# Biodiversity Enhancement Strategy for Protected and Priority Species

## Vincent House, Horsham

### NSS (Properties 2) LLP

C/O Newcore Capital Management LLP First Floor, Eagle House, 50 Marshall Street, London W1F 9BQ

Prepared by:

**SLR Consulting Limited**

The Cursitor, 38 Chancery Lane, London, WC2A 1EN

SLR Project No.: 425.064800.00001

7 March 2024

Revision: 01

## Revision Record

| Revision | Date | Prepared By | Checked By | Authorised By |
|---|---|---|---|---|
| 01 | 7 March 2024 | Olivia Guindon | Andy Law | Andy Law |

# Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with NSS (Properties 2) LLP (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.

# Table of Contents

**Basis of Report** ..... i
**1.0 Introduction** ..... 1
1.1 Aims and Objectives ..... 1
1.2 Roles and Responsibilities ..... 1
1.3 Details of the Proposed Development ..... 1
1.4 Ecological Context ..... 2
1.4.1 Site Location and Description ..... 2
1.4.2 Previous Site Assessments ..... 2
1.5 Relevant Legislation and Biodiversity Strategies ..... 3
1.5.1 Biodiversity Action Plan for the Urban Areas of Sussex ..... 3
1.6 Evidence of Technical Competence and Experience ..... 4
**2.0 Enhancements** ..... 5
2.1 Landscaping ..... 5
2.1.1 Wildflower meadows and grasslands ..... 5
2.1.2 Mixed scrub ..... 6
2.2 Habitat Features ..... 6
2.2.1 Invertebrate Habitat Features ..... 6
2.2.2 Bird Boxes ..... 9
2.2.3 Bat Boxes ..... 10
2.2.4 Enhancements for Hedgehogs ..... 11
**3.0 Management and Monitoring Programme** ..... 12

# Tables in Text

Table 1 Invertebrate Habitat Features Specifications ..... 7
Table 2 Bird Box Specifications ..... 9
Table 3 Bat box specifications ..... 10
Table 4 Hedgehog Enhancement Specifications ..... 11
Table 5 Management and Monitoring Programme ..... 12

# Appendices

**Appendix A UKHab Baseline Survey Map**
**Appendix B Locations of Ecological Enhancements**

# 1.0 Introduction

SLR Consulting Limited (SLR) was commissioned by NSS (Properties 2) LLP to provide ecological support for the approved development located at Vincent House, 31 North Parade, Horsham, West Sussex, RH12 2DP (herein 'the Site').

More specifically, SLR was instructed to produce a Biodiversity Enhancement Strategy (BES) to benefit Protected and Priority Species.

## 1.1 Aims and Objectives

This document will detail ecological enhancement actions and an on-going management and monitoring regime at the Site. Ecological receptors of note that are specific to the Site will be targeted for enhancement.

This document will take into consideration Biodiversity Action Plans (BAPs) and planning policy objectives within both a UK and local area context.

This document will also provide sufficient information to enable the discharge of the below condition of the decision notice, which states:

"*No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been 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 to achieve stated objectives;*

*c) locations of proposed enhancement measures by appropriate maps and plans;*

*d) persons responsible for implementing the enhancement measures;*

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

*The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."*

## 1.2 Roles and Responsibilities

As the developer, NSS (Properties 2) LLP are ultimately responsible for meeting the commitments made in this document. Several key personnel are responsible for the implementation and success of the measures set out in this document. For clarity, each is listed below:

- The Landscape Architect (currently e-gg) shall provide specific advice and documentation on wildlife-friendly landscaping, planting and aftercare.
- Various Contractors will have responsibility for undertaking specific habitat creation or management works as directed by the Site Manager, Company Landscape Architect or appointed ecological advisor.

## 1.3 Details of the Proposed Development

The development proposals consist of a change of use from office space to a Special Educational Needs School, construction of a two-storey building, construction of a games area and associated landscaping.

## 1.4 Ecological Context

### 1.4.1 Site Location and Description

The Site extends to approximately 0.4 ha and comprises a two-storey building, car park and gardens. It is located west of North Parade (B2237) in an urban and residential setting at National Grid Reference TQ 17246 31606.

Horsham Park is located south-east of the Site, and the Horsham Railway Station sits <1 km south-east of it. The Site is surrounded by many green spaces, including parks, golf courses, allotments, gardens, and recreational fields. Warnham Local Nature Reserve (LNR), a statutory designated site, is present 0.6 km north of the Site.

The Site and survey boundaries are shown in Appendix A at the end of this report.

### 1.4.2 Previous Site Assessments

#### 1.4.2.1 Species Data Records

A Preliminary Ecological Appraisal (PEA) has been undertaken in June 2023, whose scope also included a data search from the Sussex Biodiversity Record Centre (SxBRC). The data search exercise returned records of protected and BAP priority species within a 2km radius of the Site which we then interpreted for their relevance to the Site and the proposed development.

The following list of species are those which are known to occur in the local area. It was therefore appropriate to initially consider their relevance or otherwise when preparing this Biodiversity Enhancement Strategy:

- Terrestrial invertebrates including stag beetle *Lucanus cervus;* small heath butterfly *Coenonympha pamphilus;* dingy skipper *Erynnis tages;* wall butterfly *Lasiommata megera;* grizzled skipper *Pyrgus malvae* and Jersey tiger moth *Euplagia quadripunctaria;*
- Amphibians including common toad *Bufo bufo,* palmate newt *Lissotriton helveticus,* smooth newt *Lissotriton vulgaris,* pool frog *Pelophylax lessonae,* common frog *Rana temporaria,* great crested newt, *Triturus cristatus;*
- Reptiles including slow worm *Anguis fragilis;*
- Birds including sparrowhawk *Accipiter nisus;* red kite *Milvus milvus;* swit *Apus apus;* black redstart *Phoenicurus ochruros,* spotted flycatcher *Muscicapa striata,* house sparrow *Passer domesticus;* starling *Sturnus vulgaris;*
- Notable mammals:
    - Bats including serotine *Eptesicus serotinus*, Bechstein's bat *Myotis bechsteinii;* Daubenton's bat *Myotis daubentonii*; whiskered bat *Myotis mystacinus*, Natterer's bat *Myotis nattereri*, lesser noctule *Nyctalus leisleri*, noctule *Nyctalus noctula*, common pipistrelle *Pipistrellus pipistrellus*, Nathusius's pipistrelle *Pipistrellus nathusii;* soprano pipistrelle *Pipistrellus pygmaeus*; brown long-eared bat *Plecotus auritus*;
    - West European hedgehog *Erinaceus europaeus.*

#### 1.4.2.2 Ecological Assessments

A PEA (including UKHab survey methodology) was undertaken by SLR in June 2023.

