Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Version 2 (Updated 07/09/2026)

Wimblehurst Hotel and Ashtonleigh Nursing Home, Wimblehurst Road, Horsham, RH12 2ED

A Report for Ashton Nursing Homes Limited (c/o DH Stallard LLP)



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Quality Assurance

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This report has been written to provide an objective assessment of the ecological constraints and opportunities that were considered to be present at the site at the time the survey/s were conducted and, should be used solely for the purpose for which it was designed. The copyright must be considered to rest with Bioregional Forestry Ltd, whilst use of the report is for the commissioning party and their client only, unless with the express and written consent of Bioregional Forestry Ltd. The surveys and assessment have been drafted to be in accordance with the British Standard for Biodiversity BS42020:2013, Biodiversity - Code for planning and development and the Code of Professional Conduct published by the Chartered Institute of Ecology and Environmental management. N.B It must be noted that investigations of this sort provide only a snapshot in time of the ecological conditions of a site, are limited in extent and cannot capture the full picture of the biodiversity interests at the given location.

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1. Version history

1.1. Version 1 of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment was issued 19.05.26. Following changes to the red line boundary and proposals, an updated version (incorporating a BNG Design Stage Report) was commissioned on 31.07.06.

1.2. The results of the recommended bat emergence survey were issued 21.08.26, prior to completion of this updated report. To preserve the integrity of the original report and its recommendations, the results of the further survey have not been included in this version. Please see the Bat Emergence Survey report (Cloverwood Ecology 2026) for those results and recommendations.

2. Summary

2.1. Bioregional Forestry Limited were commissioned by DH Stallard LLP on behalf of Ashtonleigh Care Home to provide ecological advice and support regarding an application for the proposed development at Wimblehurst Hotel, Wimblehurst Road, RH12 2ED. The following points summarise the main results of this Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment.

2.2. This report provides an assessment of the habitats present within the area proposed for development, along with an assessment of the likelihood of protected species being present to inform a subsequent planning application. It also provides a biodiversity net gain assessment of the baseline habitats, proposed habitats and feasibility of achieving net gain.

2.3. No internationally designated sites were located within 10km of the site boundary and four nationally designated sites were within 5km of the site boundary. One statutory designated and three non-statutory protected sites were located within 2km. Due to the small scale of the development and negligible increase in residential capacity or recreational use, it is considered unlikely that the development will have an impact on these sites.

2.4. Records from the Sussex Biodiversity Record Centre (SxBRC) returned a total of 101, 978 individual records (1980 onwards) for a 2km buffer zone around the site red line boundary. Of these records, 358 included bats and 8773 included notable birds.

2.5. A UK Habitats Classification survey and protected species assessment were carried out on the 5th May 2026 (and updated on 18th August 2026) by an experienced ecologist from Bioregional Forestry.

2.6. The habitats within the red line boundary totalled 0.217 ha and were dominated by urban habitats including developed land, sealed surface, artificial unvegetated, unsealed surface, modified grassland in the form of regularly mown law, with scattered shrubs and individual mature trees.

2.7. Current proposals will result in the partial loss of u1 – Built areas and gardens and the loss of 17 individual trees (8 medium and 9 small). Of these only the 8 medium trees have been recorded as lost in the Metric, as per the Statutory Metric Guidelines.

2.8. The PEA determined that the main hotel building (B1) had high suitability to support roosting bats, the adjoining kitchen building (B2) moderate suitability and the garden shed (B3) low suitability. Three dusk emergence survey are recommended of B1, two surveys of B2 and one of B3, to ascertain likely use by bats.

2.9. The PEA included an assessment of potential habitats immediately adjacent to the red line that may be directly impacted by the development. This included a visual, external inspection of the existing offsite building (B4) where it will adjoin the proposed new building. It was found to have moderate suitability to support roosting bats. A minimum of two dusk emergence surveys are therefore recommended of this building also to ascertain likely use by bats.

2.10. The garden and boundary habitats provide low suitability foraging and commuting resources for bats on site and within the wider landscape. Construction activities and the likely increased presence of external lighting may impact foraging and commuting bat activity.

2.11. The habitats on site with suitability to support reptile species were limited to the patches of lawn grass (which in part had a variable sward height) and piles of logs and bricks. Although connectivity to suitable habitat in the wider landscape was poor, it is recommended that a precautionary approach to site clearance is followed rather than conducting reptile surveys.

2.12. The buildings, trees and shrubs on and adjacent to the site provide suitable foraging and nesting opportunities for common bird species. Activities that may cause direct impacts to potential bird nesting habitats should be undertaken outside of the breeding bird season which runs from March to August (inclusive). If that cannot be avoided then bird nesting checks of the trees, hedge, and buildings must be carried out 48 hours before removal.

2.13. The majority of habitats on site are considered to be of low intrinsic value and of value at Site level only. There is poor connectivity to habitats within the wider landscape.

2.14. There are opportunities for enhancement across the site which can be captured within the design proposals, including the installation of bird and bat boxes, as well as small areas of reptile refugia such as rockeries, and the planting of native shrub, herbaceous and tree species.

2.15. The Biodiversity net Gain Assessment quantified that within the current scheme there is a deficit of **2.13 area habitat units** to meet the mandatory minimum 10% net gain target. Owing to the statutory rules around private gardens it is not possible to achieve 10% net gain onsite and recourse to offsite biodiversity units will be required.

3. Background

Overview of the commission and the proposals

3.1. Bioregional Forestry were commissioned by DH Stallard LLP on behalf of Ashton Nursing Homes Limited to provide ecological advice and support in regard to the application for the proposed development at Wimblehurst Hotel and Ashtonleigh Nursing Home, Wimblehurst Road, RH12 2ED and Ashtonleigh.

3.2. Current proposals comprise: Demolition of front wall to Wimblehurst with and improved access arrangements with parking, replacement front railing and hedge, part demolition of existing Wimblehurst hotel retaining the facade. Proposed side and rear extension to provide 39-bed nursing home (Class C2), lightweight glazed link to Ashtonleigh.

3.3. To provide an additional stage in assessment, this report has been completed and comprises the following elements:

- A data search provided by the Sussex Biodiversity Record Centre.
- Results of a survey of the onsite habitats following the UK Habitats Classification.
- An assessment of the likely presence of legally protected species.
- An evaluation of the relative nature conservation value of the site.
- An initial assessment of likely impacts and opportunities.
- A Biodiversity Net Gain Assessment of the habitats onsite using the Statutory Metric and an assessment of the feasibility of achieving the mandatory BNG commitment.
- Recommendations for any further surveys or assessments that may be necessary.

Objectives of this appraisal

3.4. To use the process outlined above to determine; the status and value of the habitats within the site, any likely constraints to the proposals, an initial assessment of impacts to any identified ecological receptors, and measures to off-set those impacts and provide enhancements in line with national and local planning policies.

3.5. The process will also determine the presence or likely absence of bats within buildings to be impacted, and if present to assess the status and value of any roosts creating any likely constraints to the proposals. To determine an initial assessment of impact to those roosts and to devise measures to off-set impacts and provide enhancements in line with legal requirements, national and local planning policies.

3.6. The primary objectives of this appraisal are to ensure that all impacts are correctly identified, to determine if any further surveys may be required,

and to outline appropriate measures for mitigation, compensation and enhancement. This includes an assessment of the baseline value of the habitats onsite in BNG terms, losses that will be occurred through the development scheme, and potential for meeting the BNG commitment. A completed Statutory Metric and Condition Assessments are submitted alongside this report.

Site context

3.7. The site comprised of a large, detached two-storey Edwardian property, within a residential garden including pebbled hardstanding, patio, mature trees, lawn, and shrubs.

3.8. The site is in an urban location within the town of Horsham, West Sussex. It is approximately 2.16 hectares in area, with a central Ordnance Survey Grid Reference: TQ17533178.

3.9. The site is located within the defined built-up area of Horsham and within the Horsham (Richmond Road) Conservation Area. The site is bordered to south, east and west by urban residential gardens. Habitats in the wider landscape comprise of urban built -up areas, parks and gardens (including Horsham Park to the south) and pockets of woodland. Further to the northeast and northwest lie lakes, ponds, woodland and wood pasture and parkland.

Legislation and policy

3.10. The following pieces of legislation and National policy are relevant to this appraisal and have been used to inform this appraisal:

- The Environment Act 2021
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- The Town and Country Planning Act 1990
- Natural Environment and Rural Communities Act 2006
- Protection of Badgers Act 1992
- The National Planning Policy Framework 2024
- Biodiversity and geological conservation: circular 06/2005

3.11. The following local policy has been extracted from the Horsham District Planning Framework (2015):

- Policy 31: Green infrastructure and Biodiversity (p.110)

3.12. An extract of the key relevant sections of this policy is provided below whilst the full policies themselves are available online following the link provided in the footer.

1. *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.

2. *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 network*s.

Biodiversity Net Gain Liability

3.13. The proposed development is above the 0.2 hectare threshold below which BNG would not apply and does not fall into any of the categories which would be exempt from biodiversity net gain[1].

