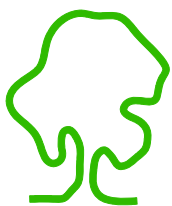


STEVE LAMB

LAND AT NEW BARN FARM, CAPEL ROAD, HORSHAM

Preliminary Ecological Appraisal

April 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	891/LDV/S.Lamb/NewBarnFarm/PEA
Date	April 2026
Client	Steve Lamb
Report type	Preliminary Ecological Appraisal
Purpose	Submission to Planning
Revisions	10/08/2026 – Proposed Plan altered.
Prepared by	Aimee – Jane Lowles BSc (Hons), MRes  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

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STEVE LAMB

LAND AT NEW BARN FARM, CAPEL ROAD, HORSHAM

Preliminary Ecological Appraisal

April 2026

NON-TECHNICAL SUMMARY

Environmental Assessment Services Ltd has been appointed to prepare a Preliminary Ecological Appraisal in relation to the proposed redevelopment of land at New Barn Farm, Capel Road, near Horsham.

The site (as existing) comprises an equestrian centre with stabling and sand schools, storage areas / yards and access, and residential dwellings with garden space (the latter are to remain as existing but included within the redline boundary of the site). It is proposed to demolish / remove the existing horse stables and sand schools and to move these facilities into the southeast corner of the site. The cleared area of the site will then be redeveloped for residential use.

The aim of this report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species within the framework of current environmental legislation and provide recommendations in relation to the proposed redevelopment of the site, where appropriate.

The assessment comprised consultation with the Sussex Biodiversity Record Centre to obtain records of protected, rare and notable habitats and species within 1 km of the site, review of the Surrey Interactive Map, consultation with Horsham District Council regarding Tree Preservation Orders for trees within and adjacent to the site, and a Preliminary Ecological Appraisal (walkover survey) undertaken on 5 March 2026 to identify habitats and features of ecological value and the site's likely potential to support protected, rare and other notable species.

Consultation with Horsham District Council has confirmed that there are no trees within or adjacent to the site which are protected by Tree Preservation Orders. Assessment of the site, along with a review of consultation data, confirmed that the site does not lie within or immediately adjacent to any statutory or non-statutory designated sites. However, there is Priority habitat and a Local Wildlife Site located within close proximity.

The site is dominated by hard standing and buildings and is considered to be of negligible ecological value. Standing precautionary measures have been made in relation to nesting birds and the transfer of non-native invasive species during the redevelopment of the site.

It is considered that the proposed development will bring opportunities to deliver ecological net gain. Recommendations have been given for the enhancement of the site with new planting to improve connectivity, and roosting and nesting features for bats and birds.

STEVE LAMB

LAND AT NEW BARN FARM, CAPEL ROAD, HORSHAM

Preliminary Ecological Appraisal

April 2026

1. INTRODUCTION

1.1 Background

The following report, prepared by Environmental Assessment Services Limited, is a preliminary assessment of the baseline status of the ecology of land at New Barn Farm, Capel Road, Horsham.

The site comprises an existing equestrian centre with stabling and sand schools, storage / yard areas and access, and residential dwellings with garden space (the latter are to remain as existing but included within the redline boundary of the site). The Ordnance Survey map reference for the centre of the site is TQ 19259 37552. See Appendix A for the site location and existing site plans.

It is proposed to demolish / remove the existing horse stables and sand schools and to move these facilities into the southeast corner of the site. The cleared area of the site will then be redeveloped for residential use as shown on the proposed site plan provided in Appendix B.

1.2 Aim of the Report

The aim of the report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species, within the framework of current environmental legislation.

The report also evaluates the potential of the site to support protected species, in particular for:

- Animals and plants listed under Schedules 1 and 5, and Schedule 8, respectively, of the Wildlife and Countryside Act 1981 (WCA) as amended, and those European protected species listed under Schedules 2 and 5 of The Conservation of Habitats and Species Regulations 2017.
- Plants and animals with Red Data Book¹ or Notable² status.
- Plants, animals and habitats identified as Priority Species / Habitats or Species / Habitats of Principal Importance for Conservation in England (formerly UK Biodiversity Action Plan)³.

