LC Ecological Services

ECOLOGICAL IMPACT ASSESSMENT
ASHLEY GRANGE NURSING CARE HOME
LODE HILL
DOWNTON
SALISBURY
SP5 3PP

OCTOBER 2023

ON BEHALF OF
HARTFORD CARE

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Authorisation

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1.0 EXECUTIVE SUMMARY

1.1 LC Ecological Services Limited were commissioned by Hartford Care to conduct an Ecological Impact Assessment at Ashley Grange Care Home, Lode Hill, Downton, Salisbury SP5 3PP (Central grid ref: SU 1907 2147). The report has been prepared to support a planning application for a new building within the existing garden grounds to extend the facilities.

1.2 The scoping information provided by the ecological appraisal summarises the ecological baseline methods and results; evaluates the Important Ecological Features (IEFs); and indicates the potential impacts and proposes mitigation for the construction and operational of the proposed development.

1.3 Thirty IEFs were identified during the EcIA, including four designated sites of international importance, eight sites of national importance, eight sites of regional importance, five habitats of local importance and three fauna of local importance. No significant negative impacts to the IEFs were identified during the assessment following the application of mitigation measures.

1.4 The zone of influence of the project was determined by the sensitivity of the ecological features to environmental change within the site and the surrounding area in accordance with the guidelines for EcIA (CIEEM, 2022).

2.0 INTRODUCTION

2.1 LC Ecological Services Limited were commissioned by Hartford Care to conduct an Ecological Impact Assessment at Ashley Grange Care Home, Lode Hill, Downton, Salisbury SP5 3PP (Central grid ref: SU 1907 2147). The report has been prepared to support a planning application for a new building on the existing grounds to extend the facilities. A site plan has been provided in appendix I, and proposal plan has been provided in appendix II.

2.2 The report summarises the ecological baseline methods and results; evaluates the Important Ecological Features (IEFs); and indicates the potential impacts and proposes mitigation for the construction and operational stages of the proposed development.

2.3 The purpose of this report is to outline the following:

- To identify and describe all potentially significant ecological effects associated with the proposed development.
- To set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects.
- To identify how mitigation measures will/could be secured.
- To provide an assessment of the significance of any residual effects.
- To identify appropriate enhancement measures.
- To set out the requirements for post-construction monitoring.

3.0 LEGISLATION AND POLICY CONTEXT

Legislation

3.1 Full details of statutory obligations with respect to biodiversity and the planning system can be found in DEFRA Circular 06/2005. Relevant legislation to this application site includes the following:

- **Internationally Designated Sites:** Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are protected under the *Conservation of Habitats and Species (Amendment) Regulations 2017* and Ramsar sites are protected under the *Ramsar Convention (1971)*.
- **Nationally Designated Sites:** Sites of Special Scientific Interest (SSSI) are protected under section 28 of the *Wildlife and Countryside Act (WCA) 1981* (*as amended).*
- **Badgers:** *Protection of Badgers Act 1992*.
- **Bats**: all species of British bats and their roosts are fully protected under the *Wildlife and Countryside Act (WCA) 1981 (as amended)* and the *Conservation of Habitats and Species (Amendment) Regulations 2017.*
- **Birds:** all birds, their nests, eggs and young are protected by the *WCA 1981 (as amended).*
- **Mammals:** *Wild Mammals (Protection) Act 1996.*
- **Reptiles:** the adder (*Vipera berus*), common lizard (*Zootoca vivipara*), grass snake (*Natrix helvetica*) and slow worm (*Anguis fragilis*) receive protection under the *WCA 1981 (as amended).*

National Planning Policy

3.2 Chapter 15 of the National Planning Policy Framework (NPPF 2023) '*Conserving and enhancing the natural environment*' sets out the Government's policies on biodiversity, landscape and geological conservation. Relevant paragraphs within this chapter include:

- **Paragraph 174:** Recognise the wider benefits of ecosystem services and minimise impacts on biodiversity, providing net gains in biodiversity;
- **Paragraph 175:** Planning positively and distinguishing between the hierarchy of designated sites and allocating land with the least environmental value, and maintaining and enhancing networks of habitats and green infrastructure;
- **Paragraph 179:** Protect and enhance biodiversity and geodiversity by safeguarding wildlife-rich habitats and wider ecological networks; promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and securing biodiversity net gain;
- **Paragraph 180:** Refuse development if found to have significant harm to biodiversity; is on land within or outside a SSSI (Site of Special Scientific

Interest) which is likely to have an adverse effect; if results in the loss or deterioration of irreplaceable habitats. Developments with the primary objective to conserve or enhance biodiversity will be supported, while opportunities to improve biodiversity in and around developments should be integrated as part of their design and can secure measurable net gains for biodiversity or enhance public access to nature.

- **Paragraph 181:** Protection to be given to potential SPA and possible SACs, proposed Ramsar sites, and sites identified or required as compensatory measures for impacts to these sites.

Local Planning Policy

3.3 Relevant planning policies within the adopted Wiltshire Core Strategy (January 2015) include:

- Core Policy 50: Biodiversity and geodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure
- Core Policy 57: Ensuring high quality design and place shaping.

Biodiversity Action Plans

3.4 Relevant Biodiversity Action plans (BAPs) are as follows:

- UK Biodiversity Action Plans (UK BAP)
- Wiltshire Biodiversity Action Plan (WBAP)
- Noctule (*Nyctalus noctula*) (UK BAP)
- Soprano pipistrelle bat (*Pipistrellus pygmaeus*) (UK BAP)
- Brown long-eared bat (*Plecotus auritus*) (UK BAP)
- Reptiles (UK BAP)

4.0 ASSESSMENT METHODOLOGY

Study Area

4.1 The site is located at central Ordnance Survey (OS) grid reference SU 1907 2147 and the study area comprises the site plus:

- 5 kilometres for statutory designated sites.
- 2 kilometres for non-statutory designated sites.
- 2 kilometres for all protected and notable species including bats.

Sources of Information

4.2 The following sources of information were used to inform the impact assessment.

Table 1: Summary of survey work and sources of information

Survey type	Year(s)	Comment
Data search of Local Wildlife Sites, protected and notable species within 2 kilometres of the site	2023	Wiltshire and Swindon Biological Records Centre (WSBRC)
Desk search for statutory sites within 5km and issued bat EPS licences within 2km	2023	Multi-Agency Geographic Information for the Countryside website database (MAGIC)
Ecological appraisal including phase 1 bat survey	2023	LC Ecological Services in August 2023

Assessment Process

4.3 The EcIA is in accordance with the CIEEM *Guidelines for Ecological Impact Assessment in the UK and Ireland* (CIEEM, 2022).

4.4 The starting point was to determine which features should be subject to detailed assessment, that is, those IEFs:

a) Of sufficient value that impacts upon them may be significant (in terms of legislation or policy); and

b) Potentially vulnerable to significant impacts arising from the development.

4.5 This approach is consistent with the EIA Regulations, which only require investigation of likely significant effects.

4.6 The CIEEM guidelines recommend that the value of IEFs or features is determined based on a geographic frame of reference that includes the following levels:

Table 2: Level of Value Assigned to each IEF (adapted from CIEEM, 2022)

Level of Value	Example of Definitions
International	An internationally important site e.g. SPA, SAC, Ramsar (or a site considered worthy of such a designation). A viable area of a habitat type listed in Annex 1 of the Habitats Directive, or smaller areas of such habitats which are essential to maintain the viability of a larger whole. A regularly occurring population of an internationally important species (listed on Annex IV of the Habitats Directive).
UK / National	A nationally designated site e.g. SSSI or a site considered worthy of such designation. A viable area of a priority habitat identified within the UK BAP, or of smaller areas of such habitat which are essential to maintain the larger whole. Any recurring population of a nationally important species e.g. listed on Schedules 5 and 8 of the Wildlife and Countryside Act 1981 (as amended). A feature identified as of critical importance in the UK BAP.
Regional (Wiltshire)	A site designated as a Local Wildlife Site or habitats that meet the designation criteria for Local Wildlife Sites in Wiltshire. Areas of internationally or nationally important habitats which are degraded but are considered readily restored. A regularly occurring, locally significant population of a species listed as being nationally scarce. A regularly occurring, locally significant number of a regionally important species.
Local (the zone of influence including the site and its immediate vicinity, including habitats within or linked to those on site)	Areas of internationally or nationally important habitats which are degraded and have little or no potential for restoration. A good example of a common or widespread habitat in the region.