3.14. The proposed development will impact more than 25 square metres of vegetated habitat (below which the de minimis exemption would apply) and therefore will be liable to meet the BNG objective.

[1] Biodiversity net gain: exempt developments - GOV.UK

4. Methodology

Personnel

4.1. The habitat survey, site appraisal and assessments were carried out by Tim Martindale (PhD) ACIEEM, a qualified ecologist with eight years' experience in ecological surveying and countryside management, with proficiency in habitat assessment. Tim has been an associate member of CIEEM since 2025.

Contextual Information and Data Records

4.2. Contextual information on the site was gathered from freely available on-line resources including a 10km search for internationally important protected sites and 5km for nationally designated sites and records for any European Protected Species mitigation licences for great crested newts, hazel dormice or bats. This was carried out using Magic Map hosted by Defra.

4.3. Online aerial imagery was used to assess the sites position within the wider landscape including connectivity and potential corridors for protected species dispersal. A 2km standard data search for all protected/notable species records and non-statutory protected sites was commissioned from the Sussex Biodiversity Record Centre (SxBRC).

UK Habitats Classification Survey

4.4. The surveyor visited the site on 5/05/2026 and also on 18th and 19th August following amendments to the red line boundary. The purpose of the survey was to complete a baseline habitat survey of the site using the UK Habitats Classification system (UKHab 2023, 2026). Habitats were assigned to at least either Level 3 or 4 where applicable, the minimum mapping unit used was 25m2 for all area habitats and 5m for all linear habitats. All Secondary Codes were utilised where the relevant conditions pertained. The UKHab survey does not aim to provide an inventory of all plant species within the site, only so far as to classify habitats.

Protected Species Risk Assessment

4.5. This report provides an assessment of the likely presence of any legally protected or notable species based on the habitats present and the known affiliations of species with those habitats and their distribution across the UK. The assessment draws on the findings of the site visit, the contextual information and any data records returned from the Local Environmental Records Centre during the desk study.

PEA for potential bat roost habitat

4.6. An external only bat survey was undertaken by Tim Martindale on 05/05/26 with reference to the Bat Conservation Trust (BCT) Good Practice Guidelines (Collins 2024).

4.7. The external survey consisted of a systematic inspection of the structure of the building using high powered torches and binoculars to examine features up close where necessary. Features with potential to support bats include but are not limited to:

- Lifted/missing roof tiles
- Gaps behind facia boards
- Holes in brickwork
- Missing mortar
- Access to soffit box

4.8. The nearby trees were also examined from ground level for features suitable to support roosting. Such features could include:

- Woodpecker holes
- Pruning wounds
- Dense ivy cover
- Lifted bark

4.9. Potential roosting value was defined as per BCT Guidelines (Collins 2024):

- Negligible – absence of habitat features on site likely to be used by roosting bats.
- Low – a structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roosts sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
- Moderate – A structure with one or more potential roost sites that could be used by bats due to due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation).
- High – a structure or tree with one or more potential roost sites that are obviously suitable for use by larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

PEA Evaluation

4.10. An assessment is provided as to the likely importance of the site judged by the habitats that are present and the species that have been confirmed or

are likely to be present. This value is expressed at a geographic scale following criteria set out by CIEEM (2017) in their impact assessment guidance.

Biodiversity Net Gain Assessment

4.11. Habitats were identified using the UKhab classification system.

4.12. Statutory Biodiversity metric Condition Assessments were carried out on the baseline habitats (Version July 2025). These are included as a standalone document.

4.13. The Statutory Biodiversity Metric (Version 1.0.5, July 2025) (hereon referred to as 'the Metric') has been used to quantify the pre-development baseline and the proposals/recommendations for habitat compensation and creation. This is included as a standalone document.

4.14. A Local Nature Recovery Strategy for West Sussex was published in June 2026 (Sussex Nature Recovery 2026).

Constraints

4.15. The UK habitat survey was carried out in May and therefore any plants with a later flowering phenology may have been underreported or missed. Despite the time of year, it was possible to identify species using a vegetative key, determine the habitat types and overall conditions.

4.16. The surveyor does not hold a Natural England bat license and therefore was only able to undertake an external survey of the buildings for bat roost potential.

4.17. There were no further constraints to the surveys.

5. Results

Contextual information and biological records

5.1. No internationally designated sites were located within 10km of the site centroid. Four nationally designated sites were within 5km of the site boundary. One local statutory designated and three non-statutory protected sites were located within 2km.

Table 1 - Internationally important and protected sites within a 10km and nationally important and protected sites within a 5km radius of the development site.

Type	Site	Reason for citation	Distance and orientation (km)
SSSI	Warnham	Rare geological features. The Langhurst Wood brick pit exposes the lower Weald Clay Group above the Horsham Stone and is one of the most important sites in this unit. Multidisciplinary evidence of the range of depositional environments may be seen here; freshwater (plants, *Cypridea*, small Viviparus, Unio, fish etc.), brackish (non-*Cypridea* ostracods, *Filosina* etc.), brackish marine (*foraminifera*, *Cassiope* etc.) are all present. The preservation of shell aragonite provides carbon isotope evidence to support environmental studies.	3.2 km north
SSSI	St Leonard's Ponds	Species-rich ponds along a wooded stream, located 1km east of Horsham on the Hastings Beds (Upper Grinstead Clay and Upper Tunbridge Wells Sand). The broad fringe of fen and marginal vegetation surrounding the ponds support diverse botanical communities and a number of uncommon species occur at Dry Pond. The ponds and adjacent woodland provide habitat for a diverse range of *Odonata* (dragonflies and damselflies), including several rare species.	2.7km east

SSSI	St Leonard's Forest	Includes remnants of a formerly more extensive deciduous forest on the Tunbridge Wells Sands (Hastings Beds) 3km east of Horsham. Examples of high forest remain and the ground vegetation is still varied, and the streams which cross the site retain relict flora from the 'Atlantic' period of same 5000 years ago. The woodland bird population is varied and includes some of the more local species of old woodlands. The woodlands also support a population of the purple emperor Apatura iris, a butterfly with a restricted British distribution.	3.5km east
SSSI	Slinfold Stream and Quarry	This site includes rare exposures of the geologically important and architecturally famous Horsham Stone Member (BGS Bed 1) of the lower Weald Clay Group.	4.65km west

Table 2 - Statutory and non-statutory locally protected sites within a 2k radius of the development site centroid.

Type	Site	Reason for citation	Distance and orientation (km)
Local Nature Reserve (LNR), Local Wildlife Site (LWS)	Warnham	Warnham Mill Pond Local Wildlife Site (LWS) is located on the edge of Horsham, and contains a diversity of semi-natural and NERC S41 habitats, including wetland, woodland and grassland. The site is also designated as a Local Nature Reserve	0.7km north
LWS	Dene Road Cemetery	A small urban Victorian cemetery with a mosaic of habitats including mixed woodland, grassland and scattered trees. The site includes records for a number of notable species from a range of taxonomic groups.	1.4km south
LWS	Leechpool and Owlbeach Woods	Semi-natural woodland, stream and conifer plantation.	1.8km east
LWS	Chesworth Farm	Chesworth Farm LWS comprises fields of semi-improved neutral grassland bound by a network	1.8km south

		of species rich hedgerows, together with a complex of wetland habitats next to the River Arun.	

5.2. No granted European Protected Species Applications or Great Crested Newt Class Survey license Returns were found within 1km of the site boundary.

5.3. The data search from Sussex Biodiversity Records Centre (SxBRC) returned a total of 101, 978 individual records (1980 onwards) for a 2km buffer zone around the site red line boundary. Of these records, 358 included bats and 8773 included notable birds.

Table 3 - below summarises the results of the data search requested from the SxBRC.

Status	Relevant species/group	Number of records	Comments
Habs Regs Annex 2. WCA Schedule 5	**Bats** Bat Chiroptera Serotine *Eptesicus serotinus* Myotis bats *Myotis sp* Bechstein's Bat *Myotis bechsteinii* Daubentons bat *Myotis daubentonii* Whiskered/Brandt's *Myotis mystacinus/brandtii* Natterer's bat *Myotis nattereri* Leisler's bat *Nyctalus leisleri* Noctule bat *Nyctalus noctula* Pipistrelle *Pipistrellus* Nathusius's Pipistrelle *Pipistrellus nathusii* Common pipistrelle *Pipistrellus pipistrellus* Soprano pipistrelle *Pipistrellus pygmaeus* Long-eared bats *Plecotus sp.* Brown long-eared bat *Plecotus auritus*	**358** 11 14 2 1 22 1 11 59 5 17 7 97 78 5 28	The nearest record was 0.31 km SW.
[redacted]	[redacted]	[redacted]	[redacted]
WCA Schedule 1 BOCC	**Birds** House sparrow (*Passer domesticus*) Starling (*Sturnus vulgaris*) House martin (*Delichon urbicum*)	**8773** 1359 1288 1359	No protected bird species recorded on site but are present within the wider landscape.