¹ The World Conservation Union Red List of threatened species provides taxonomic, conservation status and distribution information on taxa (species or group of related species) evaluated to determine their relative risk of extinction.

² Notable (or Nationally Scarce) species occur in 16 – 100 10 km squares in Britain.

³ Species derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006 + the hen harrier.

Where the site includes habitats and/or features of ecological value and/or has potential for use by protected species, an assessment of the likely impacts of the proposal is made, together with recommendations for any further surveying, mitigation and/or enhancement as considered appropriate.

1.3 Legislation

The legislation relevant to this study is:

- i. Wildlife and Countryside Act 1981 (as amended), which transposes into UK law the Convention on the Conservation of European Wildlife and Natural Habitats (known as the “Bern Convention”) and the Birds Directive 2009.
- ii. The Countryside and Rights of Way Act (CROW) 2000, which strengthens the legal protection for threatened species.
- iii. The Natural Environment and Rural Communities Act (NERC) 2006, which through Section 41 provides a list of habitats and species of principal importance for biodiversity conservation (Priority Habitats and Species) in England.
- iv. The Conservation of Habitats and Species Regulations 2017. These consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994, which transposed the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into national law.
- v. Protection of Badgers Act 1992, which safeguards both the animals and their setts.
- vi. The Hedgerow Regulations 1997 (made under section 97 of The Environment Act 1995), which make provisions for the protection of important hedgerows.
- vii. National Planning Policy Framework (NPPF) which makes requirements for the protection and enhancement of biodiversity through the planning system.

1.4 Assessment Method

This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013.

The assessment was undertaken in two stages:

- a) Consultation: comprising data searches by Sussex Biodiversity Record Centre (SxBRC) and Horsham District Council.
- b) Preliminary ecological appraisal (walkover survey) carried out on 5 March 2026 to:
 - Assess the baseline status of the site.

- Identify its potential for use by species of flora and fauna protected or controlled under the Wildlife and Countryside Act, 1981 and associated European legislation.
- Identify notable habitats and features of interest that should or could be retained and/or enhanced as part of the proposed development.

2. CONSULTATION AND BASELINE DATA SEARCH

2.1 Sussex Biodiversity Record Centre Data Search

- 2.1.1 Data obtained from Sussex Biodiversity Record Centre (SxBRC) provided information on statutory and non-statutory designated sites and records of protected and notable species within the search area. The search was conducted for a 1 km radius surrounding the Ordnance Survey grid reference TQ 19259 37552. The search area was selected based on the scale and likely impacts of the proposed development.
- 2.1.2 The statutory and non-statutory designated sites identified by SxBRC within 1 km of the site are set out in section 3.2 below, together with an assessment of the potential impact of the proposed development on these sites. Mitigation, where appropriate, is recommended in section 4.
- 2.1.3 Records of protected and rare species within 1 km of the site have been provided by SxBRC. These records are discussed under the protected species headings in Section 3.3 below, together with an assessment of the potential impact of the proposed development on these species. Further surveying and/or mitigation, where appropriate, is recommended in section 4.

2.2 Horsham District Council

- 2.2.1 Horsham District Council's Tree Preservation Order (TPO) mapping (available online) has been used to identify trees protected by TPOs within and adjacent to the site. There are no trees protected by TPOs within or adjacent to the site. The closest trees protected by a TPO lie a significant distance to the east of the site, beyond Highams Gill and Horsegills Wood.

2.3 Local Geology and Soil Type

- 2.3.1 Soil type will impact factors including site drainage, nutrient availability and pH, this together with other factors such as site topography, as well as anthropogenic activity will impact site flora and fauna.
- 2.3.2 According to the British Geological Survey (available online), the site lies on Weald Clay Formation-Mudstone. The sedimentary rocks are fluvial, palustrine and shallow marine in origin.
- 2.3.3 According to Magic Maps the soilscape is of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.

3. SITE ASSESSMENT

The Preliminary Ecological Appraisal (walkover survey) was carried out on 5 March 2026. The following is based on the findings of that assessment, together with a review of information provided by the Sussex Biodiversity Records Centre (SxBRC) and Horsham District Council. Photographs taken during the site survey are provided in Appendix C.

