Impact Assessment

- 4.15 The methodology for Ecological Impact Assessment (EclA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2018). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

- 4.16 Each ecological feature within the site has been considered within a defined Geographic context such as:

- International and European;
- National;
- Regional;

- County;
- District;
- Local;
- Site Level;
- Negligible.

4.17 Based upon CIEEM guidance, value was determined with reference to the following factors:

- Its inclusion as a Designated Site or other protected area;
- The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
- The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
- The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
- The sites social and economic value.

4.18 Specifically in the case of bats, the impact assessment has been conducted in accordance with the recently published Bat Mitigation Guidelines (Reason and Wray 2023). Other relevant guidelines such as the Dormouse Conservation Handbook, Great Crested Newt Mitigation Guidelines and Froglife Advice Sheet for Reptiles were consulted as appropriate.

5.0 Constraints

5.1 Of the ponds noted within a 500m radius of the site, only one was accessible to gather an HSI Score. However, it is considered that this shall not affect the outcome of the survey or its findings.

6.0 Baseline Ecological Conditions

Desktop Study

Designated Sites and Habitats within 12.0km

- 6.1 The table below is included to allow the ecological context of the site against that of the wider area. This allows decisions regarding habitat change and protected species to be considered. The habitats of the protected sites listed below may not represent that of the site and may not be affected by proposals.
- 6.2 No Statutory designated sites were noted within a 2.0km radius of the site.
- 6.3 No Non-statutory designated sites were noted within a 1.0km radius of the site.
- 6.4 Due to the nature of the proposals, the LPA will not have to consult with Natural England.

Habitats

Desk Study

- 6.5 Within 1.0km of the site there are Priority Habitats of Deciduous Woodland, Coastal and Floodplain Grazing Marsh and Traditional Orchards. The closest Priority Habitat lies 0.2km west.

Site Assessment

- 6.6 The site is given over to the following habitats.

U1b5 – Buildings

- 6.7 The western barn (B1) is of flint and mortar construction, the eastern barn (B2) is of wooden slat construction. Both barns have tiled roofs. To the north of the site lies a corrugated steel lean-to and a mobile home. Overall, this habitat is of '**negligible**' ecological value.

510 – Bare Ground

- 6.8 A small area of bare ground is noted between the two barns and by the lean-to to the north of the construction area. Overall, this habitat is of '**low**' ecological value.

U1b6 – Other developed Land

- 6.9 Under the cover of the lean-to, to the north of the site is a small area of concrete. Overall, this habitat is of '**negligible**' ecological value.

G4 – Modified Grassland

- 6.10 The majority of the site consisted of modified grassland. Species noted consisted of red fescue (*Festuca rubra*), perennial ryegrass (*Lolium perenne*), annual meadow grass (*Poa annua*) and plantain (*Plantago major*). Overall, this habitat is of '**low**' ecological value.

7.0 Protected Species Assessment

Bats

Desk Study

- 7.1 No granted European Protected Species Licence within the past 10 years are noted within a 2.0km radius of the site.
- 7.2 There are records of Common and nathusius's pipistrelle (*Pipistrellus pipistrellus* and *Pipistrellus nathusii*), serotine (*Eptesicus serotinus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Bechstein's (*Myotis bechsteinii*) and western barbastelle (*Barbastella barbastellus*) within a 2.0km radius.

Site Assessment - Buildings

- 7.3 No signs of bat were noted during the assessment.
- 7.4 B1 is a flint and mortar barn with slate tiled roof. Several crevices and gaps were noted under the tiles along the length of the barn which would allow bats to roost.
- 7.5 B1 soffits and facias all appear to be in good condition and provide little value to bats.

