

Biodiversity Enhancement Strategy

Old Fire Station, Horsham

October 2026

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Biodiversity Enhancement Strategy

Old Fire Station, Horsham

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1. Introduction

Background

1.1 Phlorum Ltd has been commissioned by LPS to compile a Biodiversity Enhancement Layout prior to development at the Old Fire Station, Horsham (hereafter referred to as "the site").

1.2 This Biodiversity Enhancement Layout document has been compiled, as required by Condition 2 of the Planning Conditions for the site. This report will provide finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Leigh Ecology, 2025) and the Bat Survey Report (Leigh Ecology, 2025), in accordance with the terms of planning at the site.

1.3 This report includes a plan map with details of enhancement features being implemented which aims to minimise any negative impact to existing ecological features at the site as a result of development.

1.4 This report also provides details on site enhancement measures which will aim to augment the quality of the site in the long-term by maintaining ecological value and enhancing biodiversity at the site.

1.5 Development proposals for the site involve the demolition of the existing buildings and the development of a new care home and associated infrastructure.

1.6 This report is written to comply with the Condition 2 of the Planning Conditions for the site.

Site Description

1.7 The site consists of two domestic dwellings with associated garages and gardens.

1.8 The National Grid Reference for the centre of the site is TQ 30783 61138. The proposed development will cover approximately 0.2 hectares (ha).

The Proposed Development

1.9 It is understood that current proposals involve the demolition of the existing buildings and the development of a new care home and associated infrastructure.

Planning Conditions

1.10 Planning permission has been granted, subject to various conditions, which include the following ecological conditions from Place Services for Horsham District Council:

- Condition 1: ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS
  - All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Report (Leigh Ecology Ltd., June 2025) and Preliminary Ecological Appraisal (Leigh Ecology Ltd., May 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
  - This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."
  - Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).
- Condition 2: PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY
  - Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

    a) Purpose and conservation objectives for the proposed enhancement measures;

    b) detailed designs or product descriptions to achieve stated objectives;

    c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);

    d) persons responsible for implementing the enhancement measures; and

    e) details of initial aftercare and long-term maintenance (where relevant).

- The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.
- Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- Condition 3: PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME
  - Prior to occupation, a "lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

    a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

    b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
  - All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
  - Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

1.11 This report is focused on **Condition 2** the Biodiversity Enhancement Strategy.

1.12 Condition 2 states the following:

- "Condition 2: PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY
  - Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures; *[Section 3.1-3.2]*

b) detailed designs or product descriptions to achieve stated objectives; **[Section 4.6– 4.36; Appendix B]**

c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); **[Appendix B]**

d) persons responsible for implementing the enhancement measures; and *[Section 3.3-3.4]*

e) details of initial aftercare and long-term maintenance (where relevant). *[Section 4, Table 1]*

- The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.
- Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended). "

The Biodiversity Enhancement Layout Report

1.13 This document has been compiled in the context of the proposals stated in this introduction and based on information made available by the client at the time. Alterations to the scheme and changes in ecological legislation may necessitate amendments to this document at a later stage.

2. Previous Reports

Previous Reports

2.1 This Biodiversity Enhancement Layout will finalise the details and locations of the enhancement measures contained within previous ecology reports produced by Phlorum for the site. These include a Preliminary Ecological Appraisal (Leigh Ecology, 2025) and the Bat Survey Report (Leigh Ecology, 2025). The results of these surveys are outlined in the paragraphs below.

PEA 2025 (Leigh Ecology, 2025)

2.2 The PEA survey was carried out by Leigh Ecology on 31st March 2025.

2.3 The results of the PEA are as follows:

Habitats on site (See figure 1 in Appendix A (Leigh Ecology, 2025))

2.4 The site comprised a large, detached two-storey brick building and separate smaller building linked to a training tower, along with the associated hard standing parking infrastructure. The remainder of the site had small areas of modified grassland and ornamental planting including red robin and privet shrubs, and palm and cypress trees.

2.5 Trees on the site were inspected for features that could support roosting bats. No deadwood, decay, holes, or fissures were observed.

2.6 Considering the above findings, the recommendations of the PEA were as follows:

- **Bats**: Due to the potential roosting features on the main building, it was deemed Low suitability for bats. One single bat emergence survey was recommended.
- Where lighting is necessary in the post development plans, it was recommended that this will be low wattage, directional, low level and/or shaded to minimise light spill onto potential flight lines and foraging habitat to ensure that the overall impact caused by lighting the site is negligible. A lighting scheme should be designed with regard to guidance such as the Bat Conservation Trust Statement on the impact and design of artificial light on bats, and the Institution of Lighting Professionals Guidance Notes, to minimise disturbance to bats and other wildlife due to artificial lighting.

- **Breeding birds**: No removal of suitable habitat for nesting birds is included within development plans. However, nesting birds are protected under The Wildlife and Countryside Act 1981 (and amendments), and it would be an offence to damage or destroy a nest or otherwise disturb a nesting bird.
- Due to the possible presence of nesting birds in vegetation in close proximity to the site boundary, it was recommended that post development lighting should be addressed to minimise light pollution affecting adjacent suitable habitat. No nesting bird habitat will be lost due to the development work.