Habs Regs Annex 2	Great crested newt (*Triturus cristatus*)	**13**	Nearest record 0.3km south. No granted EPS licences within 1k.
Habs Regs Annex 2. WCA Schedule 5	Hazel dormouse (*Muscardinus avellanarius*)	0	No records.
WCA Schedule 5	**Reptiles** Common lizard Slow-worm	**927** 218 314	Common lizard nearest record 0.8km north. Slow-worm nearest record 0.8km north.
WCA Schedule 9	**Invasive non-native plants** Various species (48)	**9123**	No invasive species recorded on site but present in wider landscape.
Bern-A3	**European hedgehog**	**118**	The nearest hedgehog record was 0.07 km south-east. .

Priority (Section 41) habitats

5.4. There were no UK Priority Habitats within the site boundary.

5.5. The LERC search reported the following Section 41 habitats within 2km of the site centroid:

- Lowland deciduous woodland
- Ancient woodland
- Lowland meadow

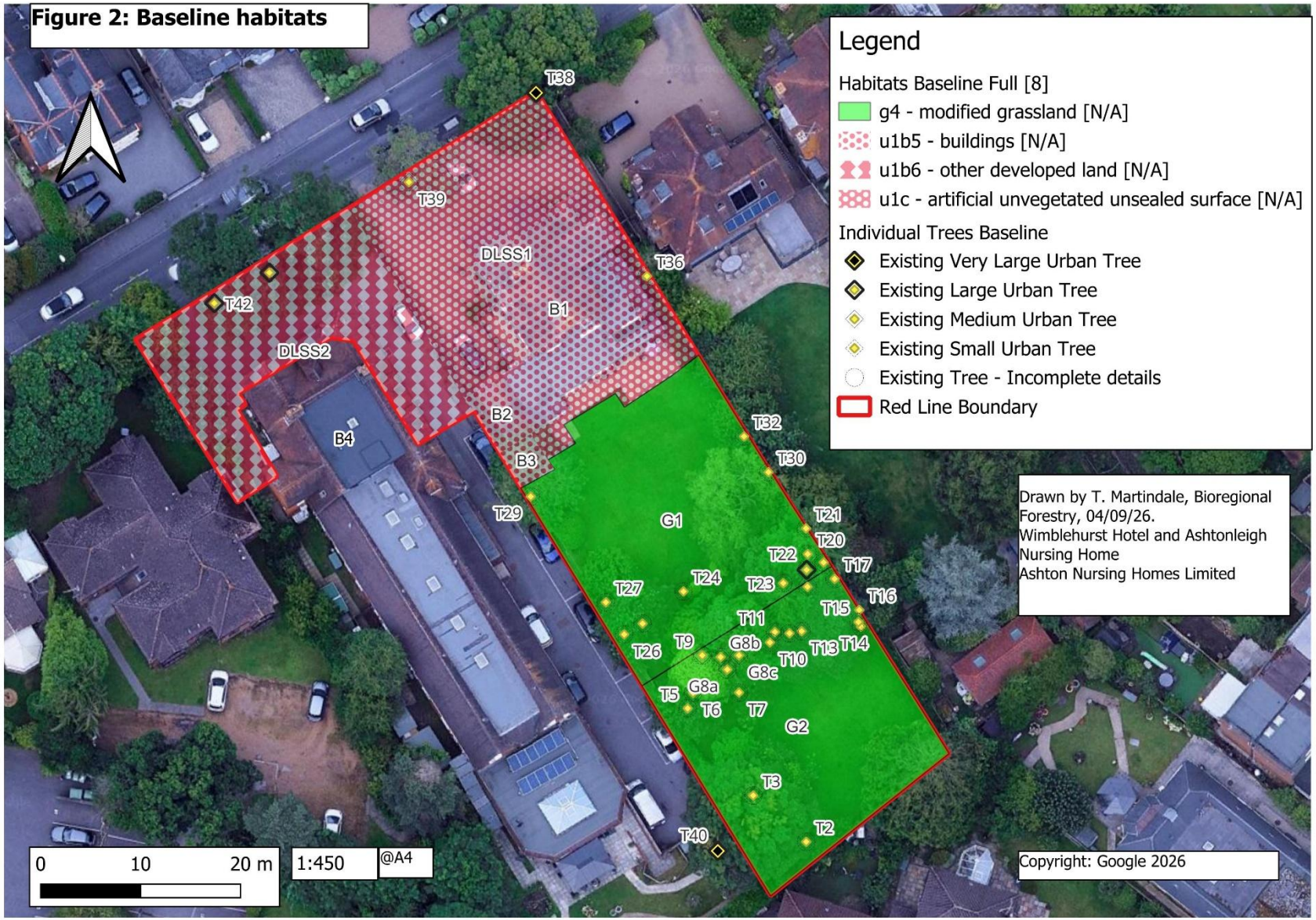
5.6. A search of MAGIC showed one Priority Habitat within 0.5km of the site boundary:

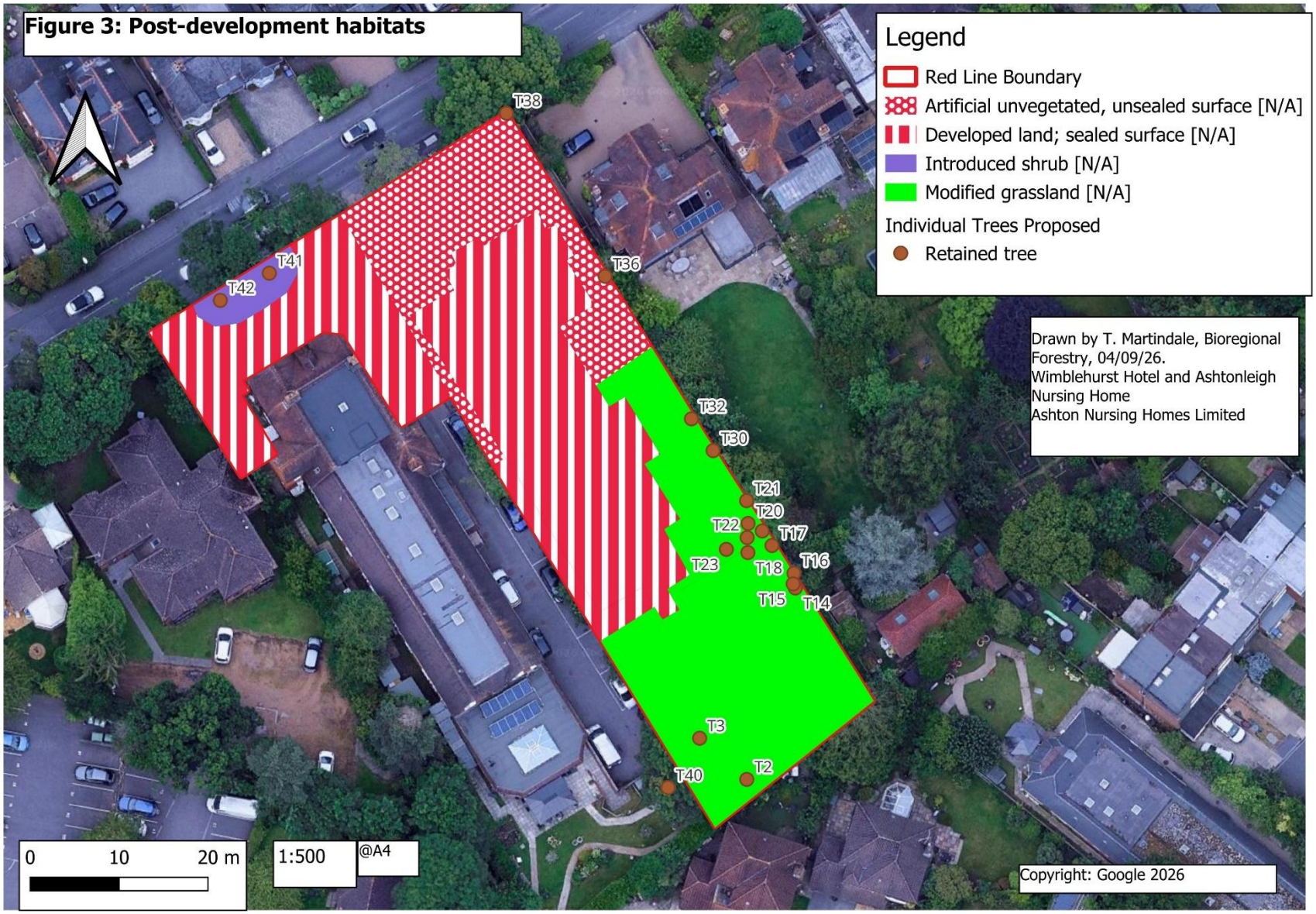
- Lowland deciduous woodland (0.36 km south-east), within Horsham Park.