- 7.6 Internally B1 had roofing membrane which could create space for bats to enter from the crevices created between the roof tiles.
- 7.7 B2 is a large wooden slat constructed barn with slate tiled roof. The roof tiles are laid flat to one another creating no visible crevices of value to roosting bats.
- 7.8 The internal roof space of B2 is rendered plaster and of no value to bats.
- 7.9 The Lean-to and mobile home to the north of the site are of no value to bats whatsoever and display no features of value to roosting bats.
- 7.10 Overall, B1 is of '**low**' suitability for roosting bats. B2-B4 are of '**negligible**' suitability for roosting bats.

Foraging and Commuting

- 7.11 The surrounding area provides prime commuting and foraging opportunities for bats along hedgerows and fields. The pond 18 m to the east of the site also provides foraging opportunities. Furthermore, the lack of night time lighting within the local area is conducive to supporting foraging bats.

Birds

Desk Study

- 7.12 Numerous bird species are present in the local area, including those which utilise garden and hedgerow habitats. Species which could utilise the hedgerow and shrub to nest include song thrush (*Turdus philomelos*), blackbird (*Turdus merula*), wren (*Troglodytes troglodytes*) and robin (*Erithacus rubecula*).

Site Assessment

- 7.13 The site provides little nesting opportunities due to the small site size and lack of shrubs/trees / scrub. A beech (*Fagus sylvatica*) hedgerow runs just to the south of the site.
- 7.14 The land was of limited use to foraging birds such as robin and starling which may use the ground to search for invertebrates.
- 7.15 No nesting value or evidence was noted within the buildings. The wider landholding is of '**negligible**' value to nesting and '**low**' value to foraging birds.

Reptiles

Desk Study

- 7.16 There are multiple records of reptiles within a 2.0 km radius of the site.

Site Assessment

- 7.17 The land within the redline boundary was of '**negligible**' value to reptiles as it consisted solely of hard surfacing.
- 7.18 The wider landholding was of '**low**' value to reptiles due to the long sward height of the surrounding paddocks and connectivity of habitats within the wider area.

7.19 The works area is of no value to reptiles and no areas of value to reptiles will be affected.

Amphibians

Desk Study

7.20 The site is within the red impact zone for GCN.

7.21 No ponds are onsite. 9no. ponds were noted within a 500-meter radius of the site. The closest is 18 meters east of the site.

Site Assessment

7.22 There is a '**low/negligible**' potential for amphibians to be present on site. The surrounding habitats of paddock to the west and south are of long sward height and provide very limited foraging and commuting opportunities.

7.23 Despite the surrounding ponds being to all aspects of the site, there are limited entry points to the site. To the north of the works area runs a well maintained close-board wooden fence with domestic dwellings and gardens to the north. To the south of the site runs a small ditch with steep banks, not conducive to supporting commuting amphibians.

7.24 The long sward height grass paddock to the west of site is sub-optimal for commuting GCN.

7.25 The works area is enclosed by B1 and B2 to the west and east. To the north of the proposed kitchen lies a flint wall, further hindering access. The potential for GCN to enter the works area is minimal due to the location of the works and only likely from the south.

7.26 The works area itself is of '**negligible**' value to GCN due to the minimal vegetation in the surrounding area. The bare ground and the grass which is present within the works footprint is of no value whatsoever to GCN.

7.27 The closest pond to the site, 18m east, was of '**negligible**' value to GCN due to the fact it was stocked with fish and had waterfowl present which vastly reduces the potential for GCN to be present.

7.28 The following HSI assessment of the pond confirmed that the pond had little value to GCN.

Figure NO.03 – HSI Calculations

	Pond Name	1
	Grid Ref	TQ17971612
SI No	SI Description	SI Value
1	Geographic location	1.00
2	Pond area	0.10
3	Pond permanence	1.00
4	Water quality	0.10
5	Shade	1.00
6	Water fowl effect	0.01
7	Fish presence	0.33
8	Pond Density	1.00
9	Terrestrial habitat	0.33
10	Macrophyte cover	0.50
HSI Score		0.30
Pond suitability (see below)		Poor
	HIS Score	Pond Suitability
	< 0.50	Poor
	0.50 - 0.59	Below average
	0.60 - 0.69	Average
	0.70 - 0.79	Good
	> 0.80	Excellent

7.29 The potential for GCN to be present onsite is **highly unlikely** within the works area.

██████

Desk Study

7.30 ██████ (*Meles meles*) records are confidential, but they are likely present nearby.