Bat Survey Report 2025 (Leigh Ecology, 2025)

2.7 The bat survey report was completed in June 2025. The bat survey report summarises the results from a single bat activity survey which was conducted at the site on the 4th June 2025.

2.8 The results of the bat survey report are as follows:

- The survey concentrated on the main building as the trees were subsequently ruled out for potential to support roosting bats.
- No bats were observed emerging from any of the buildings on site. No foraging activity was recorded around the buildings or within the immediate vicinity of the site.

2.9 Considering these results, the bat survey report contained the following recommendations for enhancement and mitigation measures at the site in relation to bats:

- It is considered that the proposed development works can proceed without the need for a European Protected Species Mitigation Licence, provided that a precautionary approach is followed.
- To ensure legal compliance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), the works should proceed under a Bat Safeguard Method Statement. This will include appropriate measures such as:
  - A toolbox talk for contractors prior to commencement of works.
  - Sensitive removal of roof materials (e.g., tiles, soffits) by hand under ecological supervision.
  - Immediate cessation of works and consultation with a licensed ecologist if any bats or signs of bats are encountered during the works.

- It was recommended that in order to contribute to local biodiversity objectives, three bat boxes or integrated bat bricks be installed on the completed building.
- Where lighting is necessary in the post development plans, it was recommended that this will be low wattage, directional, low level and/or shaded to minimise light spill onto potential flight lines and foraging habitat to ensure that the overall impact caused by lighting the site is negligible. A lighting scheme should be designed with regard to guidance such as the Bat Conservation Trust Statement on the impact and design of artificial light on bats, and the Institution of Lighting Professionals Guidance Notes, to minimise disturbance to bats and other wildlife due to artificial lighting.

Biodiversity Net Gain Metric 2025 (Leigh Ecology, 2025)

2.10 Leigh Ecology completed a Habitats Condition Assessment in March 2025 to inform a Biodiversity Net Gain assessment.

2.11 The site consists of the old buildings associated with the Fire Station, sealed surface and two small areas of modified grassland each with an individual ornamental tree.

2.12 The development achieved a 321.95% gain. Habitats to be created include developed land; sealed surface, individual trees, vegetated garden, species rich native hedgerows, and non-native and ornamental hedgerows.

3. Project Outline

Biodiversity Aims

3.1 The biodiversity aims for the development site are to enhance the overall biodiversity for the site.

Design and General Management Objectives

3.2 The main design objectives and management objectives in relation to this management plan are listed below:

- Create opportunities for tree planting with species chosen to provide structure and an identifiable character to the landscape as well as contributing to the ecological value of the site;
- Use planting to enhance the existing boundary and to provide a transition between the functional landscape of the site and the adjacent existing developments;
- Establish the long term design objectives of the landscape area and define management objectives and ensure the successful establishment and long term health of the plant stock through watering and pruning if and when required; and
- Create new habitats and maximise the wildlife/ biodiversity value of the site.

Roles and Responsibilities

3.3 During the construction phase the Principal Contractor will appoint and manage the Landscape Contractor who will be responsible for carrying out the habitat management plan and undertaking the necessary habitat enhancement works outlined in this strategy.

3.4 Post-handover the maintenance, monitoring and management of the habitats outlined within this plan will be the responsibility of the care home manager and the grounds maintenance team.

4. Biodiversity Enhancement Layout

4.1 The following recommendations are made to enhance the on-site habitats in relation to biodiversity. These recommendations aim to satisfy the conditions of planning listed above, and to finalise the details of any recommendations made in the previous ecological reports for the site (PEA, Leigh Ecology 2025; Bat Survey Report, Leigh Ecology 2025).

4.2 Details on specific construction-phase mitigation measures regarding bats should be provided in a Bat Safeguard Method Statement and are considered beyond the scope of the present assessment.

Lighting

4.3 As stated in Condition 3 of the planning approval document, a wildlife sensitive lighting design scheme will be submitted prior to occupancy regarding specific lighting strategy to mitigate impacts on biodiversity at the site. Therefore, it is beyond the scope of this report to detail any lighting plans relevant to the site at this stage of the development.

4.4 It is however recommended that the recommendations from the Bat Survey Report (Leigh Ecology, 2025) are followed where possible during the construction phase of development.

4.5 Due to the possible presence of nesting birds in vegetation in close proximity to the site boundary, it was recommended that post development lighting should be addressed to minimise light pollution affecting adjacent suitable habitat (PEA, Leigh Ecology 2025).

Bat Boxes

4.6 As a measure to enhance the biodiversity value of the site, additional provision for roosting bats will be installed within the site area. This will include the installation of three Schwegler 2F Bat Boxes (installed at least 3m above the ground on the southern and western aspects, so that they receive sun for part of the day). The bat boxes will be placed at suitable locations including on the western and southern aspects of the main building, and southern aspect of an outbuilding. The locations of these boxes are marked in Appendix B).

4.7 These will compensate for the loss of any potential roosting features.

4.8 Where a bat box may not have been used, the possibility of re-siting it to more suitable areas should be explored and advice should be sought from the project ecologist.