5.7. A <2km search of MAGIC also showed a number of lakes, ponds, rivers and streams in the surrounding landscape but none within <0.5km.

5.8. An aerial map of the habitats present in the wider landscape is provided in Figure 1 below.


Figure 1: Site location and habitats in wider landscape
Legend
Red line boundary
Drawn by TM, Bioregional Forestry, 15/05/26.
© Google 2026
Lorem ipsum
0
250
500 m
1:14,000


Figure 2: Baseline habitats
Legend
Habitats Baseline Full [8]
g4 - modified grassland [N/A]
u1b5 - buildings [N/A]
u1b6 - other developed land [N/A]
u1c - artificial unvegetated unsealed surface [N/A]
Individual Trees Baseline
Existing Very Large Urban Tree
Existing Large Urban Tree
Existing Medium Urban Tree
Existing Small Urban Tree
Existing Tree - Incomplete details
Red Line Boundary
Drawn by T. Martindale, Bioregional Forestry, 04/09/26.
Wimblehurst Hotel and Ashtonleigh Nursing Home
Ashton Nursing Homes Limited
T38
T39
DLSS1
T36
T42
B1
DLSS2
B2
B4
B3
T32
T30
T29
G1
T21
T20
T22
T17
T24
T23
T27
T16
T15
T11
T9
G8b
T13
T14
T26
T10
G8c
G8a
T5
T6
T7
G2
T3
T2
T40
0
10
20 m
1:450
@A4
Copyright: Google 2026


Figure 3: Post-development habitats
Legend
Red Line Boundary
Artificial unvegetated, unsealed surface [N/A]
Developed land; sealed surface [N/A]
Introduced shrub [N/A]
Modified grassland [N/A]
Individual Trees Proposed
Retained tree
Drawn by T. Martindale, Bioregional Forestry, 04/09/26.
Wimblehurst Hotel and Ashtonleigh Nursing Home
Ashton Nursing Homes Limited
T38
T41
T42
T36
T32
T30
T21
T20
T22
T17
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T18
T16
T15
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T3
T40
T2
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10
20 m
1:500
@A4
Copyright: Google 2026

Preliminary Ecological Appraisal – Habitats

5.9. The habitats within the site were dominated by those typical of urban residential garden habitats, including modified grassland (g4) in the form of regularly mown lawn, introduced shrub, developed land with sealed surface (including buildings), artificial unvegetated unsealed surface, and individual mature trees. A summary of the habitats by type, area and BNG condition is provided in Table 4. Condition Assessments are provided in a standalone document. A baseline habitats map is provided in Figure 2 above. Photographs of the habitats can be found from page 38. A full list of species recorded with DAFOR scores for each habitat is provided in the Plant List at Appendix B.

Modified grassland (g4) – 0.108 ha. Secondary code: 106 (Mown)

5.10. The rear garden (south of B1) was comprised of modified grassland in the form of regularly mown lawn, dominated by perennial rye grass (*Lolium perenne*) and red fescue (*Festuca rubra*) with relatively low botanical diversity.

5.11. The patch of lawn immediately south of B1 (MG1) was more diverse in species and sward height the patch further south and included some introduced shrubs.

5.12. Due to the greater botanical diversity evident in this patch, five quadrats were conducted to confirm habitat classification (Species and DAFOR scores are provided in Appendix A). Mean species per quadrat was 7.2. It most closely matched the UKHab grassland category of Modified Grassland (G4), failing to meet the criteria for 'Other Neutral Grassland' (g3c). Condition was *Good*.

5.13. The patch further south (MG2) was more closely/recently mown and more uniform in both species and sward height, with low botanical species diversity. Condition was *Poor*.

5.14. There was one log pile on the eastern boundary of MG1 (Photo 47) and piles of loose and stacked bricks on the southwest boundary of MG2 (Photo 48).

Individual trees – Urban Group – Mature (u-201)

5.15. There was a group of mature trees within the rear garden to the south of the site, comprised in the majority of Lawson cypress (*Chamaecyparis lawsoniana*) as well as a fine specimen of Atlas Cedar (*Cedrous Atlantica*), and some broadleaf native species including sycamore (*Acer pseudoplatanus*), Scot's Pine (*Pinus sylvestris*), Holly (*Ilex aquafolium*), Rowan (*Sorbus acuparia*), Goat Willow (*Salix caprea*) and Hazel (*Corylus avellana*). Due to the shading provided by the conifers especially, the

ground flora was poor with bare ground, leaf litter and a few Sycamore saplings.

5.16. This group of trees did not meet the UKHab definition of woodland (UKHab 2026) due to its small size, being less than 20m wide, and to not having a complex structure associated with woodland habitat (such as a shrub understorey etc).

5.17. A Condition Assessment was carried out on the group as a whole, as per the Statuary Condition Assessment rules that allow the Individual Tree Condition Assessment to be applied to groups of urban trees whose crowns are predominately touching but that do not meet the criteria of 'woodland'.

5.18. In addition, there were individual mature and semi-mature trees on the north, east and west boundaries of Wimblehurst Hotel and on the north and northeast boundaries of Ashtonleigh.

5.19. No veteran or ancient trees were recorded. Bat roosting potential is detailed in Table 6.

5.20. A list of the onsite trees by species, size, condition scores (where applicable) and post-development status is provided in Table 4 below. Only trees of medium size and above were subject to a condition assessment as small trees are not recorded in the Statutory Metric baseline for private gardens as per the Statutory Metric Guidelines.

Table 4: Baseline individual trees

Tree Ref	Species	Baseline Tree Size	Baseline Condition	Baseline Tree Type	Proposed Retention Category
T38	Sycamore	Very large	Good	Native	Retained
T39	Cypress var	Medium	Moderate	Non-native	Lost
T41	Black Locust	Large	Good	Non-native	Retained
T42	Black Locust	Large	Good	Non-native	Retained
T6	Lawson Cypress var	Medium	Good	Non-native	Lost
G8a	Lawson Cypress var	Medium	Good	Non-native	Lost
G8b	Lawson Cypress var	Medium	Good	Non-native	Lost
G8c	Lawson Cypress var	Medium	Good	Non-native	Lost
T9	Lawson Cypress var	Medium	Good	Non-native	Lost
T11	Lawson Cypress var	Medium	Good	Non-native	Lost
T13	Scots Pine	Medium	Good	Native	Lost

T22	Altas Cedar	Large	Good	Non-native	Retained
T2	Fig	Small	N/A	Non-native	Retained
T3	Sycamore	Small	N/A	Native	Retained
T5	Sycamore	Small	N/A	Native	Lost
T7	Sycamore	Small	N/A	Native	Lost
T10	Lawson Cypress var	Small	N/A	Non-native	Lost
T12	Lawson Cypress var	Small	N/A	Non-native	Lost
T14	Lawson Cypress var	Small	N/A	Non-native	Retained
T16	Goat Willow	Small	N/A	Native	Retained
T15	Goat Willow	Small	N/A	Native	Retained
T17	Sycamore	Small	N/A	Native	Retained
T18	Lawson Cypress var	Small	N/A	Non-native	Retained
T19	Rowan	Small	N/A	Native	
T20	Lawson Cypress var	Small	N/A	Non-native	Retained
T21	Hazel	Small	N/A	Native	Retained
T23	Lawson Cypress var	Small	N/A	Non-native	Retained
T24	Cypress var	Small	N/A	Non-native	Lost
T25	Sycamore	Small	N/A	Non-native	Lost
T26	Sycamore	Small	N/A	Native	Lost
T27	Hazel	Small	N/A	Native	Lost
T29	Ash	Small	N/A	Native	Lost
T30	Sycamore	Small	N/A	Native	Retained
T32	Goat Willow	Small	N/A	Native	Retained
T36	Holly	Small	N/A	Native	Retained

Developed land, sealed surface (0.06 ha total)

5.21. Developed land, sealed surface included:

- Other developed land (u1b6) - an area of hardstanding to the north and northeast of Ashtonleigh Nursing Home (B4), used as a parking area and refuse and smoking area.
- Buildings (u1b5) - For the purposes of the habitats assessment the hotel was assessed as three distinct (but adjoined buildings) – B1 (the main hotel) B2 (a kitchen) and B3 (a garden shed). The habitat potential of these is detailed in Table 5 below.

Artificial, unvegetated, unsealed surface (0.044 ha)

5.22. This comprised of a pebbled parking area to the north of B1 and extending to a path to the east of the building leading to the rear garden.

Introduced shrub (0.005ha)

There was a small area of introduced shrub border on the north boundary of Ashtonleigh, consisting of Holly, Laurel and a palm tree, with two mature individual Black Locust trees planted also (see Table 4 above for trees and Figure 2 for the habitats map).

PEA – Buildings

5.23. A total of three adjoining onsite buildings (B1, B2 and B3) were assessed for suitability to support bat roosts during the site visit via an exterior only inspection. The majority offsite Ashtonleigh Care Home (B4) was also assessed from the exterior and only on the eastern elevation which will be impacted by the proposed glass link corridor.