3.1 Habitat Assessment

- 3.1.1 The site is located to the south of Capel Road within a rural area to the northwest of Ruspur, West Sussex. The area is characterised by gill, deciduous and ancient woodland, with irregular shaped fields (used for a mixture of crop and pasture) divided by tree lines and wooded shaws. Habitat within the area appears to be well connected with no significant barriers (e.g. major highways).
- 3.1.2 The site comprises an existing equestrian centre with stabling and sand schools, storage areas / yard space and access, and residential dwellings with garden space.
- 3.1.3 The existing stable building is a tall barn of mixed construction with lower concrete walls, wooden plank upper walls and corrugated fibre cement roofing over a metal frame.
- 3.1.4 The residential dwellings have been recently constructed and are to remain as existing but included within the redline boundary of the site.
- 3.1.5 Vegetated land within the site is limited to part of a roadside bund which lies along the northern boundary of the site with Capel Road, a vegetated bank located to the south of the sand schools together with a small area of vegetated ground to the east and west of the sand schools, and a roughly square plot of disturbed grassland presently used as grazing paddock within the southeast corner of the site. There are also garden areas associated with the existing residential dwellings within the site. These comprise recently laid grass turf and formal planters (considered to be of negligible ecological value).
- 3.1.6 The vegetated bund along the northern boundary of the site comprises hawthorn, ash, elder, blackthorn and alder atop the bank (not in a hedgerow), together with sparse grass cover and dominant forbs including common nettle, cleavers, ivy, bramble, ragwort, dead-nettle, dock, germander speedwell, bristly oxtongue, mayweed.
- 3.1.7 The vegetated bank along the southern boundary of the sand school is dominated by bramble scrub together with broad-leaved dock, green alkanet, common nettle, teasel and spear thistle.
- 3.1.8 The grassland adjacent to the sand schools and the paddock within the southeast corner of the site comprise a short grass sward with common dominant forbs often present on modified and disturbed ground including clover, germander speedwell, dandelion spp, mouse-ear, dead nettle, mayweed, bristly oxtongue and ragwort, with the addition of dock and creeping buttercup which are both dominant within the paddock.

- 3.1.9 There is a bank along the northern and eastern boundary of the paddock which has been fenced off and is not subject to grazing. These banks are dominated by the same forbs as listed above, however, there is a stand of Japanese knotweed located towards the north of the eastern boundary of the paddock.

3.2 Designated Sites and Priority Habitats

- 3.2.1 There are no statutory sites within 1 km of the site identified by Sussex Biodiversity Records Centre (SxBRC).
- 3.2.2 There is one Local Wildlife Site (LWS), a non-statutory designated site, recognised for its considerable ecological value. LWS are acknowledged by local planning authorities across Sussex, and their importance is reflected in relevant Local Plans. Horsegills Wood, comprises an area of approximately 40.3 hectares of semi-natural woodland and stream located beyond the paddocks 300 m to the south of the site. Horsegills Wood is known for its botanical importance and consists of a number of small wooded ravines containing streams. Most of the ancient woodland consists of pedunculate oak standards over old hornbeam coppice. There is a large population of very rare plant, coralroot (*Cardamine bulbifera*). Similar habitat also lies adjacent to the site, to the north of Capel Road, at Rome Wood which includes the Cowix Gills (deciduous, gill and ancient woodland). Both areas of woodland are considered likely to support notable and protected species.
- 3.2.3 The 'Surrey Interactive Map' has been used to identify sites of ecological importance within 1 km of the site. The woodland to the north of the site is identified to part of a Biodiversity Opportunity Area (BOA). Clock House Brickworks located to the northwest of the site is a geological SSSI.
- 3.2.4 There are no other non-statutory designated sites identified by SxBRC within 1 km of the site and no direct land take from any designated (or non-designated) sites as a result of the proposed development.
- 3.2.5 The site has been assessed for its potential to include or be part of (BAP) Priority Habitat as listed on Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC Act).
- 3.2.6 Section 41 Habitats recorded within 1 km of the site include:
- Deciduous woodland
 - Ancient woodland
 - Ghyll woodland
 - Open Water
- 3.2.7 The Section 41 Habitats identified within 1 km of the site (deciduous woodland, ancient woodland and ghyll woodland) comprise the habitats present within Horsegills Wood (with Highams Gill), located to the south of the site, and Rome Wood (with Cowix Gills) to the north of the site.
- 3.2.8 There are no Priority Habitats within or immediately adjacent to the site.