Site Assessment

7.31 No evidence of ██████ such as setts, snuffle holes or latrines were noted. The site is bound by pasture fields, fences and road. No vegetation runs were noted within the fields. No potential access holes were noted within the fencing. The site provides very limited opportunities for foraging ██████

Other

7.32 No potential for or evidence of any other protected species such as rare plants was recorded. There is good potential for hedgehogs *Erinaceus europaeus* to forage in the grass on the west of site given its connectivity to other habitats of value. No impacts upon other protected species are considered likely and have not been assessed further.

8.0 Evaluation of Impacts and Mitigation

Designated Sites

Potential Impacts

- 8.1 None foreseen.

Avoidance, Mitigation and Compensation

- 8.2 None required.

Habitats

Potential Impacts

- 8.3 The proposals shall affect hard surfaces, bare ground and small areas of modified grassland.

Avoidance, Mitigation and Compensation

- 8.4 Ensure all materials and plant machinery affect the minimal area of soft surfaces possible by creating pre-determined routes which plant machinery shall use. Specific material storage areas shall be implemented to ensure excess land isn't degraded through works.
- 8.5 All hazardous chemicals should be stored on existing hard surfaces away from soft or open ground. Refuelling should be undertaken in a designated area on existing hard surfaces. Spill kits should be provided in case of emergency.
- 8.6 Any areas of grassland removed or disturbed by works shall be relaid with turf once works are complete.

Bats

Potential Impacts

- 8.7 Inappropriate lighting could lead to loss of foraging areas for bats.
- 8.8 B1 holds bat roost suitability. Lack of mitigation could lead to the injury or death of a bat.

Avoidance, Mitigation and Compensation

- 8.9 To establish exactly if and how bats are using B1, a single bat emergence surveys is required to ensure no bats are injured or killed during works.
- 8.10 The survey shall take place between **mid-May and August** on a night of suitable conditions (above 9 degrees and calm winds with no rain). It shall commence 15 minutes before sunset and continue for 1.5 hours after sunset.
- 8.11 Works shall be designed to minimise disturbance of any bats which might use the surroundings. No external lighting shall be installed other than minimal downlighting of entrances and the access drive. Such lighting must strictly accord with the BCT/ILP Guidance Note 08/23, with minimal illumination of the boundary vegetation in particular (taken to be no more than 0.2 lux other than for emergency lighting). Construction phase lighting shall not be used.

- 8.12 Trees and hedges to be retained must be protected in accordance with British Standard 5837:2012.

Nesting Birds

Potential Impacts

- 8.13 No vegetation of value to nesting birds is currently scheduled for removal. If proposals change, this could lead to the destruction of a nest. This would constitute an offence under the Wildlife and Countryside Act 1981 (As Amended).

Avoidance, Mitigation and Compensation

- 8.14 Should proposals change to include vegetation, tree, hedge or shrub removal, works shall be carried out outside of nesting season (March-August inclusive) and in any case shall be preceded by a check to ensure no nests are present. If this is not possible, a more detailed inspection shall be undertaken by a suitable qualified ecologist and dependent on the results of this, monitoring would be necessary by the ecologist to confirm no nests are present or likely to be concealed.
- 8.15 Any active nests must be granted a 5.0 m buffer from any works, until such time that the chicks within have fledged and the nest is no longer in active use.
- 8.16 Should an active nest be discovered or suspected during works, all operations in the area must cease and a suitably qualified ecologist contacted for advice.