Assessment Criteria

Predicting and Characterising Ecological Impacts

4.7 The assessment of magnitude of effect assesses whether an impact will be positive or negative; its extent; duration; reversibility and timing and frequency as well as the cumulative effect. A combination of quantitative information and qualitative assessment based on professional judgment was used whilst considering all of these factors to assign effects on the IEFs to one of four categories as detailed in table 3 below.

Table 3: Assessment of Magnitude of Effects

Category	Definition
High	A permanent or long-term effect on the extent/size or integrity of a site, habitat, species assemblage or community, population or group. If adverse this is likely to threaten its sustainability. If beneficial this is likely to enhance its conservation status.
Medium	A permanent or long-term effect on extent/size or integrity of a site, habitat, species assemblage or community, population or group. If adverse this is unlikely to threaten its sustainability. If beneficial this is likely to be sustainable but is unlikely to enhance its conservation status.
Low	A short-term but reversible effect on the extent/size or integrity of a site, habitat or species assemblage or community, population or group that is within the range of variation normally experienced between years.
Negligible	A short-term but reversible effect on the extent/size or integrity of a site, habitat or species assemblage or community, population or group that is within the normal range or annual variation.

4.8 For each IEF, the significance of the effects of the proposed development during construction and operation are assessed and the type of impacts are characterised according to their importance and magnitude. Where there is uncertainty over the appropriate level of significance to assign, this will be stated but as a precautionary measure the higher level of significance will be applied. Where impacts will arise, mitigation and enhancement measures are provided.

Direct and Indirect Ecological Impacts

4.9 Both direct and indirect impacts are considered within this assessment. A direct impact is a defined action such as the physical loss of a habitat or the immediate mortality of an individual of a particular species. Indirect impacts are attributable to an action, but which affect ecological resources through effects on an intermediary ecosystem, process or IEF e.g. the loss of an important prey species for a predator.

Limitations

4.10 During the site visit it was evident that part of the site had been cleared and therefore it was not possible to record all habitats and their conditions prior to this clearance. Vegetation surrounding the site and the use of aerial images has been used to assess the baseline habitats.

5.0 BASELINE

5.1 An ecological appraisal was conducted on the site in August 2023 by LC Ecological Services by suitably qualified ecologist Aimee Cokayne. The methodology and the key findings are summarised in this section to inform the nature conservation evaluation for each of the IEFs identified.

Statutory Sites

5.2 The site is located within 5 kilometres of high-quality habitats including the New Forest SAC, SPA, Ramsar, SSSI and National Park, the River Avon system SAC and SSSI, Breamore Marsh SSSI, Clearbury Down SSSI, Langley Wood and Homan's Copse SSSI, Loosehanger Copse and Meadows SSSI, Brickworth Copse and Meadows SSSI, Cranborne Chase and West Wiltshire Downs AONB, and Langley Wood NNR. A full list of statutory designated sites is provided in appendix III.

5.3 Non-statutory designated sites include River Avon South Local Wildlife Site (LWS), Tinney's Firs – 'Brambles' LWS, Grove Copse LWS, Harthill Road Meadow LWS, Barford Down LWS, Bottom Field Harthill LWS, Harthill Farm Meadow LWS and Chapel Lane Meadow LWS. Full details are provided in appendix III.

Habitats

5.4 The habitat types within the site were noted during the survey on the 4th August 2023 undertaken by experienced ecologist Aimee Cokayne. The UK Habitat Classification System Version 2.0 (UKHab Ltd 2023) was adopted whereby habitats are mapped using codes (appendix V), whilst also following CIEEM (2022) Guidelines for Ecological Impact Assessment. The weather conditions at the time of the survey were warm and sunny with air temperature of 20ºC, wind 1/12 on the Beaufort scale, cloud cover of 3-4/8 oktas, and no rain. A general description of the vegetation was also noted, listing species encountered using nomenclature according to Stace (2010). The entire site is approximately 0.7ha.

5.5 The following habitats were recorded on the site and are described below. Full descriptions are provided in appendix IV and a habitat map is provided as appendix V.

- Building (u1b5)
- Sealed surface (u1b)
- Bare ground (u1 -510)
- Modified grassland (g4)
- Ruderal (u1 – 81)
- Bramble scrub (h3d)
- Native hedgerow (h2a)
- Ornamental hedgerow (h2b)
- Scattered trees (u1 -32)
- Vegetated garden (u1 – 828)

Buildings u1b5 and sealed surface u1b

5.6 A large building with multiple extensions used as a residential nursing care home is located within the site boundary, unaffected by the proposals. This is directly surrounded by areas of brick and tarmac hardstanding with a large tarmac carpark to the north. These areas will not be affected by the proposals and are therefore screened out of further assessment.

Bare ground u1-510

5.7 The majority of the site proposed for the new building is fenced off with wooden panel fencing and comprises bare ground with some gravel covering. This habitat was recently created and provides no ecological value and is therefore screened out of further assessment.

Modified grassland g4

5.8 Old ornamental planting beds are present to the west of the building, colonised by semi-improved grassland species and some low-lying bramble (*Rubus fruticosus agg*). The sward height is approximately 30 cm and species included ash seedlings (*Fraxinus excelsior*), sycamore (*Acer pseudoplatanus*), ivy (*Hedera helix*), herb-Robert (*Geranium robertianum*), field rose (*Rosa arvensis*), prickly sow-thistle (*Sonchus asper*), ribwort plantain (*Plantago lanceolata*), creeping thistle (*Cirsium arvense*), perennial rye-grass (*Lolium perenne*), annual meadow-grass (*Poa annua*), common bent (*Agrostis stolonifera*), yarrow (*Achillea millefolium*), bird's-foot trefoil (*Lotus corniculatus*), red fescue (*Festuca rubra*), scarlet pimpernel (*Anagallis arvensis*), false oat-grass (*Arrhenatherum elatius*), selfheal (*Prunella vulgaris)*, and perforated St. John's-wort (*Hypericum perforatum*). Herbaceous plant species all occur in small numbers, with perennial rye-grass and annual meadow-grass locally dominant. The proposed map indicates that removal of some of the modified grassland would be required.

5.9 There is a mature hawthorn, old tree stump and a small area of managed amenity grassland with a sward height of 5 cm on the eastern site boundary. This area has a slight slope with a patch of longer sward (approximately 40 to 50 cm) herbaceous plants and grasses. Species recorded in this area include great mullein (*Varbascum thapsus*), field speedwell (*Veronica persica*), creeping buttercup (*Ranunculus repens*), Yorkshire-fog (*Holcus lanatus*), Herb-Robert, green alkanet (*Pentaglottis sempervirens*), barren brome (*Bromus sterlis*), perennial rye-grass, nipplewort (*Lapsana communis*), bittersweet (*Celastrus orbiculatus*), small flower hairy willowherb (*Epilobium parviflorum*) and broad-leaved dock (*Rumex obtusifolius*). Plants species recorded were rare in abundance with locally dominant patches of perennial rye-grass and barren brome.