4.9 Bat boxes do not require maintenance, however, any damaged boxes should be replaced on a like-for-like basis.

Bird Boxes

4.10 As a measure to enhance the biodiversity value of the site additional breeding bird provision will be installed within the site area. This will include the installation of three Schwegler 1B Bird Boxes (installed 2-4m above the ground on the northern and eastern aspects). The bird boxes will be placed in suitable locations including the north of the outbuilding, and the eastern aspect of the main building. The locations of these boxes are marked in Appendix B).

4.11 This will result in net gain of potential nesting opportunities across the site.

4.12 Old bird nests should be left in boxes to break down naturally as they provide habitat for a range of invertebrates. "Worse reproductive output in nestboxes containing old nests was found very rarely" (Mazgaiski, 2007).

4.13 Where a bird box has not been used, the possibility of re-siting it to more suitable areas should be explored and advice should be sought from the project ecologist.

4.14 Bird boxes do not require maintenance, however, any damaged boxes should be replaced on a like-for-like basis.

Bug Hotels and Bee Bricks

4.15 As a measure to enhance the biodiversity value of the site, bug hotels will be installed. Four Capri Bee & Insect Hotels will be installed on trees and hedgerows, ensuring vegetation does not cover the holes. The locations of these boxes are marked in Appendix B).

4.16 Bug hotels do not require maintenance, however, any damaged boxes should be replaced on a like-for-like basis.

4.17 Pollinator friendly planting is also provided in the proposed scheme.

Log Piles/Hibernacula

4.18 Two log piles will be created within the areas of suitable habitat, including below tree canopies. These will be placed in a sunny location, within areas of longer vegetation and in close proximity to the existing offsite vegetation. The log piles will primarily be made from locally sourced wood and a mixture of compact and loose material in varying sizes and shapes, and stacked approximately 1m in height. The creation of log piles will provide increased foraging and hibernating opportunities for amphibians, reptiles and invertebrates. The locations of these are marked in Appendix B).

4.19 The log piles will not require maintenance, however, annual monitoring is encouraged to ensure that the hibernacula is not damaged. Any compromised components of the log piles should be replaced on a like-for-like basis.

Wildlife Corridors and Wildlife Holes

4.20 The increase in building can result in ecological areas which are unconnected. Effectively these are ecological islands, and often there is no way for wildlife to migrate to and from these areas.

4.21 Wildlife friendly pathways will be created on site, with focus on corridors connected to offsite vegetation. These corridors include paths through hedgerows, grassland, and trees.

4.22 Wildlife holes (or 'hedgehog holes') will be installed in fences to help wildlife migrate through the site areas. The holes need to be at least 13cm by 13cm, at ground level and remain unobstructed.

4.23 The holes should be inspected annually to ensure they are free from obstruction and damage.

Habitat Creation and Compensatory Planting

Planting Scheme (Align, 2026)

4.24 The green space will consist of wildflower grassland, amenity grassland, individual trees, climbers, shrubs and hedgerows.

4.25 The amenity grassland will be seeded with the Emorsgate EG22 Flowering Strong Mix. The wildflower grassland will be seeded with Emorsgate EL1 Flowering Lawn Mix.

4.26 The planting will provide connection to offsite habitats, as well as pollinator friendly flowering plants.

4.27 The following list contains plants which are included in soft landscaping plans at the site:

Trees:

- Amelanchier *(Amelanchier × lamarckii)*
- Common Hornbeam 'Frans Fontaine' *(Carpinus betulus* 'Frans Fontaine')
- English Oak *(Quercus robur)*
- Field Maple *(Acer campestre)*
- Japanese Flowering Cherry 'Amanogawa' (*Prunus* 'Amanogawa')
- Silver Birch *(Betula pendula)*
- Sweet Gum *(Liquidambar styraciflua)*

- Wild Cherry *(Prunus avium)*

Native shrub mix:

- Blackthorn *(Prunus spinosa)*
- Field Maple *(Acer campestre)*
- Guelder Rose *(Viburnum opulus)*
- Hawthorn *(Crataegus monogyna)*
- Hazel *(Corylus avellana)*
- Wayfaring Tree *(Viburnum lantana)*
- Wild Privet *(Ligustrum vulgare)*

Shrubs:

- Annabelle Hydrangea (*Hydrangea arborescens* 'Annabelle')
- Bergenia 'Sunningdale' (*Bergenia* 'Sunningdale')
- Camellia 'Paolina Maggi' (*Camellia japonica* 'Paolina Maggi')
- Cotinus / Smoke Bush *(Cotinus coggygria)*
- Hebe 'Mrs Winder' (*Hebe* 'Mrs Winder')
- Hebe 'Red Edge' (*Hebe albicans* 'Red Edge')
- Japanese Skimmia 'Rubella' (*Skimmia japonica* 'Rubella')
- Lavender 'Alba' (*Lavandula angustifolia* 'Alba')
- Lavender 'Vera' (*Lavandula angustifolia* 'Vera')
- Mahonia *(Mahonia × aquifolium)*
- Midwinter Fire Dogwood (*Cornus sanguinea* 'Midwinter Fire')
- Rakaia Hebe *(Hebe rakaiensis)*
- Rosemary *(Salvia rosmarinus,* syn. *Rosmarinus officinalis)*
- Variegated Willow 'Flamingo' *(Salix integra* 'Flamingo')
- Yew – Pyramidal Form *(Taxus baccata)*