5.24. The buildings onsite comprised of three quite distinct structures - the main hotel (B1), a formally separate garage now repurposed as a kitchen (B2) and adjoined to the main building and a shed built next to the kitchen (B3). For the purposes of the PRA these were treated as distinct buildings as they presented different structural features and potential.

5.25. Table 5 below provides a simple assessment of the relative likelihood of any legally
protected species being present within the site. Photographs of the buildings and features identified are provided in Appendix A.

Table 5 - Building descriptions and results of the Preliminary Roost Assessment

Building	Description	Results
B1	Wimblehurst Hotel is a detached, two-storey Edwardian property of rendered brick construction with a cross-gabled pitched roof clad in concrete and clay tiles and featuring two gable-fronted dormer windows on the north and west aspects. Later extensions to the south side of the building have a flat roof clad with felt. Roof voids were present but were not inspected.	**High suitability** B1 was identified as having high suitability to support roosting bats due to the presence of multiple roosting features including: Gaps present between barge boards and roof tiles and concrete render on south elevation. Gaps between loose tiles and between tiles and render on all elevations. Holes and gaps in brick wall and chimney breast on south elevation. Gaps behind fascia boards on east elevation. Gaps between barge boards and roof tiles/concrete render above dormer window on west elevation.

		Take together these features make the building suitable for use by larger number of bats on a more regular basis and potentially for longer periods of time.
B2	A former garage converted to kitchen and adjoined as an extension to B1. Pitched gable-end roof with clay tiles. Inaccessible roof void present containing ventilation duct.	**Moderate suitability** B2 was identified as having moderate suitability due to the presence of several roost features, including: Gaps between loose and missing/broken tiles and behind fascia board. Roof void present. The presence of a ventilation duct within the roof void and associated limited space and noise disturbance makes this building unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation).
B3	A shed/outbuilding adjoined to B2, of rendered brick wall and wood cladding, with a flat roof of timber rafters and corrugated plastic sheets.	**Low suitability** Several potential roosting features were identified including: Gaps behind wood cladding and hole/gaps in loose rendered brick wall. Gaps at eaves, around door and under corrugated plastic sheets. These features could be used by individual bats opportunistically as a summer roost. Due to draughtiness and the low height and size of the cavities present these features do not provide enough space, shelter, protection, appropriate conditions - temperature, humidity, height above ground level and light levels of disturbance to be used on a regular basis or by larger numbers of bats (i.e. unsuitable to support a maternity colony and a non-classic cool/stable hibernation site).
B4 (offsite)	Ashtonleigh Care Home is mainly outside the red line but will be impacted by the proposed works via the glass link corridor. It is a detached, Edwardian building of rendered brick construction with a	**Moderate suitability** Assessed from exterior only on eastern elevation where link corridor is proposed. B4 was identified as having moderate suitability due to the

	cross-gabled pitched roof clad with clay tiles and concrete. Roof void(s) are present but were not inspected.	presence of several roost features, including: Gaps under loose roof tiles.

PEA – Trees

5.26. A Ground-Level Tree Assessment (GLTA) was undertaken for bats. Individual mature trees throughout the site and one additional tree on the southwest boundary (offsite) were inspected for potential bat roosting features (PRFs). Trees with bat roosting potential are listed in Table 6 below.

5.27. Suitability was rated as per Collins (2024): NONE = Either no PRFs in the tree or highly unlikely to be any. FAR = Further assessment required to establish if PRFs are present in the tree. PRF = A tree with at least one PRF present.

5.28. Two trees were identified as having potential bat roosting suitability (see below). Both are due to be retained under current proposals.

Table 6 – Results of GLTA

Feature label	Species	Dbh (cm)	Suitability
T38	Sycamore	110	FAR
T40	Sycamore (offsite)	60 (approx.)	PRF

Legally Protected Species – Likelihood of Occurrence

5.29. The table below provides a simple assessment of the relative likelihood of any legally
protected species being present within the site.

Table 7 - The likelihood of occurrence of any legally protected species within the development site

Status	Species	Likelihood	Narrative
Habs Regs Annex 2 WCA Schedule 5	Bats	**Roost potentially present within buildings.** **Foraging and commuting likely present.**	The main part building (B1) has **high** potential for roosting bats due to the presence of multiple access points around all elevations. B2 has **moderate** potential due to gaps between roof tiles, gaps behind roof tiles and the presence of a roof void. B3 has **low** potential for roosting bats.

			The grassland and mature trees within the site and the parcels of woodland and also lakes, rivers and ponds in the wider landscape provide quality areas of foraging habitat.
[redacted]	[redacted]	[redacted]	[redacted]
WCA Schedule 1 BOCC	Breeding birds	**High**	Habitats suitable to support breeding birds were present on site in the form of mature trees and buildings. House sparrows were observed nesting above the dormer window on the west elevation of B1. Starlings were observed nesting around the fascia boards under the roof of the east elevation of B4 (Ashtonleigh Care Home). A number of protected and priority species have been recorded within the wider landscape.
Habs Regs Annex 2	Great crested newt	**Likely absent**	There are no ponds of ditches on site and the desk study did not show any ponds or ditches within 500m of the site. There is limited suitable GCN habitat onsite in the form of log piles, however there is no connectivity to ponds or ditches within 500m.
Habs Regs Annex 2. WCA Schedule 5	Hazel dormouse	**Absent**	There is no suitable habitat for hazel dormice on site and no connectivity to suitable habitat in the wider landscape.
Bern-A3	European hedgehog	**Low**	There is low suitability habitat within the site including the modified grassland areas which provide foraging habitat, the mature trees and shrubs which may provide foraging and commuting habitat and also a log pile on the eastern boundary of the site which may provide daytime and/or winter nesting habitat.
WCA Schedule 5	Reptiles	**Low**	In general, the habitats within the site are not favourable for reptiles, especially with the lawn maintained at a relatively short sward and the lack of connectivity to suitable habitat in the wider landscape. However, the lawn, especially the northern section (MG1) being of longer

			and more varied sward height, may provide habitat for slow worm, especially if not regularly mown. There is also a log pile on the eastern boundary of the site and a pile of bricks on the south-west boundary that could provide suitable habitat for species such as common lizard and slow worm.
WCA Schedule 9	Invasive non-native plants	**Absent**	No Inns were recorded during the site survey.

Biodiversity Net Gain

Results

5.30. The results of the baseline habitats survey and Metric assessment are summarised in the tables below, showing the baseline habitats by type, distinctiveness and condition and BNG units (total, retained and lost) under the current proposals.

5.31. No hedgerow habitats and no watercourse habitats were present within the Site. No irreplaceable habitats were present.

Table 8 – Baseline area habitats summary

Existing Habitat Type	Total Area (ha)	Condition	Strategic Significance	Retained
Modified grassland	0.0551	Good	Area/compensation not in local strategy/ no local strategy	0.0189
Modified grassland	0.0529	Poor	Area/compensation not in local strategy/ no local strategy	0.0529
Artificial unvegetated, unsealed surface	0.044	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.044
Developed land; sealed surface	0.0596	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.0567
Introduced shrub	0.005	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.005
Individual tree (Urban)	0.0163	Moderate	Area/compensation not in local strategy/ no local strategy	0
Individual tree (Urban)	0.3004	Good	Area/compensation not in local strategy/ no local strategy	0.1864

Table 9 – Proposed habitat creation summary

Habitat Type	Area (ha)	Condition	Strategic Significance
Developed land; sealed surface	0.0391	N/A - Other	Area/compensation not in local strategy/ no local strategy

5.32. The Metric headline results of the assessment are shown in Table 10 below. The target of 10% minimum BNG was used. The Baseline and Post-Development Units and Units Required are summarised accordingly. Detailed calculations are provided in the attached Statutory Biodiversity Metric document.

5.33. The Metric final results in Table 10 below show that within the current proposed scheme Trading Rules have not been met and **2.13 area habitat units** are required to achieve the mandatory minimum biodiversity net gain of 10%. These are required from the same or high distinctiveness habitats.

Table 10 - Statutory Biodiversity Metric results summary

On-site baseline	*Area habitat units*	4.18	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	2.47	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	-1.72	-41.03%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-1.72
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-41.03%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	4.18	4.60	2.13
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

6. Impacts and Opportunities

Impacts

Protected sites

6.1. No internationally designated sites were located within 10km of the site boundary and four nationally designated sites were within 5km of the site boundary. One statutory designated and three non-statutory protected sites were located within 2km. Due to the small scale of the development and negligible increase in residential capacity or recreational use, it is considered unlikely that the development will have an impact on these sites.

Onsite habitats

6.2. Under the current proposals the direct and indirect impact on habitats within the site is limited to the buildings and their potential bat roosting and bird nesting habitat, the modified grassland to the north of the rear garden, and mature trees throughout the site.