Ruderal u1 – 81 and Bramble scrub h3d

5.10 There are areas of bramble scrub and tall ruderal species around the cleared area at the west of the site in the development footprint. Creeping thistle, hedge bindweed (*Calystegia sepium*) and common nettle (*Urtica dioica*) are locally dominant. There is

a mound of earth that has become overgrown with nettles to the south of the proposed site.

5.11 Aerial images and street view show that wooden hoarding has been present around this part of the site since 2008, and it is highly likely that this area comprised a larger stand of bramble scrub and ruderal vegetation prior to its clearance.

5.12 The northeastern corner of the site which comprises a small area of regularly mown grass, includes ornamental planting with mature trees and shrubs including holly (*Ilex aquifolium*), spruce (*Picea sp.*), lilac (*Syringa vulgaris*), three sycamore trees, cherry laurel (*Prunus laurocerasus*), bramble and hawthorn (*Crataegus monogyna*). The southwestern area of the site comprises an area of hawthorn and sycamore seedlings along the site boundary with overgrown areas of bramble scrub. At the north of the site, outside of the development footprint, lies an area of ruderal vegetation adjacent to the road with the following species recorded: dove's-foot crane's-bill (*Geranium molle*), garlic mustard (*Alliaria petiolata*), broad-leaved dock, fumitory (*Fumaria officinalis*), spiny sow-thistle (*Sonchus asper L*), cow parsley (*Anthriscus sylvestris*), creeping thistle, common nettle, false oat-grass, hedge bindweed, scarlet pimpernel, dandelion (*Taraxacum officinale*), yarrow, petty spurge (*Euphorbia peplus*), common ragwort (*Senecio jacobaea*), groundsel (*Senecio vulgaris*), spear thistle (*Cirsium vulgare*), perennial rye-grass, cock's-foot (*Dactylis glomerate*), red fescue, common hogweed (*Heracleum sphondylium*), ribwort plantain, dog's mercury (*Marcurialis perennis*) and four sycamore trees. The proposed map indicates that removal of some of the scrub and tall ruderal would be required.

Hedgerows h2a and h2b

5.13 Two hedgerows are present on site. At the northeast boundary lies a managed garden hedgerow (h2a), approximately 14 metres long, 0.5 metres wide and 2 metres in height. It is a native species poor hedgerow dominated by beech (*Fagus sylvatica*) with rare occurrences of holly and variegated holly (*Ilex aquifolium 'Variegata'*). The second hedgerow (h2b), is not connected to the first and lies at the eastern boundary. It is approximately 15 metres long, 1 metre wide and 2.5 metres high and is a non-native, ornamental hedgerow comprising of cherry laurel. It has no understorey species and has a strip of managed lawn next to it. Both hedgerows lie outside of the development footprint and will be unaffected by the proposals and so have therefore been screened out of further assessment.

Scattered trees u1 -32

5.14 There are trees scattered around the site's boundaries including sycamore, apple (*Malus domestica*), cherry (*Prunus avium*), silver birch (*Betula pendula*), spruce, whitebeam (*Sorbus aria*), and Leylandii (*Cupressus x leylandii*). All tree marked for removal have been felled already.

5.15 A row of trees were originally present along the northern boundary adjacent to Lode Hill, which were present on google street view in April 2021. Species present included conifers, sycamore and understorey likely to have included bramble, ivy, hawthorn and holly.

Vegetated garden u1 – 828

5.16 Areas of former ornamental planting and landscaped garden are located in the south and west of the building. These habitats offer negligible ecological value and therefore have been screened out of further assessment.

Assessment of habitats

5.17 The level of value of these habitats is summarised in table 4 below.

Table 4: Level of value of habitats recorded within the site.

IEF	Evaluation rationale	Value of IEF
Modified grassland	This is a common habitat which can support a limited range of fauna and flora.	Local
Ruderal and bramble scrub	This is a common habitat which can support a range of fauna and flora.	Local
Hedgerows	Although no hedgerow are proposed for removal they will require protection from disturbance or damage.	Local
Scattered trees	Although no further trees are proposed for removal the retained trees require protection from damage or disturbance.	Local

Protected and Notable Species

5.18 WSBRC was contacted for records of protected and notable species from within a two kilometre radius of the site. Full results are provided in appendix III however, records of badger, bat species, great crested newt, slow worm, grass snake, sand lizard (*Lacerta agilis*), common lizard, adder, otter (*Lutra lutra*), hazel dormouse, and water vole were returned.

5.19 The results of the protected/notable species survey results are provided below, together with an evaluation of each species.

Badger

5.20 The site, its boundaries and a 30-metre buffer zone around the site were surveyed for badger evidence such as setts, latrines, pathways, footprints, snuffle holes and badger fur (English Nature, 2002). Any setts recorded were classified according to published criteria (Harris, Cresswell and Jefferies, 1989).

5.21 WSBRC returned eleven records of badger within two kilometres of the site. No signs of badger activity such as setts, hair, snuffle holes, latrines or footprints were recorded within the red line boundary or wider site during the survey. Badgers have therefore been screened out of further assessment. Precautionary measures however have been provided since badger are highly mobile, and there are records of them within the vicinity of the site.

Bats

Structure

5.22 A targeted phase 1 bat survey of the building on site was conducted in accordance with the methodology in Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition) (Collins et al, 2016) whereby the building was assessed for potential to support roosting bats, based on suitable roosting features and any evidence of bats encountered. The building was assessed as holding moderate potential to support roosting bats with several Potential Roosting Features (PRFs) identified on parts of the building, with the majority at the eastern end of the building on the front and rear elevation and one on the western elevation that faces the proposed new building. Full survey detail is provided in appendix VII.

5.23 WSBRC returned records of ten species of bat including the Annex II species greater horseshoe (*Rhinolophus ferrumequinum*), barbastelle (*Barbasetllus barbastellus*), within two kilometres of the site.

Trees

5.24 The trees on site which were to be impacted by the development were going to be subject to a bat survey in accordance with the methodology in Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition) (Collins et al, 2016). During the site visit the trees to be impacted by the development proposals were no longer present on site. Retained trees were not subject to a full assessment.

Foraging and commuting habitat

5.25 The habitats on site, and the habitats they connect to were assessed for their suitability to support foraging and commuting bats in accordance with the Bat Conservation Trust guidelines (BCT 2016). The sites' boundaries with scattered trees offer good quality for foraging and commuting bats, due to its setting and links with the wider landscape.

Nesting birds

5.26 Habitats within the site were assessed for their potential to support nesting birds. The scattered trees, ruderal, bramble scrub, and hedgerows on site provide potential nesting and foraging habitat for birds and the building offers potential for bird nesting.

5.27 WSBRC returned multiple records of nesting birds including house sparrow (*Passer domestica*), starling (*Sturnus vulgaris*) and barn owl (Tyto alba).

Great crested newts

5.28 No ponds are located on the site or identified within 500 metres of the site boundary on the MAGIC website. The terrestrial habitats on site are considered suitable for newts if they are in the area. The bramble scrub, ruderal, scattered trees and hedgerows around the site boundaries may offer foraging opportunities and refuge or hibernation habitat. The habitat around the site boundaries is well connected to other suitable habitat in the wider landscape.

5.29 WSBRC provided one records of great crested newt within two kilometres of the site from the last 20 years. This record was located over 1 kilometre to the south-east. Due to the lack of suitable waterbodies within the vicinity of the site great crested newt have therefore been screened out of this assessment.

Hazel dormouse

5.30 Habitats on site were assessed as not providing suitable habitat for the hazel dormouse with no connectivity to areas of suitable woodland habitat to support a population of these species.

5.31 WSBRC returned one record of the hazel dormouse from 1995, located within woodland over 1.4 kilometres east of the site. Due to the lack of connectivity from the site to this woodland, the hazel dormouse has therefore been screened out of this assessment.