Individual hedgerow planting:

- Common Hornbeam *(Carpinus betulus)*
- Red Robin Photinia (*Photinia × fraseri* 'Red Robin'*)*
- Japanese Spindle 'Jean Hughes' (*Euonymus japonicus* 'Jean Hughes')

Mixed native hedgerow planting:

- Field Maple *(Acer campestre)*
- Guelder Rose *(Viburnum opulus)*
- Hawthorn *(Crataegus monogyna)*

- Hazel *(Corylus avellana)*
- Wayfaring Tree *(Viburnum lantana)*
- Wild Privet *(Ligustrum vulgare)*

Sensory mix:

- Caradonna Sage (*Salvia nemorosa* 'Caradonna')
- Common Thyme (*Thymus vulgaris*)
- Munstead Lavender (*Lavandula angustifolia* 'Munstead')
- Oriental Fountain Grass *(Pennisetum orientale)*
- Prostrate Rosemary (*Salvia rosmarinus* Prostratus Group)

Rain garden mix:

- Bugle *(Ajuga reptans)*
- Lucifer Montbretia (*Crocosmia* 'Lucifer')
- Siberian Iris *(Iris sibirica)*
- Tufted Hair-grass *(Deschampsia cespitosa)*

Climbers:

- Climbing Hydrangea (*Hydrangea petiolaris*)

Suggested Planting

4.28 If further planting is required, a list of plants which are of proven value to wildlife are included in Appendix C.

Long term maintenance

4.29 A management plan for all proposed enhancements is shown in Table 1, below.

Table 1: Management and maintenance plan

Item	Timing	Comments	Person Responsible
Bat boxes	Annually	Bat boxes do not require routine maintenance. However, annual visual inspections from ground level should be undertaken to identify any signs of damage or deterioration. Where closer inspection is necessary, advice should be sought from a suitably licensed bat ecologist. Any missing or damaged bat boxes should be replaced on a like-for-like basis. Any works that may result in the disturbance of bats or damage to, or destruction of, their roosts must be assessed by a suitably qualified bat ecologist and may require an appropriate licence from Natural England.	Landowner (with advice from project ecologist)
Bird boxes	Annually	Maintenance should only be undertaken when boxes are confirmed to be unoccupied, to avoid disturbing nesting birds. Bird nest boxes should be checked to ensure they remain securely fixed and maintain their original orientation. Any loose or displaced boxes should be carefully repositioned and resecured as necessary. Any damaged or missing boxes should be replaced with equivalent nest boxes.	Landowner (with advice from project ecologist)
Insect and bee hotels	Annually	Insect and bee hotels will require minimal ongoing maintenance. Annual visual inspections should be undertaken to assess its structural integrity, stability and suitability for use by invertebrates. The hotel should remain securely positioned in a sheltered location, with entrances kept clear of obstructing vegetation. Any damaged boxes should be replaced on a like-for-like basis. Nesting cavities should not be routinely cleaned or disturbed, as they may contain overwintering insects, developing larvae or occupied nests. The surrounding vegetation should be managed to maintain a diverse range of flowering plants, providing suitable foraging opportunities for pollinators throughout the growing season.	Gardening team/landowner
Log piles/hibernacula	Annually	Log piles will require minimal ongoing maintenance. They should be inspected periodically to assess their condition. During prolonged dry periods, water may be applied where necessary to maintain damp conditions and support their ecological value. As existing logs naturally decompose, additional wood should be added where	Gardening team/landowner

		required to maintain the habitat structure and provide a continued resource for wildlife.	
Wildlife friendly holes	Annually	Wildlife friendly holes will require minimal ongoing maintenance. Annual visual inspections should be undertaken to ensure that openings remain unobstructed, structurally sound and accessible to wildlife. Any accumulated debris, excessive vegetation or other obstructions should be carefully removed where necessary. Any damaged or blocked openings should be repaired as appropriate, maintaining their original dimensions and intended function.	Gardening team/landowner
Compensatory planting	See comments	Wildflower grassland - Wildflower grassland should be managed through an appropriate mowing regime to encourage species diversity and prevent the dominance of vigorous grasses and undesirable species. During establishment, cutting should be undertaken as necessary to control competitive vegetation, with all arisings removed to prevent nutrient enrichment. Once established, the grassland should receive an annual cut towards the end of the growing season, preferably during August or September, with an additional spring cut where required to control excessive growth. Cuttings should be removed following mowing. Areas of taller vegetation may be retained on a rotational basis to provide habitat for invertebrates and other wildlife. The grassland should be monitored for undesirable species, scrub encroachment and areas of poor establishment. Localised reseeding or appropriate remedial management should be undertaken where necessary to maintain the intended species composition and habitat condition. Amenity grassland - Amenity grassland should be maintained through regular mowing during the growing season to provide a consistent, healthy sward. Avoid excessively short cutting during prolonged dry periods. Areas of bare ground, excessive weed growth or damaged turf should be repaired through appropriate reseeding or turf replacement. Where necessary, localised weed control and aeration may be undertaken to maintain grassland quality. Watering should be provided during establishment and prolonged dry periods where practicable.	Gardening team/landowner