- 3.2.9 The proposed development will result in an increase in residents within the area. This may increase the number of people accessing Horsegills Wood and Rome Wood for recreation (including dog walkers which can put pressure on habitats and their associated species).

3.3 Protected and Controlled Species

3.3.1 *Trees and Hedgerows*

There are no notable trees or hedgerows within or adjacent to the site. There are some scrubby trees and shrubs adjacent to the western half of the northern site boundary, however, these are generally of poor quality and/or are unlikely to be impacted by the proposed development. There is a line of mature oak, field maple, holly, hornbeam, hawthorn and blackthorn adjacent to the eastern half of the northern boundary. These trees are in fair to good condition and offer some good habitat. This tree lines lie outside the site boundary and is to be retained. The adjacent section of the site is not to be developed, and so these trees will remain unimpacted by the proposed development. There are two multi-stem willows on the eastern boundary of the site. These trees may be retained under the current scheme.

No further tree surveying is recommended in this case.

3.3.2 *Plants*

There are numerous records of higher plant species recorded within 1 km search radius of the site. Lower plant species include bryophytes, such as liverworts and mosses, while higher plant species include vascular plants (e.g. flowering plants, grasses and ferns). There are no records of any notable lower plant species within 1 km of the site.

Notable species of higher plant include Sussex Rare species including; rye brome (*Bromus secalinus*), box (*Buxus sempervirens*), coralroot bittercress (*Cardamine bulbifera*) and larged-leaved lime (*Tilia platphyllos*). These species are native plants classified as being risk of extinction.

Existing soft landscaping within the site is limited to short mown grass in high wear areas, and vegetated banks and bunds. Plant diversity within the site is limited to species common to modified grassland and early successional scrub (predominantly bramble) within the area.

The site is not considered to be of botanical interest and no further botanical surveying is recommended. However, please refer to the non-native section 3.11 and 4.8 below for guidance regarding the presence of Japanese knotweed within the site.

3.3.3 *Invertebrates*

Large blue butterfly, fisher's estuarine moth and lesser whirlpool ramshorn snail are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Other protected invertebrates are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

There are records of protected and notable invertebrate species within 1 km of the site. Notable butterfly species include purple emperor (*Apatura iris*), small heath (*Coenonympha pamphilus*), dingy skipper (*Erynnis tages*), white admiral (*Limenitis Camila*) and brown hairstreak (*Thecla betulae*). Several of the butterfly species recorded within 1 km of the site are subject of ongoing conservation efforts in Sussex such as dingy skipper and small heath that benefit from wider habitat conservation measures led by organisations such as Butterfly Conservation.

The majority of the site comprises buildings and hard standing. Vegetation within the site is limited and is not considered to be of significant value to invertebrate species. The site is not deemed likely to support any notable invertebrate species or communities. No further surveying or mitigation is recommended in this case.

3.3.4 *Amphibians*

Great crested newts (GCN) and natterjack toads are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended), making them a European Protected Species. It is an offence (amongst other things) to: deliberately capture, disturb, injure, or kill an individual of the species; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Meaning that both the individual and its habitat are protected.

There are three records of common frog (*Rana temporaria*) and one record of smooth newt (*Lissotriton vulgaris*) within 1 km of the site. These records were submitted by members of the public and are likely to be associated with private residential gardens. No records of great crested newt (GCN) were identified within the search area; however, this may be a result of under recording within the area and cannot be considered evidence of their absence.

There are no water features within or adjacent to the site. The closest water features identified from mapping include the waterways of Highams Gill and ponds within Horsegills Wood to the south of the paddocks south of the site, and those of Rome Wood and Cowix Gills located to the north of the site (north of Capel Road).