Reptiles

5.32 Habitats on site were assessed for their suitability to support reptile species in accordance with *Reptile surveys. An introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. (Froglife, 1999). High quality reptile habitat holds a mixed height sward of grassland habitats with areas of refuge, shelter and hibernation. The variety of habitat present on-site including modified grassland, ruderal, bramble scrub, scattered trees and hedgerows do offer commuting and hibernation opportunities for reptiles in the area.

5.33 WSBRC provided reptile records for slow worm, grass snake, adder and common lizard, as well as the rare sand lizard, although habitats on site were not considered suitable for sand lizards.

Assessment of species

5.34 The level of value of these species is summarised in table 5 below.

Table 5: Level of value of protected species supported on the site

Receptor	Evaluation rationale	Value of receptor
Roosting bats	The building on site offers moderate potential to support roosting bats.	Local
Foraging and commuting bats	The site boundary vegetation offers potential for foraging and commuting bats in the area.	Local
Nesting birds	Common and widespread species of birds will use the site boundary vegetation for nesting and foraging.	Local
Reptiles	The site offers suitable habitat for reptiles in the modified grassland and edge ruderal and scrub habitats.	Local

6.0 ASSESSMENT OF POTENTIAL IMPACT

6.1 The impacts have been assessed against the development proposals including the inherent mitigation measures described below.

6.2 Impacts of the proposed development are discussed for the IEFs that are of at least local value or subject to legal consideration. The IEFs included from this point on are therefore limited to:

- New Forest SPA, Ramsar, SAC, SSSI and National Park (International and National value)
- River Avon SAC and River Avon System SSSI (International and National value)
- Breamore Marsh SSSI (National value)
- Clearbury Down SSSI (National value)
- Langley Wood and Homan's Copse SSSI (National value)
- Loosehanger Copse and Meadows SSSI (National value)
- Brickworth Down and Dean Hill SSSI (National value)
- Cranborne Chase and West Wiltshire Downs AONB (National value)
- Langley Wood NNR (National value)
- River Avon South LWS (Regional value)
- Tinney's Firs – 'Brambles' LWS (Regional value)
- Grove Copse LWS (Regional value)
- Harthill Road Meadow LWS (Regional value)
- Barford Down LWS (Regional value)
- Bottom Field Harthill LWS (Regional value)
- Harthill Farm Meadow LWS (Regional value)
- Chapel Lane Medow LWS (Regional value)
- Ruderal and bramble scrub (Local value)
- Modified grassland (Local value)
- Scattered trees (Local value)
- Hedgerows (Local value)
- Roosting bats (Local value)
- Foraging and commuting bats (Local value)
- Nesting birds (Local value)
- Reptiles (Local value)

Construction Phase Impacts

Statutory sites

New Forest SPA, Ramsar, SPA SSSI and National Park

Habitat Loss, Degradation and Disturbance

6.3 The development site is located 0.88 kilometre from the National Park, 1.83 kilometres from SSSI, 2.39 kilometre from the SPA and Ramsar and 2.64 kilometre from the SAC. Due to the type of the proposed development, it is considered that there will be no direct

or indirect impacts to the New Forest designated sites. Dust and noise are unlikely to travel the intervening distance with sufficient intensity to cause adverse impacts to the flora and fauna of the statutory sites. The IEFs are of **international to national** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant.**

River Avon SAC and River Avon System SSSI

Habitat Loss, Degradation and Disturbance

6.4 The development site is located approximately 1 kilometre east of the River Avon and River Avon System site at its closest point, with the village of Downton in between. Due to the type and distance of the proposed development, it is considered that the proposed development will not impact the site. There are no known hydrological connections between the development site and the SAC and SSSI. There is also no other direct habitat links between the SAC and SSSI and the application site. The IEFs are of **international to national** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant.**

Other Sites – SSSI, AONB and NNR

Habitat Loss, Degradation and Disturbance

6.5 The proposed development site will be located sufficiently far from Breamore Marsh SSSI, Clearbury Down SSSI, Langley Wood and Homan's Copse SSSI, Loosehanger Copse and Meadows SSSI, Brickworth Down and Dean Hill SSSI, Cranborne Chase and West Wiltshire Downs AONB, and Langley Wood NNR for there not to be any direct impact on the habitats. There is no known hydrological connectivity between the development site and the SSSIs, AONB and NNR. There is also no other direct habitat link between the SSSIs, AONB and NNR and the application site. The designated sites are located between 2.73 and 4.69 kilometres from the proposed development site therefore it is considered that they are sufficiently remote to avoid impacts from dust deposition and disturbance. As the IEFs are of **national** value, the magnitude of effect is **negligible** and therefore **not significant**.

Non-statutory sites

LWSs

Habitat Loss, Degradation and Disturbance

6.6 The proposed development site will be located sufficiently far from the River Avon South LWS, Tinney's Firs – 'Brambles' LWS, Grove Copse LWS, Harthill Road Meadow LWS, Barford Down LWS, Bottom Field Harthill LWS, Harthill Farm Meadow LWS and Chapel Lane Meadow LWS for there not to be any direct impact on the habitats. There is no known hydrological connectivity between the development site and the SSSIs, AONB and NNR. There is also no other direct habitat link between the SSSIs, AONB and NNR and the application site. The designated sites are located between 1.1 and 1.95 kilometres from the proposed development site therefore it is

considered that they are sufficiently remote to avoid impacts from dust deposition and disturbance. As the IEFs are of **regional** value, the magnitude of effect is **negligible** and therefore **not significant**.

Habitats

Ruderal and bramble scrub

6.7 There will be a loss of ruderal and bramble scrub habitat at the west of the site to facilitate the proposed works. A large area of this habitat has previously been removed from the site. As the IEFs are of **local** importance, the magnitude of effect is considered to be **medium** and therefore **of minor negative significance**.

Modified grassland

6.8 There will be a loss of modified grassland to facilitate the development. The IEF is of **local** importance, the magnitude of effect is considered to be **low** and therefore **not significant**.

Scattered trees and hedgerows

6.9 The remaining scattered trees and hedgerows on site will be retained within the development. The plant machinery used in the construction works has the potential to compact the root zones and cause damage to the retained trees and hedgerows which may cause them to die or be permanently damaged. The IEFs are of **local** importance, the magnitude of effect is considered to be **negligible,** therefore the predicted effect is **not significant.**

Protected and notable species

Roosting bats

6.10 The existing building on site was deemed to offer moderate potential to support roosting bats with PRFs identified on elevations of the building and one on the western elevation that faces the development site. The proposals will not directly impact the building, however if the identified features are being used by roosting bats the proposed works have the potential to indirectly disturb roosting bats through the use of loud machinery or lighting close to the PRF. It is considered likely that the IEF is of **local** importance and the magnitude of effect is considered to be **negligible**, and the impact is therefore **not significance.**

Foraging and commuting bats

6.11 The site and vegetated boundaries offer potential for foraging and commuting bats with links to the wider landscape. There will be some loss of foraging habitat through ruderal and bramble scrub removal. It is considered likely that the IEF is of **local** importance and the magnitude of effect is considered to be **low**, and the impact is therefore **not significant.**

Nesting birds

6.12 There will be loss of potential nesting habitat as a result of the proposed works when ruderal vegetation and bramble scrub are removed. Noise and visual disturbance associated with construction activity may impact on species nesting close to the development site. As the IEF is of **local** importance and the magnitude of effect is considered to be **low,** the impact is therefore **not significant.**

Reptiles

6.13 The site offers suitable habitat for reptiles in the edge habitats, in the absence of mitigation, it is possible that reptiles would be harmed during ruderal and scrub vegetation clearance. It is considered likely that the IEF is of **local** importance and the magnitude of effect is considered to be **low,** the impact is therefore **not significant.**

Operational phase

Statutory sites

New Forest SPA, Ramsar, SPA SSSI and National Park

Habitat Loss, Degradation and Disturbance

6.14 No part of the proposed development falls within the boundaries of these protected sites. No direct impacts from the infrastructure are anticipated from effects such as noise, lighting and dust, or introductions of invasive plant species, given the type of the development, distance and location in relation to the designated sites, however an increase in recreational use of site is possible from additional staff, residents and their visiting families which may result in a direct disturbance from increased visitor numbers and increased air pollution if visitors drive to the site. The IEFs are of **international to national** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant.** The magnitude of impact from recreational impacts is considered to be **low** and therefore of **minor significance**.