The habitat survey identified the presence of several habitats including:

- Developed land; sealed surface u1b;
- Built-up areas and gardens u1 (1160 – introduced shrub; 366 – artificial pond; 1170 – tree);
- Modified grassland g4;
- Buildings u1b5;
- Artificial unvegetated unsealed surface u1c; and
- Non-native hedgerow h2b.

The Site was considered to have moderate potential to support notable invertebrate species including stag beetle due to the presence of garden trees and shrubs vegetation. It was also identified as having low potential for notable reptile species, moderate potential for notable birds including house sparrow and swift, low potential for roosting/foraging/commuting bats, [redacted] and moderate potential for hedgehog.

Further surveys to assess the potential presence of roosting bat in the buildings were undertaken which did not record any evidence of bat roosts. Bat activity was observed close after sunset from within the back garden area which could suggest a nearby roost. During the surveys, moderate levels of commuting and bat foraging were recorded within the Site by both common pipistrelle and soprano pipistrelle.

[redacted]

## 1.5 Relevant Legislation and Biodiversity Strategies

In accordance with the aims and objectives of this document a review of the relevant biodiversity action plans and local conservation targets was undertaken. This review, along with the result of the preliminary ecological appraisal, will inform the ecological enhancement for the site.

UK Biodiversity Action Plans (BAPs) have been developed which set priorities for nationally important habitats and species. To support the BAPs, Species/Habitat Statements (otherwise known as Species/Habitat Action Plans) were produced that provide an overview of the status of the species and set out the broad policies that can be developed to conserve them. A list of priority species of conservation importance was also developed.

The UK BAP was succeeded in 2012 by the *UK-Post 2012 Biodiversity Framework* which informed the creation of the *Biodiversity 2020 strategy*; England's contribution towards the UK's commitments under the *United Nations Convention of Biological Diversity*.

Despite this, the UK BAP priority species lists and conservation objectives still remain valid through integration with local BAPs (which remain valid), and in the form of the Habitats and Species of Principle Importance list (as required under section 41 of the Natural Environment and Rural Communities (NERC) Act).

Local Biodiversity Action Plans (LBAPs) ensure that national action plans (the UK BAP/Biodiversity 2020) are translated into effective action at the local level and establish targets and actions for locally characteristic species and habitats.

### 1.5.1 Biodiversity Action Plan for the Urban Areas of Sussex

Sussex's Urban Habitat Action Plan (HAP) contains five priority species, 11 species of conservation concern and one local priority species that can be found in the urban areas of

Sussex and should be targeted for conservation actions. These include the following of relevance to the site:

- Priority Species
  - Great crested newt *Triturus cristatus*
  - Common pipistrelle *Pipistrellus pipistrellus*
  - Song thrush *Turdus philomelos*
  - Stag beetle *Lucanus cervus*
- Species of Conservation Concern
  - [redacted]
  - Black redstart *Phoenicurus ochruros*
  - Brown long eared bat *Plecotus auritus*
  - Common frog *Rana temporaria*
  - Common toad *Bufo bufo*
  - Hedgehog *Erinaceus europaeus*
  - House martin *Delichon urbica*
  - Kestrel *Falco tinnunculus*
  - Noctule *Nyctalus noctule*
  - Pied wagtail *Motacilla alba yarrellii*
  - Spotted flycatcher *Muscicapa striata*
- Local Priority Species (identified by the Sussex Biodiversity Partnership
  - Swift *Apus apis*

## 1.6 Evidence of Technical Competence and Experience

Olivia Guindon, who wrote this report, has a Bachelor's degree in Ecology and Wildlife Conservation (BSc Hons) and a Master's degree in Species Identification and Survey Skills. Olivia is a Senior Ecologist at SLR and has over five years' professional experience within ecological consultancy and has undertaken numerous ecological assessments of this type.

This report has been subject to Quality Assurance review as per SLR's policies by Andy Law, a Principal Ecologist with SLR and a Chartered Ecologist and Environmentalist and a Full Member of CIEEM. He has over 30 years experience of ecological assessment and the development of ecological enhancement and monitoring measures.

# 2.0 Enhancements

Ecological enhancements are proposed which will be achieved through the creation of new habitats as per the landscaping plan.

Additionally, other enhancements for breeding birds, hedgehogs and invertebrates will be provided. Given the low ecological value of the current site, there are opportunities to improve its biodiversity value. Enhancements will focus on providing new habitats or nesting/roosting opportunities for BAP priority species, aligning the proposals with local conservation objectives.

This chapter provides an overview of the recommended ecological enhancements to be provided.

## 2.1 Landscaping

Areas of wildlife friendly landscaping are to be included across the site. The landscape design will aim to provide an efficient school layout and wildlife-friendly planting. The existing landscape plan undertaken by e-gg is considered appropriate for the Site with regard to planting for ecological benefit (see Appendix B). A mix of non-native ornamental and native wildlife friendly planting is included within the plan. This includes a selection of tree planting, wildflower meadow and shrub planting.