The site is considered to have negligible potential to support GCN and other amphibian species. No further surveying or mitigation is recommended in this case.

3.3.5 *Reptiles*

The more widespread reptiles; grass snake, slow-worm, viviparous lizard and adder, are protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). It is an offence, amongst other things, to intentionally kill or injure any individual. The more restricted species; sand lizard and smooth snake, are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making them European Protected Species.

There is a single record of slow-worm (*Anguis fragilis*) within 1 km of the site. This record was recorded in 2020 from Friday Street, located to the west of the site. No further reptile records were returned within the search area. However, this is likely to reflect limited survey effort and/or recording within the area and should not be interpreted as evidence of absence.

The site is considered to have negligible potential to support reptiles. Vegetation within the site is isolated and offers little if any cover and foraging potential. There are no likely hibernation features on site. The bunds and banks deemed isolated and with insufficient vegetated cover. No further surveying or mitigation is recommended in this case.

3.3.6 Birds

All wild birds, their nests and eggs are protected by UK law. It is an offence to take, kill or injure any wild bird, or to take, damage or destroy any nest (whilst being built or in use) or egg of any wild bird under Part 1 of the Wildlife and Countryside Act 1981. In addition to this protection, those birds and their young listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) must not be disturbed at or near the nest. Part I birds are protected at all times and Part II during the closed season only.

There are numerous records for birds recorded within 1 km of the site. These include Schedule 1 species such as barn owl (*Tyto alba*), red kite (*Milvus milvus*) and osprey (*Pandion haliaetus*). In addition, a number of Species of Principle Importance under Section 41 of the NERC Act were also recorded, including skylark (*Alauda arvensis*), lapwing (*Vanellus vanellus*), yellowhammer (*Emberiza citrinella*), house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*) and song thrush (*Turdus philomelos*).

The site is considered to be of generally low value to birds. Nesting potential is limited, with no significant vegetative nesting potential and buildings of lower but not negligible potential.

No evidence of nesting was identified within / on the buildings on site, however, it is considered possible that some bird species could and may use the existing buildings to nest.

No evidence of the presence, or suitable nesting features were identified within the site for barn owls.

No further surveying is recommended in the case, however, standard precautionary measures are recommended in relation to nesting birds. See section 4.5 below.

3.3.7 Bats

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (meaning all species of bat are both UK and European Protected Species).

- Kill, injure or capture (take) bats.
- Deliberately disturb bats (whether in a roost or not).
- Damage, destroy or obstruct access to a bat roost.

There are records of common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*) within 1 km of the site. Only a single record was returned for each species. However, the low number of records is likely due to a lack of recording within the area, rather than a true absence of bat species. The surrounding landscape, including an area of ancient, deciduous and ghyll woodland to the north and south of the site, together with areas of grasslands, is considered to provide high suitability for bat foraging and commuting.

The proposed development is not considered likely to have a significant impact on bat species. No further bat surveying is recommended in this case. However, the development may be used to improve connectivity between habitats and offer future roosting potential in order to deliver ecological enhancement / gain in accordance with the NPPF. See section 5.3.

[REDACTED]

[REDACTED]

[REDACTED]

3.3.9 *Common/Hazel Dormice*

The common (or hazel) dormouse is protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making common dormice a European Protected Species. It is illegal to deliberately or recklessly kill, injure or disturb a dormouse or damage, destroy or obstruct dormouse breeding or resting place. Disturbance including obstruction and/or removal of habitat.

Typical common dormice habitat comprises deciduous woodland and scrub rich in hazel, flowers, pollen, fruit and insects, and hedgerows, the latter notably important for navigation/commuting. Dormice rarely descend to the ground, therefore any new gap/s or removal of hedgerow may result in habitat loss and/or obstruction.

There are no records of hazel dormice within 1 km of the site, however there are significant areas of land (comprising ancient, deciduous and ghyll woodland within 1 km of the site) considered likely to offer suitable habitat for this species. A lack of records may be a result of under recording within the area rather than absence of the species.