River Avon SAC and SSSI

Habitat Loss, Degradation and Disturbance

6.15 No part of the proposed development falls within the boundaries of these protected sites; at their closest point they are located 1 kilometre to the west of the site. No direct impacts from the infrastructure on the site are anticipated from effects such as noise, lighting and dust, or introductions of invasive plant species, given the type of the development, distance and location in relation to the designated sites, however an increase in the use of site from additional staff, residents and their visiting families may result in indirect impacts through increase in nutrient enrichment due to an increase in waste water. The IEFs are of **international** value, the magnitude of impact is considered to be **low** and therefore the impact significance is **of minor significance.**

Other sites

6.16 The proposed development is considered to be sufficiently isolated from the other designated sites that there will be no direct impacts anticipated from effects such as noise, lighting and dust, or introductions of invasive plant species, given the type of the development, distance and location in relation to the designated sites. As the IEFs are of **national** value, the magnitude of effect is **negligible** and therefore **not significant**.

Non-statutory sites

LWSs

6.17 The proposed development is considered to be sufficiently isolated from the LWSS that there will be no direct impacts anticipated from effects such as noise, lighting and dust, or introductions of invasive plant species, given the type of the development, distance and location in relation to the designated sites. As the IEFs are of **national** value, the magnitude of effect is **negligible** and therefore **not significant**.

Protected and notable species

Roosting bats

6.18 One PRF was identified on the western elevation of the building on site which faces the proposed new development. In the absence of mitigation, the development when operational has the potential to disturb the PRF and potentially disturb roosing bats through the using of lighting. It is considered likely that the IEF is of **local** importance and the magnitude of effect is considered to be **medium**, and the impact is therefore **of minor negative significance.**

Foraging and commuting bats

6.19 The site boundaries offer potential for commuting and foraging bats within the wider landscape. An increase of lighting around the site boundaries could have an adverse effect foraging and commuting bats, in particular light sensitive bat species such as barbastelle, *Myotis* and brown long-eared. The IEF is of **local** importance and the magnitude of effect is considered to be **medium**, the impact is therefore **of minor negative significance.**

Nesting birds

6.20 There is potential for increased disturbance to bird species using the site and adjacent habitats through increased resident, staff and visitor at the site. As the IEF is of **local value**, the magnitude of effect is **medium** and the impact is therefore **not significant**.

Ecological enhancements

6.21 The proposed landscaping will include the use of native wildlife beneficial specimen tree species planted within the design, areas of species-rich grassland, and ornamental planting which is of benefit to wildlife.

6.22 A total of six bird boxes, including two swift boxes will be installed on the new and existing building on site.

6.23 A total of two bat tubes/boxes will be installed on the new building on a south to south west facing elevation away from lighting, at eaves level.

6.24 Two log piles will be created around the boundary of the site to provide sheltering and hibernation habitat for reptiles and small mammals.

7.0 MITIGATION

7.1 While the impacts identified in section 6 are not all significant, legislation must be adhered to and therefore the following mitigation outlined in this section is required.

Construction Phase

Habitats

Ruderal and bramble scrub

7.2 There will be a loss of some ruderal and bramble scrub habitat at the west of the site to facilitate the proposed works. It is not possible to mitigate for the loss of this habitat, however the landscape design will include areas of grassland habitat, tree and shrub planting and ornamental planting beneficial to wildlife.

Scattered trees and hedgerows

7.3 All retained trees and hedgerows will be protected during construction, in accordance with the *Arboricultural Development Statement* (November 2022). This will include the use of Heras fencing around root protection zones. This will prevent machinery from compacting roots and damaging the retained trees and hedgerow.

Protected and notable species

Badger

7.4 Although badgers were scoped out of this assessment, it is recommended that a pre-works check is conducted to ensure badger have not moved into the site and a sett is now present. In addition, the following safeguarding measures for badger and other terrestrial animals during construction will be included as a measure of best practice:

- Install Heras fencing in areas where it is important to exclude terrestrial animals for safety reasons e.g. fuel storage areas.
- Minimise night-working to avoid disturbance to badger.
- If excavations are left open at night, wooden boards or planks will be provided as a means of escape for any animals that fall in.
- Any pipework will be capped over-night to avoid animals becoming trapped.

Bats

7.5 The works will include measures to limit lighting impacts during the construction phase as a measure of best practice. During the construction phase, to ensure roosting, foraging or commuting bats are not impacted, there will be restrictions on working hours and no use of external lighting systems. Working hours will be limited to daylight hours after 08:00 and conclude at least an hour before sunset during the summer months when bats are most active.

Nesting birds

7.6 The removal of the ruderal and scrub vegetation should be undertaken outside the bird breeding season to reduce direct impacts on breeding birds. Vegetation removal timed to occur between September and the end of February would avoid impacts on nesting birds.

7.7 Any vegetation removed outside the breeding season should be regularly cut throughout the following breeding season to ensure nesting birds do not utilise the regrowth.

7.8 Should vegetation removal be planned during the breeding season (taken to run from March to August inclusive) a suitably qualified ecologist will need to check for evidence of nesting birds before vegetation removal commences. Any nest present will be left and a five metre buffer zone will be placed around the nest, excluding any works until the young have fledged.

Reptiles

7.9 To ensure any potential reptiles on site are not harmed during the proposed vegetation clearance works, a strim and push exercise will be conducted under an ecological watching brief. The strim and push is a two-stage process in a directional manner to allow reptiles to move into suitable surrounding habitat around the site. The suitably qualified ecologist will work alongside construction plant and conduct a destructive search for reptiles. This will be undertaken in the reptile active season between March and October when the temperatures are above 10˚C. Any reptiles found are safely re-located to retained habitats outside the works area.

Operational Phase

Statutory designated sites

New Forest SPA, Ramsar, SPA SSSI and National Park

7.10 The New Forest National Park produced a Revised Habitat Mitigation Scheme titled '*Mitigation Recreational Impacts on the New Forest designated sites'* Supplementary Planning Document (SPD)(July 2020). This requires any development which has the potential to result in an increase in recreation to the New Forest to provide mitigation. Although the proposal is for an extension to the existing care home, it will result in an increase of residents and visiting family. The SPD does state however that class C2 developments may be exempt from a finical contribution to mitigation recreational impacts if they can demonstrate the following:

- the occupiers are infirm elderly who require full time care, and this is provided on-site and 24 hours a day. This level of care provision will be above that provided by an on-site wardening service, such as that provided for sheltered accommodation; and
- accommodation is for disabled people, where the residents' disabilities mean that they will not have any impact on the protected heaths.

Where this can be demonstrated no further mitigation is required, however where this is not possible a developer contribution will be required in order to off-set any recreational impacts.

River Avon SAC and River Avon Systems SSSI

7.11 Due to an increase in residents on site, there will be an increase in wastewater which has the potential to result in nutrient enrichment on the River Avon which can result in toxic algae blooms which can impact upon the water quality and plant and aquatic life for which the river supports. Holbury Consultancy has provided further details on the mitigation required, which will need to be implemented to ensure the proposed extension does not have an adverse impact on this statutory site.