Any new landscaped areas will require maintenance once established. All landscaping works will be undertaken by the appointed landscaping team, following the landscape design plan and this document. The use of pesticides (herbicides, insecticides, fungicides and slug pellets) should be discouraged. In particular the use of residual pesticides should be avoided.

### 2.1.1 Wildflower meadows and grasslands

Biodiverse and native planting mixes will be used to create neutral grassland meadows. We recommend the EM2 Standard General Purpose Meadow or EM10 Tussock Meadow mixtures by Emorsgate Seeds[1].

Ground preparation will involve the clearance of existing perennial weeds, stones and unwanted vegetation**.** Arisings will be removed from Site and disposed/composted of responsibly.

Sowing will take place in autumn or early spring. A cut in mid to late summer will remove annual weeds growing from the soil seed bank. All arisings should be removed.

With flower meadows such as EM2 mixture, two cuts to 50 mm should take place yearly, one in early spring, and one in July or August, after flowering has occurred. Arisings in late summer should be allowed to dry before removal. Remaining perennial weeds may be dug out. EM10 mixture requires less frequent cutting, only once every 2-3 years to control bramble and scrub development. This should be done rotationally, to ensure some habitat remains for sheltering animals.

Grasslands will be monitored for establishment in year 1 and 5 and any areas where establishment is poor will be replanted/ resown.

[1] https://wildseed.co.uk/mixtures/complete-mixtures/

### 2.1.2 Mixed scrub

Areas of scrub planting will include a native mix of species such as hawthorn *(Crataegus monogyna*), blackthorn (*Prunus spinosa*), hazel, elder (*Sambucus nigra*) and dogwood (*Cornus sanguinea*).

Management measures include:

- The annual monitoring and removal or treatment of any Schedule 9 species including *Cotoneaster* species, and other invasive species often found on disturbed areas such as butterfly bush (*Buddleja davidii*).
- Nettles and brambles will be cut to ground or removed to prevent out-competition in year 1 and 5.
- Scrub planting will be monitored for establishment in year 1 and 5 and any areas where establishment is poor will be replanted/ resown.
- Selective pruning/ coppicing of existing scrub to ensure light continues to reach the understorey (some shaded areas should also remain). Similar management for scrub will be undertaken once the habitat has established (c.10 – 15 years following planting). This should be carried out on a five-year cycle following the initial 10-year establishment, taking place at year 10 and then every five years following this.
- The management of scrub should be undertaken using hand tools such as brush cutters to allow variety in height and open areas within the scrub.
- Dead wood piles and insect hotels should be located in areas of dappled shading, if these enhancement habitats are fully shaded scrub removal may be required around these habitats to reduce full shading.
- Removal of self-seeded trees.
- Regular removal of litter and other debris.

Further information on management of scrub for nature conservation is provided by Natural England[2].

## 2.2 Habitat Features

This Section provides an overview of the recommended ecological enhancements to be provided as shown on Appendix B.

The EMP will implement the following measures for invertebrates, hedgehog, bats and breeding birds:-

- Invertebrate habitat features;
- Boxes for breeding birds, targeted at S41 priority species / red/ amber listed species;
- Bat boxes; and
- Hedgehog houses/ fence panels.

### 2.2.1 Invertebrate Habitat Features

Invertebrate habitat features will be incorporated within landscaped areas to provide features of interest as well as ecological function. These will include a stag beetle loggery, two log piles and an insect hotel. The locations of these can be found in Appendix B.

[2] https://publications.naturalengland.org.uk/publication/72031

Stag beetle loggeries are vertical standing logs, often arranged in a pyramid. Wood should be from broadleaved trees, untreated, and should be partially buried or dug into the ground to prevent drying. They should be placed in shady areas amongst trees to provide forage and shelter for saproxylic invertebrates in larval stage. One stag beetle loggery will be created across the Site. It should be placed within the shaded boundary vegetation to the west of the site.

Similarly, horizontal log piles provide shelter for multiple invertebrate species, as well as amphibians and small mammals. Plants can be allowed to grow up and over these structures, further increasing shade and shelter. Two log piles will be created, both within vegetated areas of the site's boundaries.

Insect houses/hotels, are structures with many holes of varying sizes where solitary bees and other insects can build nests, shelter, and hibernate. One insect house will be located in a sheltered and sunny area. It will be placed in open vegetation close in the south eastern corner of the site.

**Table 1 Invertebrate Habitat Features Specifications**

| Invertebrate Habitat Feature | Placement and Suitability |
|---|---|
| Stag beetle loggery<br>  | One stag beetle loggery will be created in sheltered areas of dappled shade and sun, such as woodland edges.<br>These are suitable for saproxylic invertebrates and their larvae, such as stag beetles. |
| Log pile<br>  | Two log piles will be created in sheltered areas of dappled shade and sun.<br>They provide shelter for invertebrates, reptiles and small mammals. |
| Insect House | One insect house will be created on the site in a sheltered sunny spot.<br>These are suitable for a range of sheltering and hibernating insects. |

| Invertebrate Habitat Feature | Placement and Suitability |
|---|---|
|  | |

### 2.2.2 Bird Boxes

Bird boxes that are suitable for varying species will be installed on existing trees on Site. The locations of seven bird boxes are shown at Appendix B and suitable products are shown in Table 2.

Boxes will be installed on existing trees at suitable heights, which will be found in the retained boundary vegetation in the east west and north perimeters. Boxes should be situated on north and east aspects of the vegetation to avoid day-long direct sunlight and westerly winds. These boxes will consist of three nest box types targeting different species as detailed below and in Table 2.