Whilst the wider area has high potential to support hazel dormice, the site has no potential to support this species as it lacks the vegetative structure required by the species. No further surveying or mitigation for hazel dormice is recommended in this case.

3.3.10 *Other Protected and Notable Species*

There are no other records of notable species considered likely to be impacted by the proposed development within 1 km of the site.

The site is generally considered to be of low ecological value and deemed unlikely to support any notable and/or protected species of flora or fauna.

3.3.11 *Non-native Invasive Species*

Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended) lists those non-native species that are established in the wild but which pose a conservation threat to native biodiversity and habitats. Schedule 9 aims to regulate further release of these species by making it a criminal offence to release them into the wild.

Sussex Biodiversity Records Centre has records of 10 plant and four animal Schedule 9 species within 1 km of the site.

Japanese knotweed has been identified on site. There is a stand currently measuring approximately 3 m² located towards the northern end of the eastern boundary of the paddock within the southeast corner of the site. Measures for the treatment of Japanese knotweed will need to be implemented and precautions should be taken during development to prevent the accidental spread of this species. See section 4.8 below.

4. MITIGATION

The following section of this report provides recommendations for further surveying and/or mitigation in accordance with the mitigation hierarchy (avoid, protect, compensate). Recommendations for enhancement (i.e. measures recommended beyond that required to compensate for loss) are given in section 5 below.

4.1 Priority and Notable Habitats

The proposed development will not result in any direct impact on notable or priority habitats. However, it is acknowledged that there are areas of deciduous, gill and ancient woodland within close proximity to the site, and the woodland to the south of the site is a Local Wildlife Site.

The proposed development will increase the number of residents within the area, who may access the woodland habitats for recreation. This may put additional pressure on the woodland, however, the number of proposed units is small, and the development does not immediately back onto this habitat.

The proposed development is not considered likely to reduce any existing connectivity between the two areas of woodland or impact any species associated with these habitats. However, many of the species associated with the woodland are considered likely to be light sensitive. It is therefore recommended that a sensitive lighting scheme is agreed with the council.

Lighting should be:

- Limited to activity response lighting where possible, i.e. lighting which is triggered by movement, in order to avoid prolonged light use which may prevent bats and other species from moving through light areas.
- The lighting brightness should be set as low as possible. Low-pressure sodium lamps should be used (high-pressure sodium or mercury lamps should not be used).
- Lighting fixtures should be mounted at low level and light spread should be limited. Light should not spread upward or be permitted to fall on linear planting features, any installed bat boxes or access routes to / from the boxes and the wider suitable habitat.

4.2 Trees and Hedgerows

No further surveying or mitigation indicated.

4.3 Amphibians

No further surveying or mitigation indicated.

4.4 Reptiles

No further surveying or mitigation indicated.

4.5 Birds

A nesting bird check should be made by a suitably qualified / experienced person prior to the dismantling / removal of buildings on site. If nesting birds are identified, works likely to affect the birds, their eggs / young, and their nest must be delayed until all chicks have fledged.

4.6 Bats

No further surveying or mitigation indicated.



4.8 Non-native Invasive Species

Japanese knotweed has been identified on the eastern boundary of the site. This is a non-native species listed on schedule 9 of the wildlife and country side act. It is an offense to permit this species to spread to the wild. The site owner has been notified and advise given regarding treatment which is to commence this spring.

Biological protection measures must be implemented when transferring soil and plant material in this case. This includes transferring vehicles and machinery on and off site, the disposal of soils and importation of soils which could contain plant matter, and the importing of new planting as part of the landscaping scheme.

4.9 Other Protected and Notable Species

If any new evidence of protected species is discovered whilst site clearance and construction work is in progress, Natural England should be informed immediately and appropriate advice on how to deal with the situation should be sought from a qualified ecologist.

5. ENHANCEMENT

Some ecological enhancement should be included within the development site to secure biodiversity improvement beyond that of the existing site.

5.1 Planting

Planting should be used to improve habitat connectivity across the site and provide habitat for local wildlife, likely to include protected and notable species. In particular the site would benefit from the addition of new mixed species native hedgerows and tree planting. Planting should avoid the use of WCA Schedule 9 and Sussex invasive species including, but not limited to Cherry laurel. Non-native

shrubs in general are considered to be of lower ecological value and are not deemed appropriate for use in this setting.