Protected and Notable Species

Roosting, foraging and commuting bats

7.12 In accordance with *Bats and Artificial Lighting in the UK* (BCT, 2023), any new lighting to be installed as part of the development should incorporate the following measures to minimise impacts on nocturnal species such as bats:

- Lighting of a resting place or roost is considered an obstruction under the legislation protecting bats. No additional light levels above the pre-development baseline can be directed at the identified PRFs on the existing building.
- Direct lighting to be used only where it is needed and directed away from the boundary scattered trees by using accessories such as cowls or hoods on the luminaries. Luminaries should be placed at a suitable distance from the retained boundary habitats (or dark corridors around them) to ensure that additional light spill dissipates.
- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used. LED luminaires should be used where possible.
- Keep the height of lighting columns (if required) as short as possible, ideally 3 metres or less.
- Use of motion sensor activated or Central Management System (CMS) controlled security lighting triggered only when necessary.
- Light sources should emit minimal ultra-violet light, peak higher than 550nm and be of a warm/neutral colour <2,700 kelvin.
- Only luminaires with a negligible or zero Upward Light Ratio (ULR), and with good optical control, should be considered. Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Internal lighting of the new structure should be recessed where possible to prevent external light spill.

8.0 RESIDUAL EFFECTS

8.1 No significant negative impacts from the proposed works were identified during the assessment, assuming all mitigation measures are implemented. The site offers little opportunity for enhancement measures however bird and bat boxes along with native tree planting have been recommended.

9.0 IN-COMBINATION EFFECTS

9.1 There are no planning applications within the last 8 years listed on the Wilshire Council website for the area around the site. An application was approved in 2006 for a new dementia care unit at the nursing home of this assessment.

9.2 The proposed development will increase the number of local residential units within the impact zones outlined above however it is considered that the level of in-combination effects upon the identified IEF's is negligible. No cumulative effects are considered following this development.

10.0 CONCLUSION

10.1 Habitat and faunal surveys were undertaken at the proposed development site. Assessments of desk studies including the proximity to designated sites and protected and notable species were made. The impact assessment concluded that there would be a **negligible impact** overall.

10.2 Mitigation measures have been provided including protecting retained trees and hedgerows and a mitigation strategy for bats, nesting birds, and reptiles. Implementing these mitigation measures will ensure that there are not any residual effects.

10.3 These surveys are valid for 18 months and should the works be delayed past this time then an updated survey will be required.

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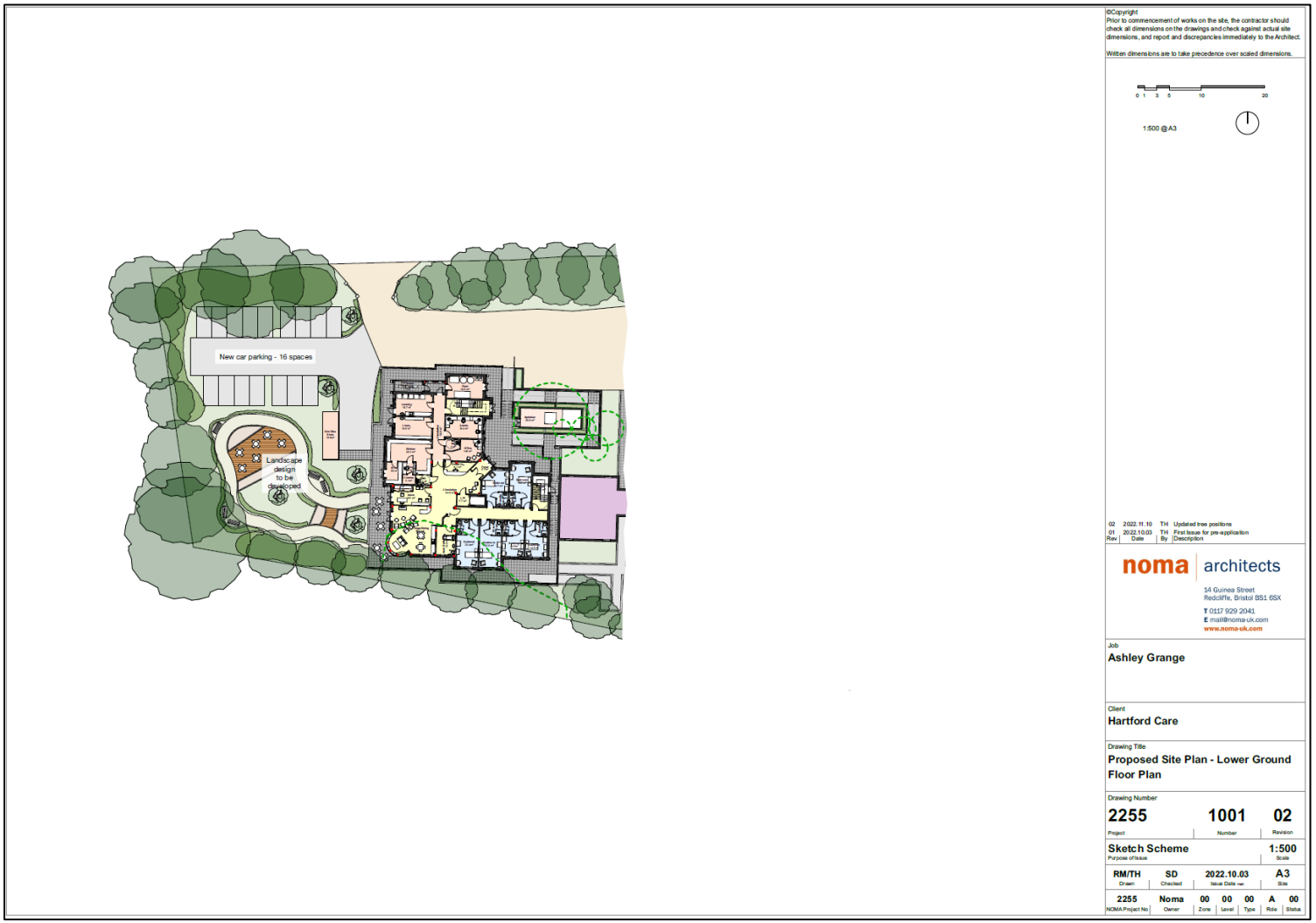
APPENDIX I: Site location



APPENDIX II: Site proposals




B 3080
LODE HILL
LB
New car parking - 16 spaces
Landscape design to be developed
Fairfi
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Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.
Written dimensions are to take precedence over scaled dimensions.
0 1 3 5 10 20
1:500 @A3
02 2022.11.10 TH Updated tree positions
01 2022.10.03 TH First issue for pre-application
Rev Date By Description
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Job
Ashley Grange
Client
Hartford Care
Drawing Title
Proposed Site Plan - Upper Ground Floor Plan
Drawing Number
2255 1002 02
Project Number Revision
Sketch Scheme 1:500
Purpose of Issue Scale
RM/TH SD 2022.10.03 A3
Drawn Checked Issue Date Size
2255 Noma 00 00 00 A 00
NOMA Project No Owner Zone Level Type Role Status

APPENDIX III: Designated sites and protected and notable species results

Table 1: Statutory sites within 5 kilometres and non-statutory designated sites located within 2 kilometres.