- One open-fronted box (Schweglar 2H or similar[3]) will be placed on the retained yew tree to the north of the site where it can be well hidden in vegetation to avoid predators, for use by black redstart and spotted flycatcher; and
- One 26 mm hole-fronted bird boxes (Schweglar 1B or similar[4]) will be placed on the blue spruce tree within boundary vegetation to the south west of the site, at least 3m in height, not obscured by vegetation, for use by blue tit (*Cyanistes caeruleus*) and great tit (*Parus major*); and
- Five swift boxes will be installed on the northern aspect of the building just below the eaves. The entrance hole should be unobstructed as swifts need sufficient space to drop into the air from the nest entrance. The boxes can either be attached to an external wall or be installed within an external wall.

**Table 2 Bird Box Specifications**

| Model | Placement and Suitability |
|---|---|
| Schwegler 2H or similar design and materials subject to availability  | One open-fronted box to be placed on the yew tree within boundary vegetation to the north of the site.<br>Suitable for use by black redstart and spotted flycatcher. |
| Schwegler 1B or similar design and materials subject to availability | One 26 mm hole-fronted bird boxes to be placed on the blue spruce tree in the south eastern corner of the site at least 3m in height, and not obscured by vegetation.<br>Suitable for use by blue tit and great tit. |

[3] https://www.nhbs.com/2h-schwegler-robin-box

[4] https://www.nhbs.com/1b-schwegler-nest-box

| Model | Placement and Suitability |
|---|---|
|  | |
| Orlando Swift Box or similar design and materials subject to availability<br>  | Five swift boxes should be installed on the northern aspect of the building just below the eaves ideally around 6 to 7 meters above ground. The entrance hole should be unobstructed as swifts need sufficient space to drop into the air from the nest entrance.<br>Suitable for swifts, house sparrows and starlings. |

### 2.2.3 Bat Boxes

All boxes should be placed away from artificial light, and a sensitive lighting strategy should be implemented across the Site to minimise disturbance to foraging and commuting bats. Guidance is provided by the Institution of Lighting Professionals (Institution of Lighting Professionals 2023)[5]. Three bat boxes will be placed on the western elevation of the building facing towards retained vegetation and known flight paths. Examples of suitable bat boxes can be found in Table 3. They should be orientated on either a south, south-east, or south-west aspect of trees that receive 6-10 hours of sunlight in the summer. In addition, they will be placed at a height between 3-6 metres to prevent predation and human interference.

The general locations of proposed bat boxes are shown in Appendix B.

**Table 3 Bat box specifications**

| Model | Placement and Suitability |
|---|---|
| Beaumaris Woodstone Bat Box or similar design and materials subject to availability | Three general purpose boxes to be placed on the western elevation of the building between 3-6 metres in height.<br>For use as a summer day roost, suitable for smaller crevice dwelling bats such as Pipistrelles. |

[5] https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

| Model | Placement and Suitability |
|---|---|
|  | |

### 2.2.4 Enhancements for Hedgehogs

One hedgehog shelter will be placed within the Site, within retained vegetation to the north of the site. Premade hedgehog shelters may be used[6], or can be created following procedures given by The British Hedgehog Preservation Society (BHPS)[7]. Details on shelters can be found in Table 4.

**Table 4 Hedgehog Enhancement Specifications**

| Model | Placement and Suitability |
|---|---|
| Hedgehog Shelter<br>  | One hedgehog shelter should be provided within retained vegetation in an area that is quiet, shaded, sheltered and dry. The shelter should be placed with its entrance facing south, west or east. Dry straw or leaves should be provided within the chamber to encourage use.<br>Suitable for year-round shelter.). |

[6] See following website for hedgehog shelter purchase options: https://www.arkwildlife.co.uk/category/wildlife-care/hedgehog-houses/

[7] See following website for a guide on how to create a hedgehog shelter: https://www.britishhedgehogs.org.uk/hedgehog-homes/

# 3.0 Management and Monitoring Programme

The following Section outlines appropriate management and monitoring methods to the scale of enhancements at the Site.

Table 5 outlines monitoring and potential consequent management interventions for an initial ten year after project completion. It is recommended that an ecologist undertakes the monitoring programme, providing recommendation where applicable.

Upon project completion an ecologist will be required to inspect the implemented ecological enhancements to ensure compliance with specifications.

Landscaped areas will require maintenance once established. Section 2.1 defines the habitat strategy and provides general management plans for the existing and proposed grassland and shrub planting areas. All coppicing, pruning works to trees, hedgerow, and scrub should be undertaken annually outside of the nesting bird period (March to August inclusive).

The use of pesticides (herbicides, insecticides, fungicides and slug pellets) will be fully avoided, unless a specific action is advised by the landscape architect, and all plants will be sourced from UK suppliers.

It should be noted that all bats are protected species, therefore, their boxes should only be monitored by an ecologist.

**Table 5 Management and Monitoring Programme**

| Years after completion | Management Plan |
|---|---|
| Upon Project Completion | **Monitoring Action:**<br>A suitably qualified ecologist to confirm completion of all ecological enhancements, including:<br>• Correct installation of bat, bird, invertebrate, and hedgehog features;<br>• Compliance with landscape design and planting, and;<br>• Initial habitat creation and enhancement management measures have been implemented as provided within this document. |
| | **Management Actions:**<br>• Regular watering of all planted areas.<br>• Replacement of failures, loosening of ties, re-staking etc. |
| | **Remedial Actions:**<br>• Where enhancements have not been implemented or have been implemented incorrectly, these will need to be rectified by NSS (Properties 2) LLP. |
| 1-4 | **Monitoring Actions (Spring/Summer):**<br>• A site visit to be conducted in year 1 following project completion to assess habitat planting/ seeding establishment and effectiveness. |