		Individual trees - Newly planted trees should be regularly inspected during establishment to assess survival, health, stability and signs of drought stress, pest infestation or disease. Watering should be undertaken during prolonged dry periods, particularly within the first five years following planting. Tree stakes, ties, guards and anchoring systems should be inspected and adjusted or removed as appropriate to prevent damage or restriction of growth. Mulched areas should be maintained around tree bases to reduce competition and conserve soil moisture. Formative pruning should be undertaken where necessary to promote healthy growth and remove dead or damaged branches. Any dead or failed trees should be replaced during the next suitable planting season with an appropriate species and equivalent planting specification. Established trees should be retained and managed to support their long-term health and ecological value. Climbers - Climbing plants should be inspected regularly during establishment to assess growth, health and attachment to their intended supporting structures. Watering should be provided during prolonged dry periods, particularly during the initial establishment phase. Climbers should be trained and secured to suitable supports where necessary to encourage appropriate coverage. Selective pruning should be undertaken to remove dead or damaged growth. Supporting structures should be inspected periodically for stability and damage. Any failed or significantly deteriorated plants should be replaced with suitable species in accordance with the approved planting specification. Shrubs - Shrub planting should be maintained through regular inspections, watering during establishment and prolonged dry periods, and the control of competing vegetation. Mulched areas should be maintained where appropriate to conserve moisture and suppress weeds. Pruning should be undertaken selectively to remove dead, damaged or diseased growth, maintain healthy plant development and prevent encroachment onto paths or other infrastructure. Where practicable, pruning should be timed to retain flowering and fruiting resources for wildlife. Any dead or failed	

		shrubs should be replaced during the next suitable planting season with appropriate species. Hedgerows - Newly planted hedgerows should be regularly inspected during establishment. Watering should be undertaken during prolonged dry periods, and competing vegetation should be controlled. Hedgerows should be managed through appropriate rotational trimming to encourage healthy growth. Once established, trimming should generally be undertaken avoiding periods when nesting birds may be present. Hedgerow height and width should be maintained in accordance with the approved landscape specification, allowing sufficient growth to develop a dense and continuous structure. Gaps should be replanted with suitable native species during the next planting season, and dead or damaged plants replaced where necessary.	

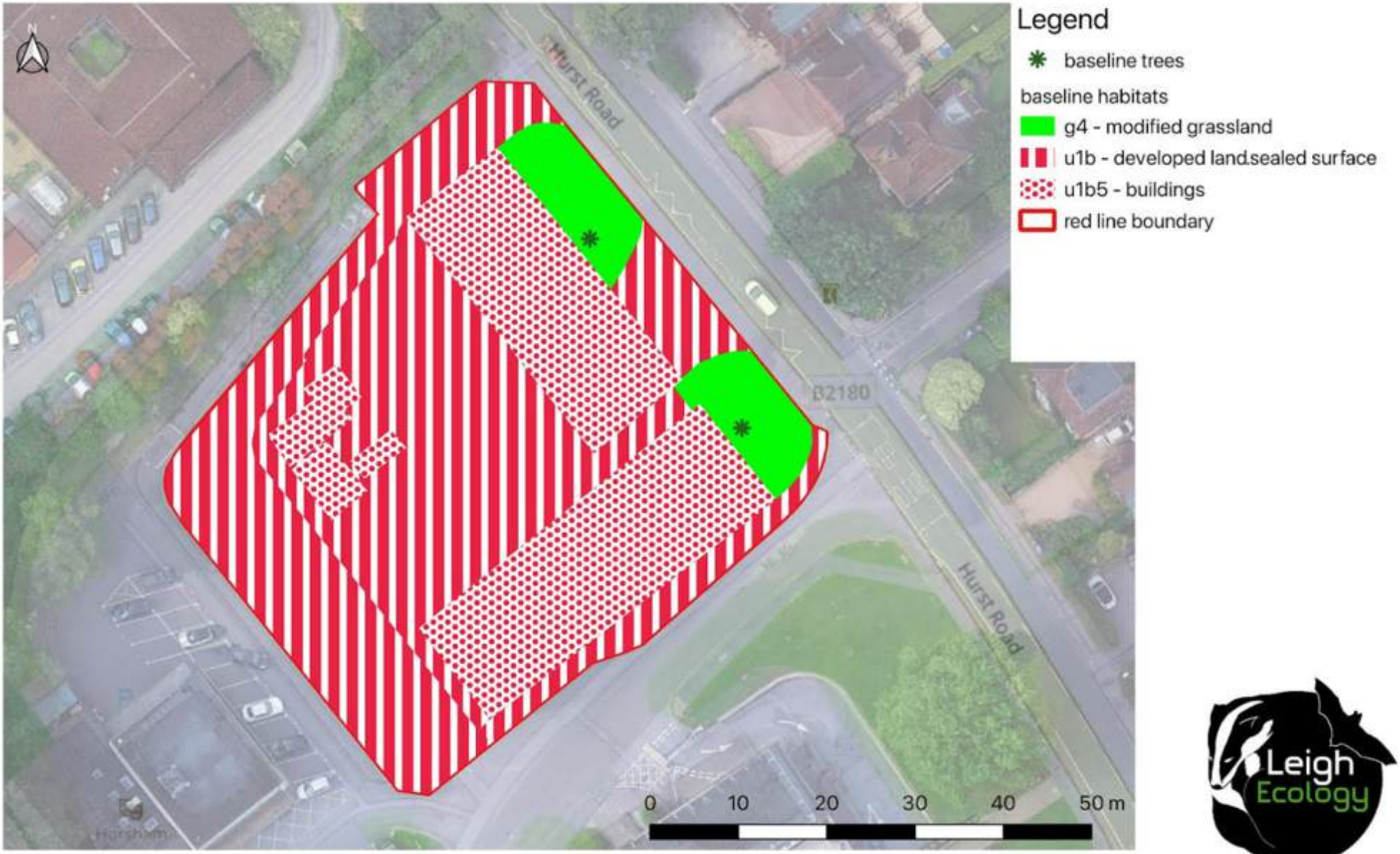
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Appendix A