Site name	Conservation status	Distance from site (km)	Value	Site description and ecological features
New Forest	SAC[1]	2.64 km southeast	International	The New Forest embraces lowland heath, valley and seepage step mire, or fen, and ancient pasture woodland, including riparian and bog woodland. There are about 4,600 hectares of pasture woodland and scrub dominated by oak, beech and holly; 11,800 hectares of heathland and associated grassland; 3,300 hectares of wet heath and valley mire-fen and also 8,400 hectares of plantations dating from various periods since the early 18th century. Within this matrix of habitats are a range of acid to neutral grasslands where the vegetation owes much to the local geology and continuous grazing. A network of small streams draining the system form an unusual community which results from the combination of nutrient-poor, acid waters and outcrops of neutral enriched soils. There are many ponds of varying sizes and water chemistry including several ephemeral ponds and less acidic ponds that support great crested newt (*Triturus cristatus*). This wide range of habitats support an assemblage of nationally rare and scarce plants and a nationally important assemblage of rare and scarce invertebrates. The area
	Ramsar[2]	2.39 km south	International	
	SPA[3]	2.39 km south	International	
	SSSI[4]	1.83 km southeast	National	
	National Park	0.88 km southeast	National	

[1] SAC: Special Areas of Conservation
[2] Ramsar: Wetland of international importance designated under the Ramsar Convention
[3] SPA: Special Protection Area
[4] SSSI: Site of Special Scientific Interest

Site name	Conservation status	Distance from site (km)	Value	Site description and ecological features
				supports internationally important breeding populations of certain bird species and the wintering population of another as well as an assemblage of birds associated with specific habitats such as old woodland or wetlands.
River Avon River Avon System	SAC	0.99 km west	International	An internationally important chalk stream with over 180 species of aquatic plants recorded and one of the most diverse fish faunas in Britian with a wide range of aquatic invertebrates. It has the important floating habitat vegetation of *Ranunculus* species, and the following rare species Sea Lamprey (*Petromyzon marinus)*, Brook lamprey (*Lampetra planeri),* Atlantic salmon (*Salmo salar)*, Bullhead (*Cotto gobius)*, Desmoulin's Whorl Snail (*Vertigo moulinsiana)*, water voles (*Arvicola terrestris*), water shrews (*Neomys fodiens*) and otter (*Lutra lutra*).
	SSSI	0.99 km west	National	
Loosehanger Copse and Meadows	SSSI	2.64 km southeast	National	56ha mosaic of habitats including ancient woodland, secondary woodland, willow carr and fen meadows.
Langley Wood and Homan's Copse	SSSI	2.99 km southeast	National	A large area of ancient oak woodland with rare woodland birds and lichens.
Brickworth Down and Dean Hill	SSSI	3.64 km northeast	National	Chalk grassland with regenerating juniper scrub and large area of yew woodland demonstrating the natural succession of these habitats.
Clearbury Down	SSSI	4.14 km northwest	National	Herb rich chalk grassland and scrub and a good example of sheep's fescue– meadow oat-grass (*Festuca ovina–Avenula pratensis*) grassland which along with the scrub supports and range of invertebrates and birds.
Breamore Marsh	SSSI	4.69 km southwest	National	Manorial green where geese and cattle graze with a series of

Site name	Conservation status	Distance from site (km)	Value	Site description and ecological features
				shallow pools and connecting waterways that support rich aquatic flora including the national rarity brown cyperus (*Cyperus fuscus*), common mudwort (*Limosella aquatica*), and pennyroyal (*Mentha pulegium).*
Cranborne Chase and West Wiltshire Downs	AONB[5]	2.73km west	National	Extensive area of chalkland with mixed habitats including pasture, copses, parklands, hedgerows, herb-rich fen and river meadows and scattered deciduous woodland.
Langley Wood	NNR[6]	2.99 km southeast	National	A large area of ancient oak woodland that marks the northern tip of the New Forest.
Bartford Down	LWS[7]	1.1 km north east	Regional	A number of small tributaries of the Salisbury Avon which are excluded from the SSSI citation.
Chapel Lane Meadow	LWS	1.25 km south east	Regional	Two fields on the lower slopes of the Woodfalls Ridge with areas of unimproved neutral grassland.
River Avon South	LWS	1.3 km east	Regional	River habitat
Bottom Field Harthill	LWS	1.35 km south east	Regional	A small area of neutral grassland on an east facing slope with a stream flowing through the field.
Grove Copse	LWS	1.4 km west	Regional	Ancient semi-natural broadleaved woodland, mostly derelict hazel coppice with oak and ash standards.
Harthill Road Meadow	LWS	1.5 km south east	Regional	A small damp neutral meadow with a wet drain running through it.
Harthill Farm Meadow	LWS	1.74 km south east	Regional	A small damp pasture on the east-facing scarp of Woodfalls Ridge, with unimproved neutral grassland and flush vegetation associated with a small spring.
Tinney's Firs - 'Brambles'	LWS	1.95km south east	Regional	A small group of meadows and a small copse.

[5] AONB: Area of Outstanding Natural Beauty
[6] NNR: National Nature Reserve
[7] LWS: Local Wildlife Site

Records were provided by WSBRC (Reference: Ashley Grange Nursing Care Home: SU19092146 21/09/2023) from the last 40 years for most species, 30 years for plants. A full copy of the data search can be provided on request however a summary is provided below:

Amphibians and reptiles

Records of common toad (*Bufu bufo*), great crested newt, slow worm, grass snake, common lizard, adder and a single sand lizard (*Lacerta agilis*) were provided by WSBRC.

Birds

Records of marsh harrier (*Circus aeruginosus*), red kite (*Milvus milvus*), osprey (*Pandion haliaetus*), greylag goose (*Anser anser*), swift (*Apus apus*), golden plover (*Pluvialis apricaria*), lapwing (*Vanellus vanellus*), Mediterranean gull (*Ichthyaetus melanocephalus*), herring gull (*Larus argentatus*), common tern (*Sterna hirundo*), ruff (*Califris pugnax*), woodcock (*Scolopax rusticola*), greenshank (*Tringa nebularia*), green sandpiper (*Tringa ochropus*), little egret (*Egretta garzetta*), spoonbill (*Platalea leucorodia*), kingfisher (*Alcedo atthis*), cuckoo (*Cuculus canorus*), merlin (*Falco columbarius*), peregrine (*Falco peregrinus*), hobby (*Falco subbuteo*), quail (*Coturnix coturnix*), grey partridge (*Perdix perdix*), skylark (*Alauda arvensis*), cetti's warbler (*Cettia cetti*), corn bunting (*Emberiza calandra*), yellowhammer (*Emberiza citrinella*), reed bunting (*Emberiza schoeniclus*), greenfinch (*Chloris chloris*), hawfinch (*Coccothraustes coccothraustes*), brambling (*Fringilla montifringilla*), linnet (*Linaria cannabina*), crossbill (*Loxia curvirostra*), house martin (*Delichon urbicum*), grasshopper warbler (*Locustella naevia*), yellow wagtail (*Motacilla flava*), spotted flycatcher (*Muscicapa striata*), whinchat (*Saxicola rubetra*), marsh tit (*Poecile palustris*), house sparrow (*Passer domesticus*), firecrest (*Regulus ignicapilla*), starling (*Sturnus vulgaris*), redwing (*Turdus iliacus*), fieldfare (*Turdus pilaris*), mistle thrush (*Turdus viscivorus*), and barn owl (*Tyto alba*) were provided by WSBRC.

Plants

Records of hard-fern (*Blechnum spicant*), fat duckweed (*Lemna gibba*), perfoliate pondweed (*Potamogeton perfoliatus*), river water-dropwort (*Oenanthe fluviatilis*), corn parsley (*Petroselinum segetum*), summer snowflake (*Leucojum aestivum*), butcher's-broom (*Ruscus aculeatus*), stinking chamomile (*Anthemis cotula*), blinks (*Montia fontana*), keeled-fruited cornsalad (*Valerianella carinata*), bilberry (*Vaccinium myrtillus*), sainfoin (*Onobrychis vicifolia*), common eyebright (*Euphrasia nemorosa*), various-leaved water-starwort (*Callitriche platycarpa*), buck's-horn plantain (*Plantago coronopus*), pink water-speedwell (*Veronica catenata*), tutsan (*Hypericum androsamum*), marsh willowherb (*Epilobium palustre*), bulbous rush (*Juncus bulbosus*), meadow brome (*Bromus commutatus*), purple moor-grass (*Molinia caerulea*), rat's-tail fescue (*Vulpia myuros*), river water-crowfoot (*Ranunculus fluitans*), slender parsley-piert (*Aphanes australis*), small-flowered sweet-briar (*Rosa micrantha*), and short-styled field-rose (*Rosa stylosa*) were provided by WSBRC.