| Years after completion | Management Plan |
|---|---|
| | **Management Actions (Spring/Summer):**<br>• Removal of litter and debris<br>• Removal of invasive plant species and self-seeded tree saplings<br>• In year one, annual weeds should be cut in midsummer and control of perennial weeds such as bramble and nettle may be necessary using a strimmer at the wildflower meadows and pond edge. |
| | **Management Actions (Autumn/Winter):**<br>• Bird boxes (excluding swift boxes) should be removed, cleaned, and reinstalled. This should take place outside of the breeding season, from October to January inclusive. Care should be taken to check for overwintering birds or hibernating small mammals and should be reinstalled without cleaning if found. If unhatched eggs are found, these must be destroyed. Clean by removing old nesting material, treating with boiling water, and allow to dry before reinstalling.<br>• Hedgehog house should be removed, cleaned, and reinstalled. This should take place in October; however, this is weather dependent, and care should be taken to check if the house is vacant before cleaning. Clean by removing old nesting material, treating with boiling water, and allow to dry before reinstalling.<br>• Any vegetation growing into, shading, or blocking access to bee posts and insect houses should be cut.<br>• Any vegetation to be removed is undertaken outside of the nesting bird season (March to August inclusive) and care to be taken around enhancements to avoid disturbance (particularly of hedgehog shelters).<br>• Wildflower meadows should receive one cut to 50-70 mm, and the arisings removed from Site for composting. This should occur from late summer to autumn, between August to October, once most of the plants have seeded. |
| | **Remedial Actions:**<br>• Planted trees, hedgerow, and sown seed mixes will be monitored for establishment 1 year following completion, any areas where planting establishment is poor will be replanted/ resown;<br>• For best results tree planting and scrub/ shrub planting should be carried out between November and March, though a month either side may be effective, with autumn being the best time, and;<br>• For best results woodland seed mix should be sown in early spring or autumn. |
| 5+ | **Monitoring Action:**<br>A site visit to be conducted in year 5 following project completion by a suitably qualified person(s) to assess:<br>• habitat planting/ seeding effectiveness;<br>• tree and scrub establishment and condition, and;<br>• condition of ecological features on Site, including bat and bird boxes, hedgehog enhancements, and invertebrate features. |
| | **Management Action (Spring/Summer):**<br>• Removal of litter and debris<br>• Removal of invasive plant species and self-seeded tree saplings |

| Years after completion | Management Plan |
|---|---|
| | **Management Action (Autumn/Winter):**<br>• Bird boxes (excluding swift boxes) should be removed, cleaned, and reinstalled. This should take place outside of the breeding season, from October to January inclusive. Care should be taken to check for overwintering birds or hibernating small mammals and should be reinstalled without cleaning if found. If unhatched eggs are found, these must be destroyed. Clean by removing old nesting material, treating with boiling water, and allow to dry before reinstalling.<br>• Hedgehog house should be removed, cleaned, and reinstalled. This should take place in October; however, this is weather dependent, and care should be taken to check if the house is vacant before cleaning. Clean by removing old nesting material, treating with boiling water, and allow to dry before reinstalling.<br>• In year 5, a suitably qualified ecologist should undertake cleaning of removable and unoccupied bat boxes to clear debris and droppings.<br>• Any vegetation growing into, shading, or blocking access to insect house should be cut.<br>• Dead wood piles and loggery should be located in areas of dappled shading, if these enhancement habitats are fully shaded tree pruning and scrub removal may be required around these habitats to reduce full shading.<br>• Any vegetation to be removed is undertaken outside of the nesting bird season (March to August inclusive) and care to be taken around enhancements to avoid disturbance (particularly of hedgehog shelters).<br>• Wildflower meadows should receive one cut to 50-70 mm, and the arisings removed from Site for composting. This should occur from late summer to autumn, between August to October, once most of the plants have seeded.<br>• Where trees are fully shading the ground, particularly in areas of woodland underplanting, they may be suitable for coppicing or thinning of branches.<br>• Removal of prolific species such as bramble, dense ivy, and nettle from woodland and scrub areas from woodland areas. |
| | **Remedial Actions:**<br>• For best results, wildflower seed mix should be sown in early spring or autumn and tree planting and scrub/ shrub planting should be carried out between November and March.<br>• Replacement of ecological enhancement features where these have decayed or are no longer functioning. |

# Appendix A UKHab Baseline Survey Map

## Biodiversity Enhancement Strategy for Protected and Priority Species

**Vincent House, Horsham**

**NSS (Properties 2) LLP**

SLR Project No.: 425.064800.00001

7 March 2024



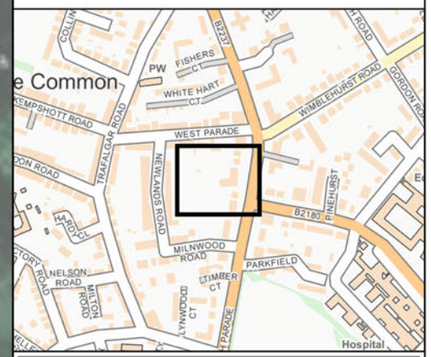

LEGEND

- Site Boundary
- Tree
- Mammal Hole

**Primary Habitat Classification**

- h2b - Other Hedgerow
- g4 - Modified Grassland
- h3h - Mixed Scrub
- u1 - Built-up Areas and Gardens
- u1b - Developed Land, Sealed Surface
- u1b5 - Buildings
- u1b6 - Other Developed Land

**Secondary Habitat Code**
**366** - Artificial Pond
**1160** - Introduced Shrub
**1170** - Tree




# NSS (PROPERTIES 2) LLP


SLR
4/5 LOCHSIDE VIEW
EDINBURGH PARK
EDINBURGH
EH12 9DH
T: +44 (0)131 335 6830
www.slrconsulting.com


VINCENT HOUSE, HORSHAM

PRELIMINARY ECOLOGICAL APPRAISAL

**UK HABITAT CLASSIFICATION**

**APPENDIX A**

| Scale | Date |
|---|---|
| 1:400 @ A3 | AUGUST 2023 |

425.064800.00001.0001.2 UK Habitat Classification


© Crown copyright [and database rights] (2023) 0100031673 OS OpenData.
Aerial Imagery (2022) Source: Maxar, Microsoft

© This drawing and its content are the copyright of SLR Consulting Ltd and may not be reproduced or amended except by prior written permission. SLR Consulting Ltd accepts no liability for any amendments made by other persons.