5.2 Birds

Nesting boxes should be incorporated into the proposed buildings within the site in order to deliver enhanced nesting opportunities for birds.

Sparrow terrace boxes and swift nest boxes may be fixed beneath the eaves on east facing facades of the new dwellings for the benefit of these species likely to be present within the area and deemed likely to use the site where provisions are made.

5.3 Bats

Common and soprano pipistrelle and brown long-eared bats have been recorded in the area. Each of these species are known to use buildings (including residential dwellings) to roost where suitable features and access is available.

Roosting features for bats should be included within the proposed development plans for the enhancement of the site for bats, together with new planting as recommended above.

Roosting features for bats should include purpose made bat boxes installed at high level (away from opening windows and doors) on the southern façade of the proposed buildings, together with roof access tile sets to permit access into the enclosed non-habitable roof spaces within the new buildings.

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.

6. CONCLUSIONS

- 6.1 The site (as existing) is developed for mixed equestrian and residential use and is dominated by hardstanding and buildings. Soft landscaping (vegetated areas) are limited to small, isolated patches, boundary vegetation and a heavily grazed paddock within the southeast corner of the site. The site is considered to be of low ecological value, with no significant potential to support protected or notable species.
- 6.2 No further surveying is recommended in this case, and standard mitigation is recommended in relation to nesting birds (i.e. a precautionary check prior to the start of works), and non-native species (i.e. avoiding spread to the site).

- 6.3 Japanese knotweed has been identified within the site for which treatment and control measures will be required in order to prevent the spread of this invasive non-native species.
- 6.4 The site lies in close proximity to a Local Wildlife Site and Priority Habitat (deciduous, gill and ancient woodland). Whilst there will be no direct impact of the development (i.e. land loss or habitat encroachment), recommendations have been given to reduce the potential impacts of the development on these habitats and the associated species. This includes recommendations for controlled lighting.
- 6.5 Recommendations have also been made for the enhancement of the site and the improvement of connectivity through the planting scheme, and provision of new, permanent nesting and roosting opportunities for birds and bats considered likely to be present and use the site where such features are included within the scheme.
- 6.6 Where the proposed enhancement measures are included within the design, it is considered that there is scope for the overall ecological enhancement of the site.
- 6.7 Where planning is granted, it should be noted that planning permission for development does not provide a defence against prosecution relating to protected species. Should any protected species be identified before, or during the development, all works should cease and a suitably qualified/experienced ecologist should be contacted for advice.

☆☆☆☆☆☆

APPENDIX A

Site Location and Existing Site Plans



KEY:

-  Developed Land; sealed surface
-  Artificial unvegetated unsealed surface
-  Modified grassland
-  Vegetated bunds and banks
-  Vegetated Garden (Lawn)
-  Japanese knotweed stand

STEVE LAMB

LAND AT NEW BARN FARM, CAPEL ROAD, HORSHAM

Baseline Habitat Map

April 2026

1 Existing Site Plan
1 : 500



APPENDIX B

Proposed Site Plans



1 Site Plan
1 : 500



D	Revision 30	LDV	LDV	07/08/26
C	Revision 29	LDV	LDV	20/07/26
B	Revision 28	LDV	LDV	20/07/26
A	Revision 27	LDV	LDV	20/07/26
rev	description	drawn	checked	date
revisions				

status: PRELIMINARY
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title: PROPOSED SITE PLAN

scale: 1 : 500 @ A1

date: 13/06/25

drawn: Author

checked: Checker

job no: P2521

drawing no: (01)-003

revision: D

APPENDIX C

Photographs



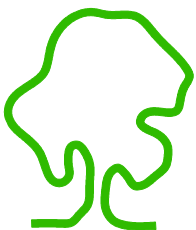
Photographs 1 and 2: Bund along northern site boundary.



Photographs 3 and 4: Bank and grassland adjacent to the sand school.



Photographs 5 and 6: Paddock within the southeast corner of the site.



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