- 8 individual trees are expected to be lost, but other trees could be impacted by the development proposals and should be protected during and post-development under a mitigation plan adhering to BS5837. The majority of the tree loss will be confined to the group of mainly Lawson Cypress in the rear garden, which apart from nesting opportunities have relatively low ecological value. The high level of shading they provide means that little is growing underneath and is inhibiting the growth of adjacent native trees. Removing them offers opportunities to plant more ecologically valuable and aesthetically pleasing species.
- The loss of modified grassland will be 0.0362 ha.

Protected species

6.3. Potential negative impacts of the proposals on any legally protected species should be considered for foraging and commuting bats, breeding birds, great crested newts, reptiles, [redacted] and hazel dormice.

[redacted]

Bats

6.5. Buildings - Buildings B1, B2, B3 and B4 (offsite) all have the potential to support bat roosts. The proposals entail extensive modifications to B1, including the addition of a glass corridor link to B4, and significant extension of the south elevation of the building, likely to result in the partial or complete demolition of B2 and B3. Whilst the link corridor is not

expected to materially/physically impact the roof space, the construction works have the potential to impact any bat roosts present through noise, dust and vibrations etc. In addition, bat roosts may not be limited to the roof space but may also exist with the walls. Furthermore, the proposed extension to the south elevation of B3 will likely have a direct impact on the roof space and roof exterior as shown in the proposed drawings and plans. If bat roosts are present, then these proposals will likely result in a direct negative impact on the species at site level. If bats are not present, then there will be a reduction of roosting features within the site.

6.6. Trees - Current proposals will directly impact upon 8 mature trees through removal, although limited to the removal of T3 and a small area of the group of mature trees. The suitability of these trees to host potential bat roosting features (PRFS) was assessed as NONE. T38 (large Sycamore) was uncertain due to the extensive presence of ivy. One offsite tree (large Sycamore, T40) on the southwestern boundary of the site was also noted to have PRF suitability, also not anticipated to be removed under current proposals.

6.7. The garden habitats were considered to be good (moderate) quality habitat to support foraging and commuting bats. Overnight lighting for the operational phase of the development has potential to impact on commuting bats. Any rise in light levels post-construction could alter the behaviour of commuting bats resulting in a moderate negative effect at site level.

Breeding birds

6.8. The shrubs, mature trees and buildings within the site boundary held potential to support breeding birds and active bird nests were identified within buildings B1 and B4. Proposals could result in the loss of nesting opportunities within the buildings on site and could potentially cause direct injury during the construction phase during building demolition and vegetation removal (if required).

Reptiles

6.9. There is low suitability habitat onsite in the form of the modified grassland (especially if unmanaged) and the piles of logs and bricks within the garden that provide opportunities for basking, foraging and sheltering reptiles. In the absence of mitigation, site clearance and construction work could result in direct impacts to individuals of common and widespread reptile species.

6.10. Other protected species

- Dormice – Dormice are considered absent from site.
- Great Crested Newt – Great Crested Newt are considered absent from site.

Site evaluation

6.11. Given the above assessment of the potential for protected species onsite, as well as it's situation and proximity to habitats in the wider landscape, the habitats onsite were assessed as having site value only.

Opportunities

6.12. There are opportunities to provide enhancements to the site through inclusion of artificial bat roosts and bird boxes within the proposed building extension or surrounding retained trees.

6.13. There are also opportunities to compensate for the predicted loss of habitats through some basic measures, these could include:

- Enhancement of the garden by planting native fruit and flowering tree, shrub and wildflower species to provide opportunities for a range of invertebrates and birds.
- Creating hibernation opportunities for reptiles including additional or alternative log piles and/or hibernaculum around the perimeter of the site.
- Inclusion of artificial bird boxes on newly created structures or on retained mature trees on site.
- Installation of a bug hotel and log piles to enhance the garden for invertebrates and to mitigate against the loss of the grassland and woodland habitat.

7. Recommendations

Further survey

7.1. Due to the presence of buildings with suitability to support bat roosts further survey assessment of the site is required to ascertain level of use by bats which will be necessary to inform the design and fully assess any potential impacts. Three Emergence surveys of the building with High suitability (B1) to support roosting bats is required. Two emergence surveys of the buildings with Moderate suitability (B2 and B4) are required. One emergence survey of the building with low suitability (B3) is required. Following standard good practice survey guidance (Collins 2024), these must be conducted in the active bat survey window of May to September (inclusive) and they must be undertaken a minimum of three weeks apart. At least one of the surveys should be undertaken between May and August.

7.2. If bat roosts are identified during the surveys of the Moderate and Low suitability buildings (B2 an B3) then the full three surveys will be required.

7.3. The results of these surveys will be detailed in a separate protected species report.

7.4. Three trees within and on the boundary of the site were identified as having potential roost feature suitability. Under current proposals these are not planned for removal, so no further survey is required. However, if this changes the these will need further survey.

Mitigation likely to be required for the proposed works

7.5. **Trees** – The existing trees onsite that will be retained will need to be protected from impact both during and post-construction as per the recommendations set out in the BS58317 Arboricultural Survey and Report.

7.6. **Breeding birds** - The removal and/or modification of any suitable nesting habitat (including shrubs, trees and buildings) should be undertaken between October and February (inclusive) outside of the bird breeding season. If this timeframe cannot be achieved, a close inspection of the vegetation and/or structures should be undertaken up to 48 hours prior to the commencement of works by an experienced ecologist. All active nests will need to be protected and retained until the young have fledged.

7.7. **Bats** – The results of the further surveys on buildings with suitable roosting features will determine the level of mitigation required on site.

7.8. Mitigation must include a sensitive lighting scheme to protect sensitive areas and avoid negative impacts to foraging and commuting bats. Measures should include the use of LED lighting with no UV present, ensuring any boundary features such as trees are maintained as dark corridors and illumination of grassland and woodland areas is avoided by angling sources of light away, and use of low-level light towers that are directional and hooded to minimise unintentional spillage to adjacent habitats.

7.9. Any lighting employed within the newly developed areas, including along new access routes must be designed following current best practise guidance from the Bat Conservation Trust (BCT) and the Institute of Lighting Professionals (ILP)10[2]. The lighting scheme should include all external lighting to be directed away from boundary habitats to retain a light free zone for commuting bats.

7.10. **Reptiles, and hedgehog** – To minimise impacts to reptiles and hedgehog onsite during the construction phase, building materials stacked directly on the ground, and the existing log and brick piles, should be sensitively removed by hand prior to groundworks commencing. Remaining vegetation (especially the areas of lawn) should be regularly maintained and the grass kept at low sward height. A Habitats and Species Precautionary Work Method Statement (PWMS) is detailed in Appendix C.

Biodiversity Net Gain

Feasibility assessment

7.11. The Statutory Metric User Guide (Defra 2024) states that: "The post-development private garden has no public access, and biodiversity net gains cannot be legally secured".

7.12. Unfortunately, this means that it is not feasible to achieve 10% net gain through onsite habitat enhancements or creation and recourse to offsite biodiversity units will be required.

7.13. The client has two options:

- Allocate another area of publicly-accessible land within their ownership (if available) for offsite BNG creation and/or enhancement. This will have to be legally secured for the 30-year commitment through a Section 106 or a Conservation Covenant.
- Purchase offsite biodiversity units from a habitat bank, either directly or through a broker.

Biodiversity Enhancements

7.14. Whilst biodiversity enhancements in private gardens cannot count towards biodiversity net gain, they are still required of development planning applications, as set out in the National Planning Policy Framework and the Horsham District Planning Framework (2015).

7.15. There are multiple opportunities for enhancement of the application site, however, measures could include:

- Planting of native tree, shrub and herbaceous species (as individual trees, new hedgerows or borders) using locally sourced native seeds and plants. Species selection should aim for a variety of fruiting and flowering times throughout the year.

Species-specific enhancements

[2] GN08 Bats and Artificial Lighting – Institution of Lighting Professionals (theilp.co.uk) (ILP 2023)

Bats

7.16. Details of required mitigation for bats (such as integration of bat boxes into the scheme design) will be specified with the results of the further bat surveys.

7.17. Further compensation or enhancements are to be outlined upon completion of the further dusk emergence surveys.

Birds

7.18. It is recommended that any new building/building extension design includes bird boxes such as a sparrow terraces (e.g. 1SP Schwegler Sparrow Terrace or suitable equivalent) and swift nest boxes/bricks (e.g. Schwegler 17 Swift Box or equivalent).

7.19. The sparrow terraces should be installed in a pair as a minimum, and should preferably be sited facing towards adjacent vegetation, ideally at least 3m above the ground, out of the reach of predators, avoiding direct sunlight and heavy rain (between north and east facing).

7.20. The swift nest boxes/bricks should be installed as follows:

- A minimum of 5m (16ft) above ground.
- Facing north or east on buildings. If installed on other elevations, swift bricks/nest boxes must be underneath eaves to shelter them from sunlight.
- Away from doorways, well used paths, windows, or any features which can be used by predators (pipes, vegetation or vents).
- In unobstructed locations where vegetation, cables or other objects will not impact swift's access.
- A minimum of two bricks/nest boxes should be installed, at least 1m apart.
- Swift bricks/nest boxes come in a variety of designs. Products designed specifically for swifts should be selected for installation.