# Appendix B Locations of Ecological Enhancements

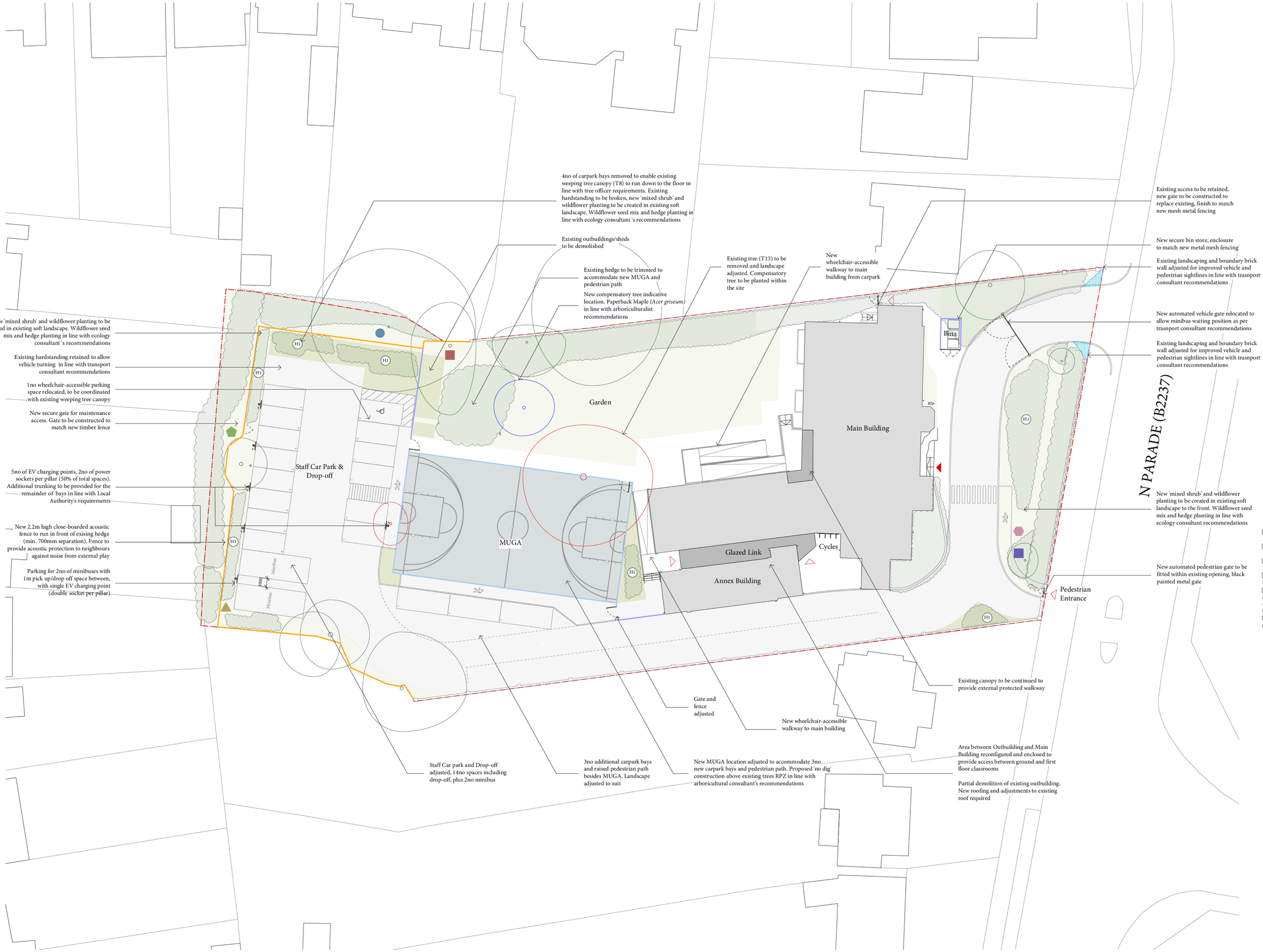
## Biodiversity Enhancement Strategy for Protected and Priority Species

**Vincent House, Horsham**

**NSS (Properties 2) LLP**

SLR Project No.: 425.064800.00001

7 March 2024




General Notes:
This drawing is the copyright of Egg Architecture Ltd and must not be reproduced without written permission
Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.
Unless noted otherwise all dimensions are in millimeters.
All dimensions to be checked on site.
These drawings are not for construction.
Drawings to be read in conjunction with Architectural Specification and Schedules, Fire Strategy and the Design Risk Register.
Drawings to be read in conjunction with all relevant Consultants' information and manufacturer's guidelines.
Discrepancies must be reported before proceeding.
Airtightness, damp proofing and weatherproofing are the responsibility of the Contractor unless stated otherwise.
Membranes may not be shown at this scale, for the graphic clarity of the drawing, refer to Architectural Specification for further detail.
Indicative furniture shown for illustrative purposes, subject to Client confirmation.
If in doubt, ask.

0m 2.5m 5m 10m

N

Key:

- Site Boundary
- New 2.1m high secure mesh metal perimeter fencing
- New 3m high MUGA sports metal fencing
- New 2.2m high Close-boarded acoustic timber fence
- Existing/extended porous asphalt surfacing
- Soft landscaping (as existing)
- New soft landscaping
- Planting / hedging (as existing)
- Existing Building
- Proposed Building
- New planting/hedging in line with ecology consultant's recommendations
- Existing trees (retained)
- Existing trees (removed)
- New proposed tree
- 2 x 2m pedestrian intervisibility envelope to be kept clear in line with transport consultant recommendations
- Log piles to Ecologist specification
- Proprietary hedgehog house to Ecologist specification
- Proprietary stag beetle loggery to Ecologist specification
- Proprietary open fronted bird box to Ecologist specification
- Proprietary 26mm hole bird box to Ecologist specification
- Proprietary insect house to Ecologist specification

Note:
Proprietary 'no dig' construction to all hardstanding areas above existing trees root protection zones.