Pre Development Habitat Map (Leigh Ecology, 2025)

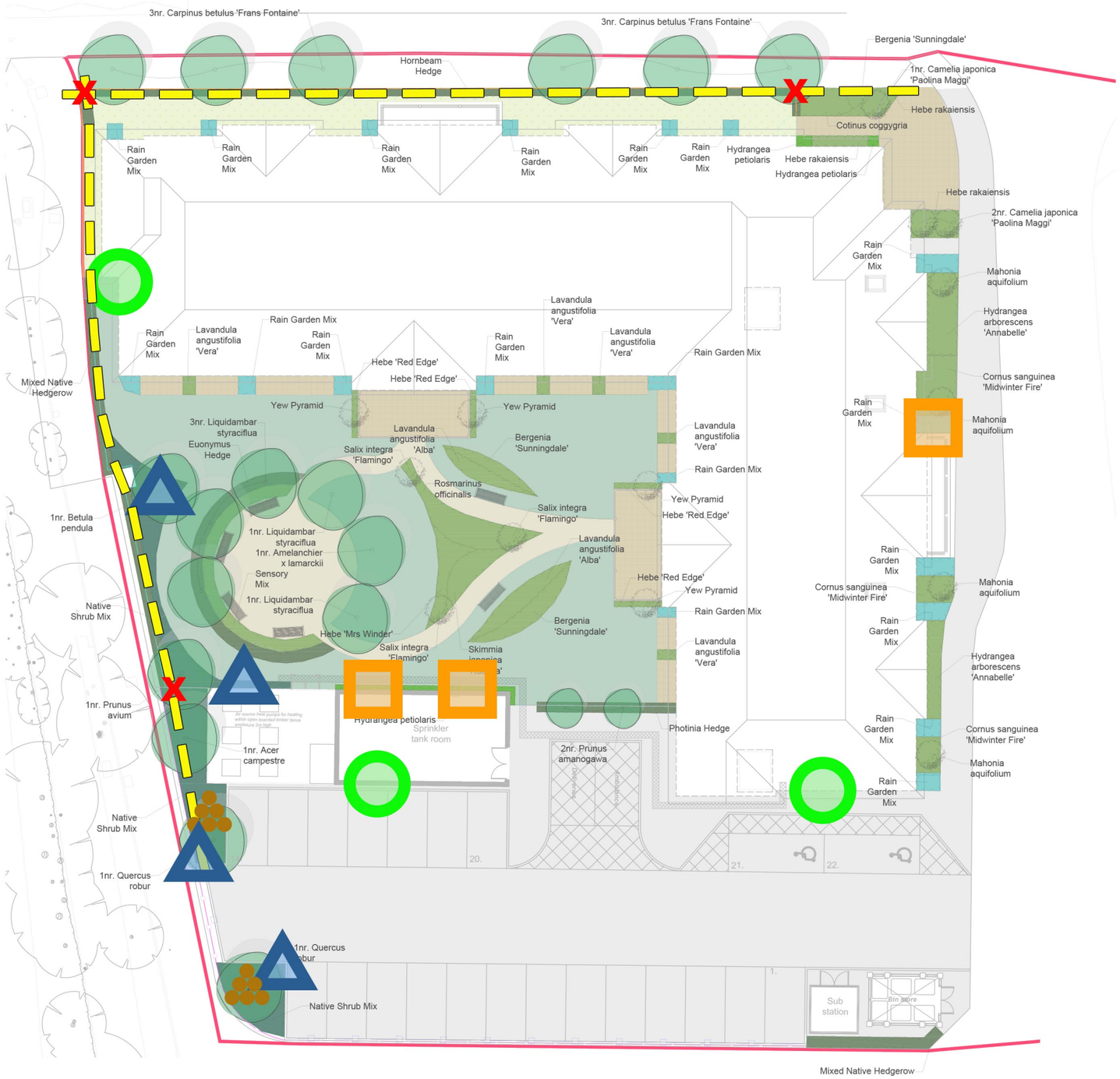
Old Fire Station - Horsham - Baseline Habitats



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Appendix B

Biodiversity Enhancement Plan (Align, 2026)