Reptiles and Amphibians

Potential Impacts

- 8.17 The works are limited to areas of hardstanding and bare ground with patchy grass surrounding the lean-to.
- 8.18 In the absence of mitigation, there is a low risk that a GCN could be harmed or killed during works, which would constitute an offence within the Wildlife and Countryside Act 1981 (As Amended).

Avoidance, Mitigation and Compensation

- 8.19 The grass within the works area shall be closely mown or removed (leaving bare ground) prior to works in winter 2025/2026 and then maintained as such until works occur and during construction. This clearance shall be overseen by a suitably qualified ecologist.
- 8.20 The grass along the western edge of the site is already due to be cleared under ecological supervision to facilitate works in the northern half of the landholding under a separate application (see EclA report, reference: AR185-Sweetmans Barn.EclAV3 – Alex Rosenfeld 2026).
- 8.21 All materials shall be stored on hard surfaces or pallets, and any piles of timber metals etc. checked for presence of amphibians or reptiles before removal.
- 8.22 In the **highly unlikely** event a GCN is discovered, all works must cease and a suitably qualified ecologist contacted for advice.

- 8.23 In the **highly unlikely** event a GCN is discovered, all works must cease and the suitably qualified ecologist contacted for advice.

██████

Potential Impacts

- 8.24 In the absence of mitigation, there is a potential that ██████ and other mammals could become trapped in trenches and footings.

Avoidance, Mitigation and Compensation

- 8.25 Ensure all trenches and footings are covered at night and when the site is unattended or fitted with a shallow angled ramp to allow any trapped animals to escape.

Other

Potential Impacts

- 8.26 In the absence of mitigation there is a low risk of hedgehogs being disturbed, especially if materials are not stored properly in the garden.

Mitigation and Compensation

- 8.27 All materials shall be stored on hard surfaces or pallets, and any piles of aggregates, timber etc. checked for presence of hedgehogs before removal.

Residual Impacts

- 8.28 The overall impact of the scheme will be negligible.

9.0 Ecological Enhancements

- 9.1 The most beneficial enhancements would involve the following:

- The provision of nesting boxes for a variety of bird species such as starling and house sparrow within trees and swallow boxes in a sheltered spot away from external lighting on the exterior of the barns onsite.
- The creation of log and compost piles, as well as artificial hibernacula in quiet corners of the site;
- Bat boxes suitable for a range of species to be fitted to the southern aspect of the onsite buildings;
- Installation of invertebrate boxes in both sunny and sheltered locations to cater for a range of species.

10.0 Conclusions

- 10.1 The proposals area consists of two barns of wood and stone construction with a grass/hardstanding courtyard. Surrounding the proposed works area within the same landholding is a mobile home, and an open sided lean-to storage area with hardstanding and bare ground.
- 10.2 The works area offered '**low**' **suitability** for roosting bats due to the features displayed within B1. As such a single bat emergence survey shall be required to establish exactly if and how bats are using B1.
- 10.3 The site offers '**low**' **value** for foraging bats.
- 10.4 The site offers '**negligible / low**' **value** for nesting birds and '**low**' **value** for amphibians (within the works area), reptiles hedgehog and [REDACTED]
- 10.5 No significant effects are anticipated upon designated sites, provided the avoidance and mitigation measures stated within this report are followed.
- 10.6 When mitigation has been taken into account, the proposals are not considered to have a negative impact upon designated sites, habitats or protected species. Enhancements and a are included to confirm how ecological gains will be achieved.

11.0 References

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13.0 Appendix A - Site Photos

Photo 1 –B1 from the north.



Photo 2 – View of Southern end of B1.



Photo 3 – Detail of B1 roof.



Photo 4 – Detail of B1 roof.



Photo 5 – Inside of B1.



Photo 6 – B2 from the west and area of modified grassland.



Photo 7 – B2 viewed from the south.



Photo 7 – View of facias of B2



Photo 8 – Internal roof of B2.



Photo 8– Pond noted C. 18 meters east of the site.



14.0 Appendix B - Pond Locations