To be read in conjunction with transport consultant's (TTP Consulting) Transport Statement and Vehicle Tracking.

To be read in conjunction with ecology consultant's (SLR Consulting) Preliminary Ecological Appraisal & Biodiversity Enhancement Strategy for Protected and Priority Species

To be read in conjunction with arboriculturalist's (SLR Consulting) Arboricultural Report, Tree Survey & Tree Protection Plan

| Rev. | Date | Description |
|---|---|---|
| 02 | 04-03-2024 | Biodiversity enhancements incorporated |
| 01 | 25-10-2023 | Adjustments to entrance, fence & carpark |


e-gg
112 Finsbury Business Centre
40 Bowling Green Lane, London
EC1R 0NE
studio@e gg.co.uk


Client
The Aurora Group

Project Name
Aurora Vincent House

Drawing
Proposed Site Plan

| Job No. | Dwg No. | Revision |
|---|---|---|
| 094 | P 006 | 02 |
| Status | Scale | Issue Date |
| Planning | 1:200 @A1 | 14 08 23 |

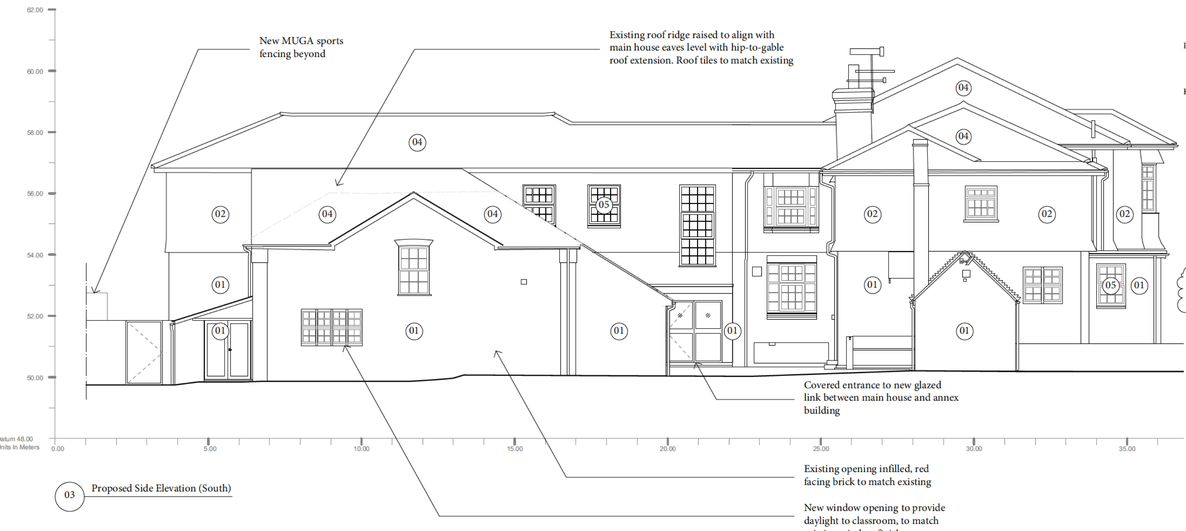
COLOUR DRAWING



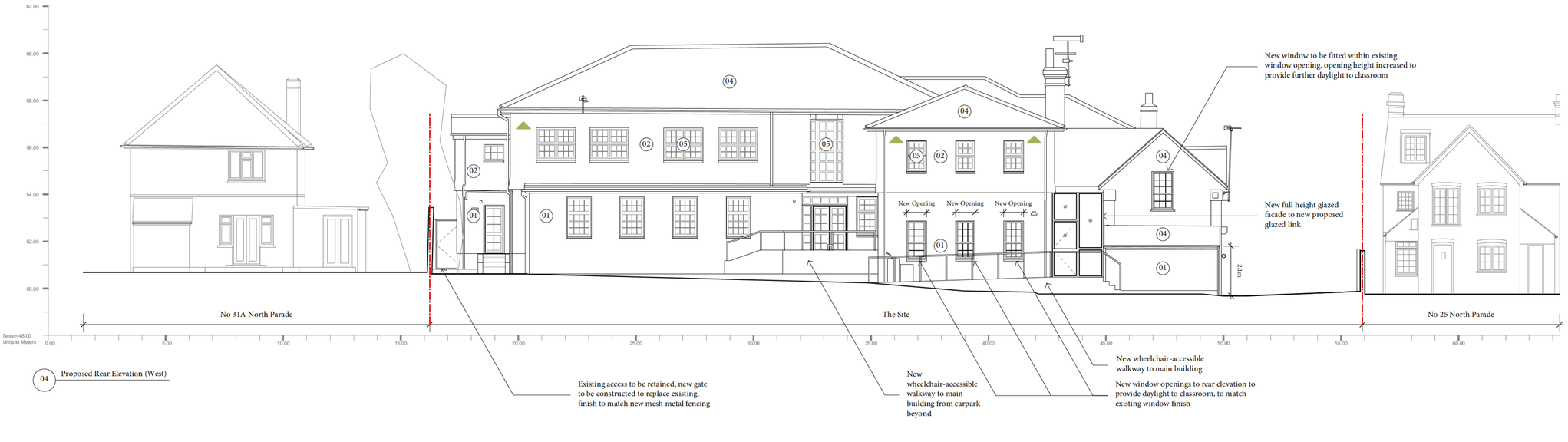

01 Proposed Front Elevation (East)




02 Proposed Side Elevation (North)



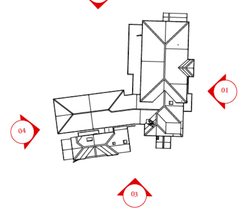

03 Proposed Side Elevation (South)




04 Proposed Rear Elevation (West)

General Notes:
This drawing is the copyright of Egg Architecture Ltd and must not be reproduced without written permission
Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.
Unless noted otherwise all dimensions are in millimeters.
All dimensions to be checked on site.
These drawings are not for construction.
Drawings to be read in conjunction with Architectural Specification and Schedules, Fire Strategy and the Design Risk Register.
Drawings to be read in conjunction with all relevant Consultants' information and manufacturer's guidelines.
Discrepancies must be reported before proceeding.
Airtightness, damp proofing and weatherproofing are the responsibility of the Contractor unless stated otherwise.
Membranes may not be shown at this scale, for the graphic clarity of the drawing, refer to Architectural Specification for further detail.
Indicative furniture shown for illustrative purposes, subject to Client confirmation.
If in doubt, ask.