PLANTING SCHEDULE

Trees

Nr.	Species	Specification	Girth	Height
2	Acer campestre	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m
1	Amelanchier x lamarckii	Multi-stem; Container grown		2.5 - 3.0m
1	Betula pendula	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m
6	Carpinus betulus 'Frans Fontaine'	Semi Mature; 175cm Clear Stem, RB	20-25cm	4.5 - 5.0m
5	Liquidambar styraciflua	Extra Heavy Standard; 175cm Clear Stem; RB	14-16cm	3.5 - 4.0m
2	Prunus amanogawa	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m
1	Prunus avium	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m
2	Quercus robur	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m

Photinia Hedge

Nr.	Species	Specification	Height	Density
100	Photinia x fraseri 'Red Robin'	3L: Double Staggered Row	60-90cm	5/m

Carpinus Hedge

Nr.	Species	Specification	Height	Density
240	Carpinus betulus	3L: Double Staggered Row	60-90cm	5/m

Euonymus Hedge

Nr.	Species	Specification	Height	Density
105	Euonymus japonicus 'Jean Hughes'	3L: Double Staggered Row	60-90cm	5/m

Shrubs

Nr.	Species	Specification	Height	Pot Size	Density
75	Bergenia 'Sunningdale'	Full Pot	-	3L	5/m²
3	Camelia japonica 'Paolina Maggi'	Bushy; 3/4 Breaks	30-40cm	3L	-
48	Cornus sanguinea 'Midwinter Fire'	Bushy; 3/4 Breaks	30-40cm	3L	3/m²
15	Cotinus coggygria	Bushy; 3/4 Breaks	30-40cm	3L	3/m²
20	Hebe albicans 'Red Edge'	Bushy; 2/3 Breaks	10-20cm	3L	4/m²
30	Hebe 'Mrs Winder'	Bushy; 3/4 Breaks	30-40cm	3L	5/m²
55	Hebe rakaiensis	Bushy; 3/4 Breaks	30-40cm	3L	5/m²
80	Hydrangea arborescens 'Annabelle'	Bushy; 3/4 Breaks	30-40cm	3L	5/m²
78	Lavandula angustifolia 'Alba'	Bushy; 3/4 Breaks	20-30cm	3L	6/m²
30	Lavandula angustifolia 'Vera'	Bushy; 3/4 Breaks	20-30cm	3L	6/m²
4	Mahonia x aquifolium	Bushy; 3/4 Breaks	60-80cm	5L	-
60	Rosmarinus officinalis	Bushy; 3/4 Breaks	30-40cm	3L	5/m²
3	Salix integra 'Flamingo'	Bushy; 3/4 Breaks	60-80cm	5L	-
30	Skimmia japonica 'Rubella'	Bushy; 3/4 Breaks	30-40cm	3L	5/m²
4	Taxus baccatta - Yew Pyramid	Topiary pyramid	80-100cm	10L	-

Native Shrub Mix

Nr.	Species	Specification	Height	Density	%
33	Acer campestre	BR	60-80cm	5/m²	10
33	Corylus avellana	BR	60-80cm	5/m²	10
165	Crataegus monogyna	BR	60-80cm	5/m²	50
17	Ligustrum vulgare	BR	60-80cm	5/m²	5
33	Prunus spinosa	BR	60-80cm	5/m²	10
33	Viburnum lantana	BR	60-80cm	5/m²	10
17	Viburnum opulus	BR	60-80cm	5/m²	5

Sensory Mix

Nr.	Species	Specification	Height	Pot Size	Density	Mix
16	Lavandula angustifolia 'Munstead'	Bushy; 3/4 Breaks	20-30cm	3L	6/m²	20%
8	Pennisetum orientale	Full Pot	10-20cm	3L	3/m²	20%
8	Rosmarinus officinalis 'Prostratus Group'	Bushy; 3/4 Breaks	20-30cm	2L	3/m²	20%
16	Salvia nemarosa 'Caradonna'	Full Pot	20-30cm	2L	6/m²	20%
16	Thymus vulgaris	Full Pot	20-30cm	2L	6/m²	20%
	Species within shrub mixes to be planted in groups of 3, 5 or 7					

Climbers

Nr.	Species	Specification	Height	Pot Size	Density
56	Hydrangea petiolaris	Caned; trained up wooden trellis attached to building	30-40cm	3L	4/m

Mixed Native Hedgerow

Nr.	Species	Specification	Height	Density	%
16	Acer campestre	BR: Double staggered row	60-80cm	5/m	10
32	Corylus avellana	BR: Double staggered row	60-80cm	5/m	20
80	Crataegus monogyna	BR: Double staggered row	60-80cm	5/m	50
8	Ligustrum vulgare	BR: Double staggered row	60-80cm	5/m	5
16	Viburnum lantana	BR: Double staggered row	60-80cm	5/m	10
8	Viburnum opulus	BR: Double staggered row	60-80cm	5/m	5

Rain Garden Mix

Nr.	Species	Specification	Pot Size	Density	Mix
37	Ajuga reptans	Full Pot	1L	5/m²	25%
37	Crocosmia 'Lucifer'	Full Pot	1L	5/m²	25%
37	Deschampsia cespitosa	Full Pot	1L	5/m²	25%
37	Iris sibirica	Full Pot	1L	5/m²	25%
	Species within shrub mixes to be planted in groups of 3 or 5				