7.21. Box installation, fixing, location and maintenance should be carried out with due consideration for health and safety.

Invertebrates

7.22. The scheme design should provide enhancements for invertebrates to mitigate against the loss of habitats. BFL recommend that these should include one bug hotel, as well as the additional planting suggested above to enhance retained habitats.

Reptiles

7.23. Enhancement to provide sheltering and basking habitat for reptiles could include the creation of a rockery as part of a herbaceous and shrub border, creation of log piles and/or installation of a hibernaculum.

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Appendix A: Photographs

Label	Photograph
Photo 1 B3 (Shed in rear garden adjoining B2)	
Photo 2 B3 – interior	
Photo 3 B3 (exterior, west wall) – gaps in rendered bricks.	

Photo 4 B2 (kitchen, southeast elevation) – Gaps between and under loose roof tiles and vent.	
Photo 5 B2 – Gaps under loose tiles and missing/broken ridge tile.	
Photo 6 Gap behind fascia board on west elevation.	

Photo 7 B1 - exterior (south-facing elevation).	
Photo 8 B1 – Gaps behind loose barge board and between tiles and concrete render on gable end.	
Photo 9 B1 – Holes in bricks on south-facing gable end wall.	

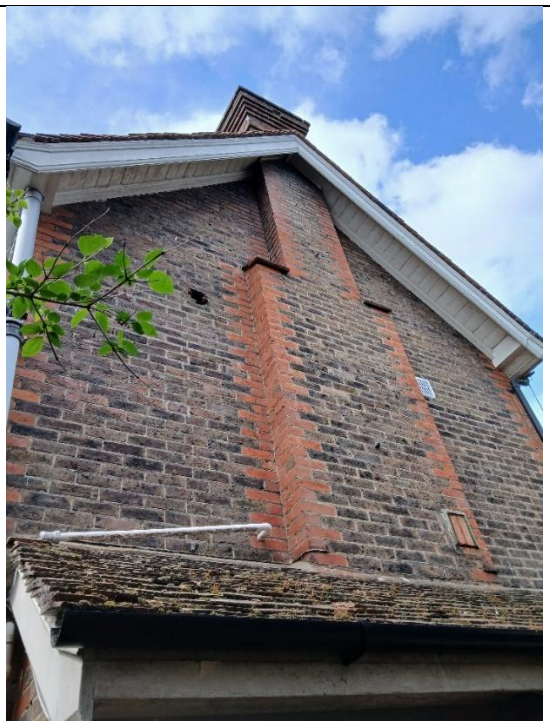
Photo 10 B1 - Gaps in brick-work on chimney breast (south elevation).	
Photo 11 B1 – gaps under loose and missing tiles above dormer window, including along lead flashing.	
Photo 12 B1 – Hole in exterior brick wall on east elevation.	

Photo 13 B1 – gap behind fascia board under guttering on east elevation.	
Photo 14 B1 – Front (north-facing elevation) of Wimblehurst Hotel.	
Photo 15 B1 – West elevation.	

Photo 16 B1 – west elevation. Gaps between tiles and barge boards on gable-end dormer window. Gaps also at loose/missing tiles on pitched roof.	
Photo 17 B1 – west elevation. Approximate area where proposed 1st storey link between B3 and Ashtonleigh will be constructed.	
Photo 18 B4 (Ashtonleigh Care Home) – East elevation where proposed 1st story link to Wimblehurst Hotel (B3) will be constructed.	

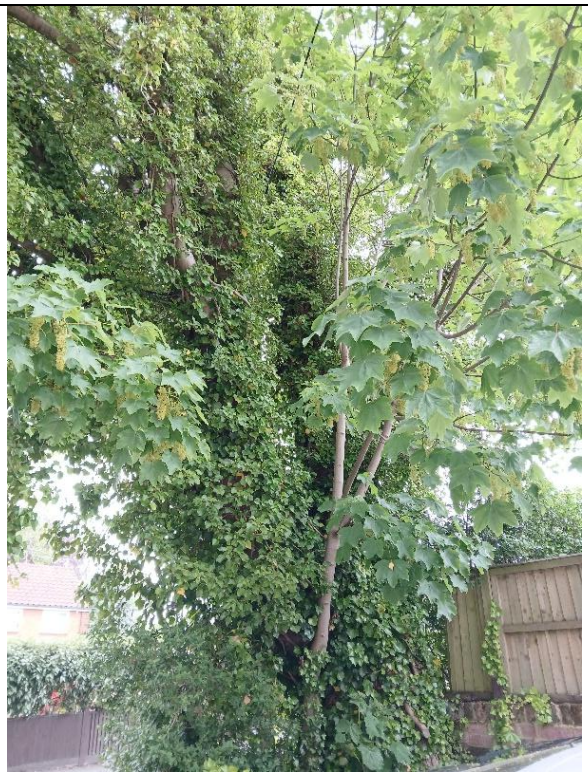
Photo 19 B4 – Gaps under clay roof tiles on east facing elevation.	
Photo 20 T38 – Large mature sycamore north of B1.	

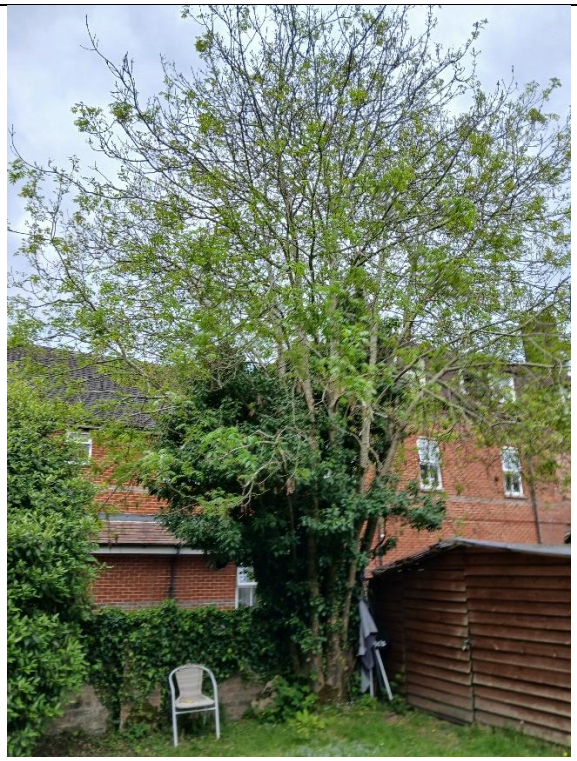
Photo 21 T39 – Cypress Var.	
Photo 22 T29 – Ash (multi-stem)	

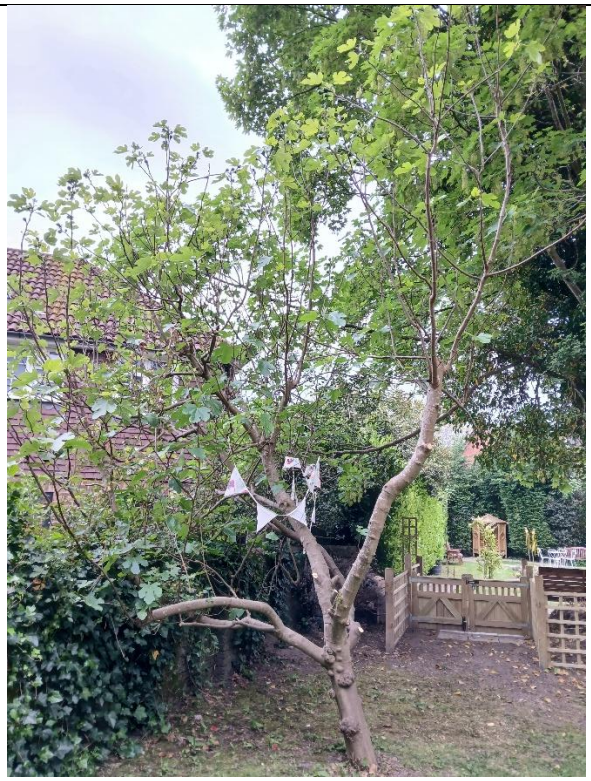
Photo 23 T2 – Fig (*Ficus carica*)	
Photo 24 Modified grassland (g4) – lawn to rear of hotel.	