0m 1m 2m 3m 4m 5m




Roof Plan

Key:

- Site Boundary
- 01 Red facing brick
- 02 Red clay tiles
- 03 White render
- 04 Natural grey tiles
- 05 White framed doors/windows
- Proprietary bat boxes to Ecologist specification
- Proprietary swift boxes to Ecologist specification

Note:

To be read in conjunction with ecology consultant's (SLR Consulting) Preliminary Ecological Appraisal & Biodiversity Enhancement Strategy for Protected and Priority Species

01 04-03-2024 Biodiversity enhancements incorporated

| Rev. | Date | Description |
|---|---|---|

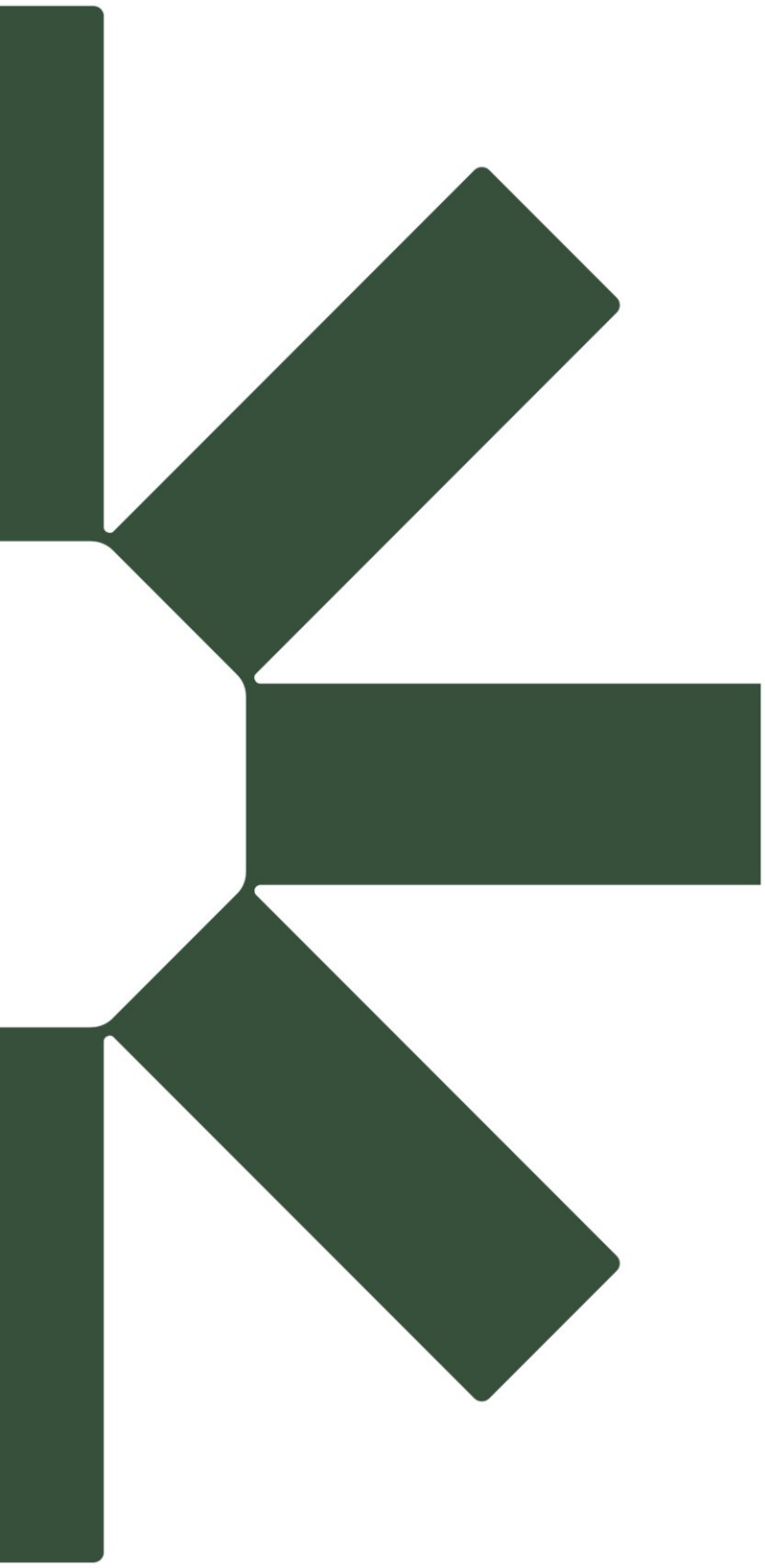
e-gg
112 Finsbury Business Centre
40 Bowling Green Lane
London, EC1R 0NE
studio@ gg.co.uk

Client
The Aurora Group

Project Name
Aurora Vincent House

Drawing
Proposed Elevations

| Job No. | Dwg No. | Revision |
|---|---|---|
| 094 | P 009 | 01 |
| Status | Scale | Issue Date |
| Planning | 1:100 @ A1 | 14 08 23 |



Making Sustainability Happen