Grass Mixes

Type	Mix	Specification
Lawn	Emorsgate EG22 Flowering Strong Mix	Sown at 100kg / ha
Flowering Lawn	Emorsgate EL1 Flowering Lawn Mix	Sown at 40kg / ha

Drawing notes: Image supplied by Google Maps & Ordnance Survey Accessed April 2026

Not to Scale

N

Key

- Site Boundary
- Bat Boxes - 3no. Schwegler 2F Bat Box (installed 3m above the ground on south / south west aspect).
- Bird Boxes - 3no. Schwegler 1B Bird Box (installed 2-4m above the ground on north / north east aspect).
- Bug Hotels / Bee Bricks - 4no. Capri Bee & Insect Hotel (installed on trees or boundary features).
- Wildlife Corridor
- Hedgehog Holes in Fences - 13cm x 13cm hole cut into base of fence at ground level along wildlife corridor.
- Log Pile / Hibernacular

Hurst Road, Horsham

Ecological Enhancement Plan

Drawing Ref: Pr-1047.EEP.001 Rev. -
Date: October 2026 Drawn: AM

Appendix C

Wildlife Friendly Planting

SPECIES OF WILDLIFE VALUE

This section provides a list of plants which are of proven value to wildlife. The list is not exhaustive and merely provides a guide for suggested planting for wildlife value. Planting should be tailored on a site by site basis. The list includes some native and ornamental species however the emphasis should always be on the use of predominantly native species.

N = Native, NN = Non-native.

This list includes species that may be harmful if handled or ingested. Schedule 9 (Part 2) of the Wildlife and Countryside Act, 1981 (as amended) includes a list of invasive plants, including aquatic species, that should always be avoided in planting schemes.

Large Shrubs

Hedge veronica/Hebe (*Veronica* spp.) NN

Hawthorn (*Crataegus monogyna*) N

Blackthorn (*Prunus spinosa*) N

Rose: dog rose (*Rosa canina*), field rose (*R. arvensis*), burnet rose (R*. pimpinellifolia*) N

California lilac (*Ceanothus* spp.), (*C. arborea*) NN

Wild privet (*Ligustrum vulgare*) N

Common holly (*Ilex aquifolium*) N

Barberry (*Berberis* spp.) (*B. darwinii*), (*B. thunbergii*), (*B. x stenophylla*) NN

Daisy Bush (*Olearia* spp.), (*O. x hastii*), (*O. macrodonta*) and (*O. traversii*) NN

Firethorn (*Pyracantha coccinea*) NN

Hazel (*Corylus avellana*) N (*C. maxima*) NN

Viburnum (*Viburnum* spp.), wayfaring tree (*V. lantana*) N, guelder rose (*V. opulus*) N, laurustinus (*V. tinus*) E Note: V. lantana can become invasive in more open habitats.

Butterfly bush (*Buddleja* spp.), (*B. alternifolia*), (*B. globosa*) NN

Dogwood (*Cornus sanguinea*) N

Broom (*Cytisus scoparius*) N

Escallonia (*Escallonia macrantha*) NN

Hardy fuchsia (*Fuchsia magellanica*) NN

Buckthorn (*Rhamnus cathartica*) N

Spindle (*Euonymus europaeus*) N

Tutsan (*Hypericum androsaemum*) N

Yew (*Taxus baccata*) N

Trees

Cherry (*Prunus* spp.), wild cherry (*P. avium*), bird cherry (*P. padus*), domestic plum (*P. domestica*) N or cherry plum (*P. cerasifera*) NN

Ash (*Fraxinus excelsior*) N

Apple (*Malus* spp.), edible apple (*M. domestica*), crab apple (*M. sylvestris*) N

Pear (*Pyrus* spp.), edible pear (*P. communis*) NN

Small-leaved lime (*Tilia cordata*) N

Silver birch (*Betula pendula*) N

Yew (*Taxus baccata*) N

Black poplar (*Populus nigra*) N

Foxglove tree (*Paulownia tomentosa*) NN

Beech (*Fagus sylvatica*) N

Climbers

Jasmine (*Jasminum* spp.), summer jasmine (*J. officinale*), winter jasmine (*J. nodiflorum*) NN

Ivy (*Hedera helix*) N

Climbing hydrangea (*Hydrangea anomala* ssp. *petiolaris*) NN

Honeysuckle (*Lonicera* spp.) (*L. periclymenum*) N

Clematis (*Clematis* spp.) NN

Hop (*Humulus lupulus*) N

Firethorn (*Pyracantha atalantioides*) NN

Nasturtium (*Tropaeolum majus*) NN

Bulbs

English bluebell (*Hyacinthoides non-scripta*) N

Squill species (*Scilla* spp.) N/NN

Snowdrop (*Galanthus nivalis*) N

Winter aconite (*Eranthis hyemalis*) E

Crocus species (*Crocus* spp.) NN

Wild Daffodil (*Narcissus pseudonarcissus*) N

Onion species (*Allium* spp.) N/NN. N.B. *Allium triquetrum* (three cornered leek) and *Allium paradoxum* (few-flowered leek) are Schedule 9 invasive plant species.

Wood anemone (*Anemone nemorosa*) N

Lesser celandine (*Ficaria verna*)N



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