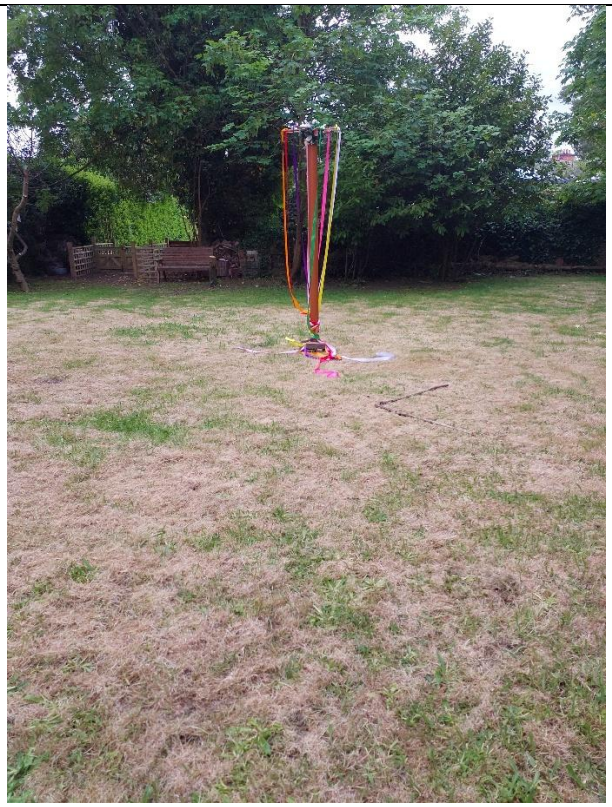
Photo 25 Modified grassland (g4) – lawn at south end of garden to rear of hotel.	
Photo 26 – Group of trees in rear garden viewed from north, with scattered introduced shrubs in modified grassland.	

Photo 27 Rear garden tree group showing majority Lawson cypress and poor ground flora.	
Photo 28 Garden patio to rear of hotel.	
Photo 29 Pebbled hardstanding parking area to north of hotel adjacent to Wimblehurst Road.	

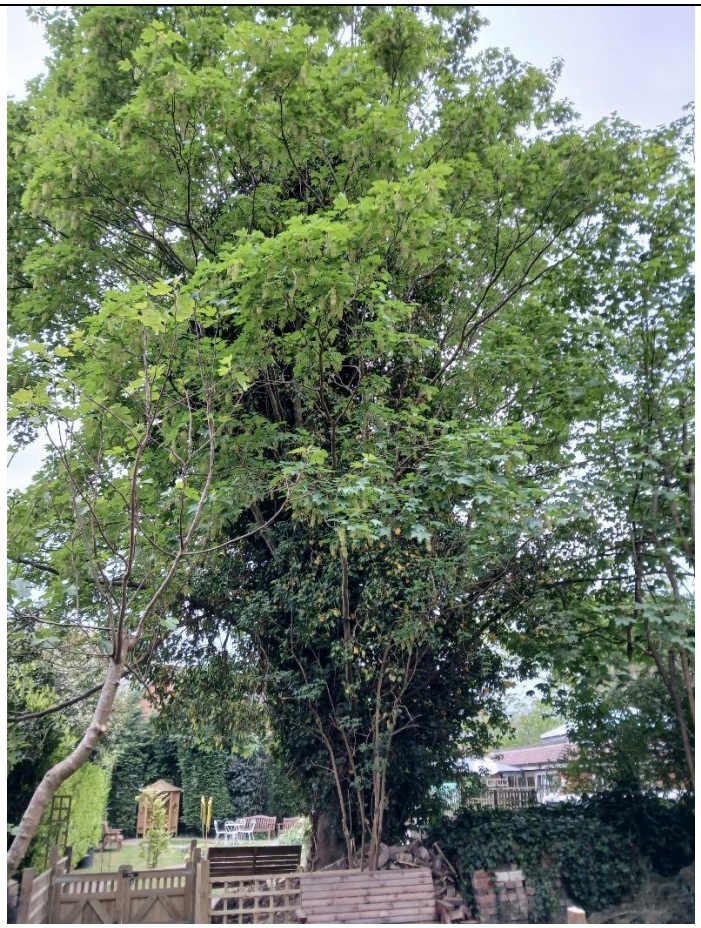
Photo 30 Tree T40 (offsite) - Large sycamore	
Photo 31 Log pile in garden on east boundary of site.	

Photo 32 Pile of bricks on south-west boundary of garden, stacked at base of large sycamore (T8 - offsite tree).	

Appendix B: Plant Species List

Species are listed for each habitat type and parcel. Species were given a DAFOR score of estimated frequency of occurrence.

Due to the greater botanical diversity evident in the Modified grassland (MG1) parcel to the north of the garden, five quadrats were conducted to confirm habitat classification. DAFOR scores were recorded for each species within each quadrat rather than over the whole parcel as for Modified grassland parcel MG2 (to the south of the garden).

Modified grassland - g4 (MG1)

Species and DAFOR scores (recorded across five quadrats)
Acer pseudoplatanus (Sycamore)
Rare
Achillea millifollium (Yarrow)
Rare
Aegopodium podagraria (Ground-elder)
Rare
Anthoxanthum odoratum (Sweet Vernal-grass)
Occasional
Bellis perennis (Daisy)
Rare
Festuca rubra (Red Fescue)
Frequent
Rare
Holcus lanatus (Yorkshire-fog)
Dominant
Occasional
Lolium perenne (Perennial Rye-Grass
Abundant
Dominant
Frequent
Lotus pedunculatus (Greater Bird's-foot-Trefoil)
Frequent
Rare
Luzula campestris (Field Wood-rush)
Rare
Pilosella officinarum (Mouse-ear-hawkweed)
Frequent

Occasional
Rare
Prunella vulgaris (Self-heal)
Rare
Ranunculus acris (Meadow buttercup)
Rare
Ranunculus bulbosus (Bulbous buttercup)
Rare
Rubrus saxatillis (Stone bramble)
Rare
Taraxacum spp. (Dandelions)
Rare
Trifolium repens (White Clover)
Rare
Veronica chaemaedrys (Germander Speedwell)
Occasional
Viola rininiana (Common Dog-violet)
Rare

Modified grassland – g4 (MG2)

Species	**DAFOR score**
Ranunculus repens (Creeping buttercup)	Rare
Plantago lanceolata (Ribwort Plantain)	Rare
Taraxacum spp. (Dandelions)	Rare
Bellis perennis (Daisy)	Rare
Lolium perenne (Perennial Rye-Grass	Dominant
Holcus lanatus (Yorkshire-fog)	Occasional
Pinus nigra (Corsican pine)	Rare

Individual trees

Acer pseudoplatanus (Sycamore)	Rare
Cryptomeria japonica (Japanese red-cedar)	Rare
Fraxinus excelsior (Ash)	Rare
Laurus nobilis (Bay)	Rare
Ilex aquafolium (Holly)	Rare

Ficus carica (Fig)	Rare
Cedrus Atlantica (Atlas Cedar)	Rare
Chamaecyparis lawsoniana (Lawson cypress)	Abundant
Pinus sylvestris (Scot's Pine)	Rare
Acer pseudoplatanus (Sycamore)	Rare
Ilex acquafolium (Holly)	Rare
Sorbus Acuparia (Rowan)	Rare
Salix caprea (Goat willow)	Rare
Corylus avellana (Hazel)	Rare

Appendix C: Habitats and Protected Species Precautionary Work Method Statement (PWMS)

Proposed works
The proposals include the change of use and partial demolition/modification of the existing buildings and development of a nursing/care facility with an extended footprint. The construction and conversion process will comprise the following activities:

- Partial demolition and modification of existing buildings
- Ground enabling works
- Construction of a new building
- Soft landscaping

Objectives of the Precautionary Work Method Statement
The primary objective of this PWMS is to facilitate the construction activities whilst avoiding the residual risk of impacting the retained habitats within the red line boundary and any protected/notable species that they may potentially be host to bats, reptiles, amphibians, hedgehog and breeding birds.

Bats – The results of the further surveys on buildings with suitable roosting features will determine the level of mitigation required on site.

Detail on working method(s) necessary to achieve stated objectives
The measures listed below provide the mitigation solution to allow the works to progress whilst meeting the stated objective of avoiding the residual risk of impacting on retained habitats and protected species.

Timing
The proposed works will ideally be undertaken between October and February inclusive (outside the nesting bird season) to minimise disruption. If this timeframe cannot be achieved, a close inspection of the vegetation and/or structures should be undertaken up to 48 hours prior to the commencement of works by an experienced ecologist. All active nests will need to be protected and retained until the young have fledged.

Vegetation within the works area will be kept at a short sward until restoration works commence, this would maintain this habitat as unsuitable/sub-optimal to support the potential protected species present within the wider area.

The vegetation within this area should be regularly mown/strimmed and kept short from March and throughout the growing season until landscaping can take place. This will ensure that the site is not suitable for reptiles, amphibians, hedgehog and ground nesting birds.

Log and brick piles
Log and brick piles will be dismantled by hand.

Habitat protection
Machinery and materials should be stored on either hardstanding or raised off the ground on pallets where possible. Movement around the site should be kept to a minimum to reduce soil compaction.

Unexpected finds
If any protected species are seen or suspected to be present within the restoration area, all works must be halted and advice from a suitably qualified and experienced ecologist should be sought.

Measures during the restoration phase
During the restoration, no excavations will be left uncovered overnight. Excavations should also be managed to avoid creating any temporary waterbodies.