Invertebrates and crustaceans

Records of white-clawed crayfish (*Austropotamobius pallipes*), small red damselfly (*Ceriagrion tenellum*), scarce blue-tailed damselfly (*Ischnura pumilio*), scarce chaser (*Libellula fulva*), keeled skimmer (*Orthetrum coerulescens*), common darter (*Sympetrum striolatum*), stag beetle (*Lucanus cervus*), black oil-beetle (*Meloe proscarabaeus*), alder leaf beetle (*Agelastica alni*), purple emperor (*Apatura iris*), white admiral (*Limenitis camilla*), small heath (*Coenonympha pamphilus*), wall (*Lasiommata megera*), grayling (*Hipparchia semele*), chalk hill blue (*Polyommatus coridon*), white-letter hairstreak (*Satyrium w-album*), oak hook-tip (*Watsonalla binaria*), brindled beauty (*Lycia hirtaria*), dusky thorn (*Ennomos fuscantaria*), August thorn (*Ennomos quercinaria*), small emerald (*Hemistola chrysoprasaria*), small phoenix (*Ecliptopera silaceata*), pretty chalk carpet (*Melanthia procellata*), shaded broad-bar (*Scotopteryx chenopodiata*), dark-barred twin-spot carpet (*Xanthorhoe ferrugata*), blood-vein (*Timandra comae*), garden tiger (*Arctia caja*), white ermine (*Spilosoma lubricipeda*), buff ermine (*Spilosoma lutea*), cinnabar (*Tyria jacobaeae*), grey dagger (*Acronicta psi*), knot grass (*Acronicta rumicis*), mouse moth (*Amphipyra tragopoginis*), powdered quaker (*Orthosia gracilis*), feathered gothic (*Tholera decimalis*), small squared-spot (*Diarsia rubi*), neglected rustic (*Xestia castanea*), green-brindled crescent (*Allphyes oxycanathae*), sprawler (*Asteroscopus sphinx*), rosy rustic (*Hydraecia micacea*), large wainscot (*Rhizedra lutosa*), mottled rustic (*Caradrina morpheus*), rustic (*Hoplodrina blanda*), brown-spot pinion (*Anchoscelis litura*), cenre-barred sallow (*Atethmia centrago*), and minor shoulder-knot (Brachylomia viminalis) were provided by WSBRC.

Mammals

Records of otter (*Lutra lutra*), badger, bat sp (*Chiroptera*), greater horseshoe (*Rhinolophus ferrumequinum*), barbastelle (*Barbastellus barbastellus*), serotine (*Eptesicus serotinus*), Daubenton's (*Myotis daubentonii*), natterer's (*Myotis nattereri*), pipistrelle sp (*Pipistrellus* sp), noctule (*Nyctalus noctula*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), long-eared sp (*Plecotus* sp), brown long-eared (*Plecotus auritus*), hedgehog (*Erinaceus europaeus*), brown hare (*Lepus europaeus*), water vole (*Arvicola amphibius*), and hazel dormouse (*Muscardinus avellanarius*) were provided by WSBRC.

These records of protected and notable species in the vicinity of the site increase the likelihood of them being present where suitable habitat is identified in the field survey.

APPENDIX IV: Baseline Habitat Survey

Surveyor: Aimee Cokayne Date: 4/08/2023
Weather: Warm and sunny, Wind:1/12, Cloud cover: 4/8 -3/8, temperature: 20 C

Note: 'site' refers to the entire survey area 'proposed site' is the area where the new building is to be built.

The site comprises a care home building centred around an older building to which modern extensions have been added. Habitats on site include building, sealed surface, bare ground, modified grassland, ruderal, bramble scrub, hedgerows, scattered trees associated with boundaries, and vegetated garden.

Northern boundary
There is a one-way access road with separate entrance and exit and a car park area at the front (north) of the site. The northern boundary is adjacent to the road and there is an ornamental planting bed and four sycamore trees along this boundary (TN1 on map).

Species recorded: Dove's-foot crane's-bill, garlic mustard, broad-leaved dock, fumitory, spiny sow-thistle, cow parsley, creeping thistle, common nettle, false oat grass, hedge bindweed, scarlet pimpernel, dandelion, yarrow, small spurge, common ragwort, groundsel, spear thistle, common thistle, perennial rye-grass, cock's-foot, red fescue, common hogweed, ribwort plantain, and dog's mercury.

The ornamental bed had been recently disturbed and was mostly bare soil. All plant species recorded were rare, short in stature and sparse with the exception of larger patches of garlic mustard and goosefoot.

Northeastern corner
The northeastern corner comprises a small area of regularly mowed amenity grassland and ornamental planting with mature trees and shrubs including holly, spruce, lilac, three sycamore trees, cherry laurel, bramble and hawthorn. (TN2 on map).

Eastern boundary
There is a mature hawthorn, old tree stump and a small area of managed amenity grassland with a sward height of 5 cm on the eastern site boundary. This area has a slight slope with a patch of longer sward (approximately 40 -50 cm) herbaceous plants and grasses (TN3 on map). Species recorded in this area include great mullein, field speedwell, creeping buttercup, Yorkshire-fog, herb-Robert, green alkanet, barren brome, perennial rye-grass, nipplewort, bittersweet, small flower hairy willowherb and broad-leaved dock. Plants species recorded were rare in abundance with locally dominant patches of perennial rye-grass and barren brome.

Hedgerows
A managed, garden hedgerow is present on the northeastern boundary (hedgerow 1 – H1). This hedge is approximately 14 metres long, 0.5 metres wide and 2 metres in height. It is

a native, species-poor hedgerow dominated by beech with rare occurrences of holly and variegated holly.

A second hedgerow is present on the eastern boundary. This is not connected to the first. Hedgerow 2 (H2) is approximately 15 metres long, 1 metre wide and 2.5 metres high. It is a non-native, ornamental hedgerow of cherry laurel. The hedgerow has no understorey species and a strip of managed lawn next to it.

Northwestern corner along roadside
The northwestern corner of the site adjacent to the roadside comprises a slight bank up to the road verge. The bank is covered in ivy and there are mature whitebeam, sycamore, Leylandii and cherry trees with understorey shrubs elder, hawthorn and holly. Ground cover is dominated by ivy with rare occurrences of herb-Robert (TN4 on map).

Western site boundary
There is a wooden boundary post and rail fence and the large, mature sycamore trees are located within the adjacent property. (TN5 on map).

Proposed site
The following areas fall within the proposed site:

Main central area where building is proposed:

- The area proposed for development has been fenced off with wooden panel fencing. Approximately 70 percent of the area has been cleared and scraped and is covered with gravel. (TN6 on map)
- Trees marked on the map for removal have already been cut down (TN7 on map)
- Within the site itself, the area not cleared around the edges comprises areas of bramble scrub and tall ruderal species. Creeping thistles, hedge bindweed and common nettle are locally dominant (TN8)
- There is a mound of earth that has become overgrown with nettles to the south of the proposed site (TN9)

Modified grassland/amenity grassland
A sloping area to the northeast of the proposed site is part of the remaining garden area around the care home, with colonised semi-improved grassland species and old ornamental planting beds present to the west of the building. Sward height here is approximately 30 cm (TN10).

Species recorded include ash seedlings, sycamore, ivy, herb-Robert, field rose, prickly sow-thistle, ribwort plantain, creeping thistle, perennial rye-grass, annual meadow-grass, common bent, yarrow, bird's-foot trefoil, red fescue, ivy, scarlet pimpernel, false oat-grass, selfheal, and perforated St. John's-wort. Herbaceous plant species all occur in small numbers, with perennial rye-grass and annual meadow-grass locally dominant and sward height in this area is approximately 30 cm.

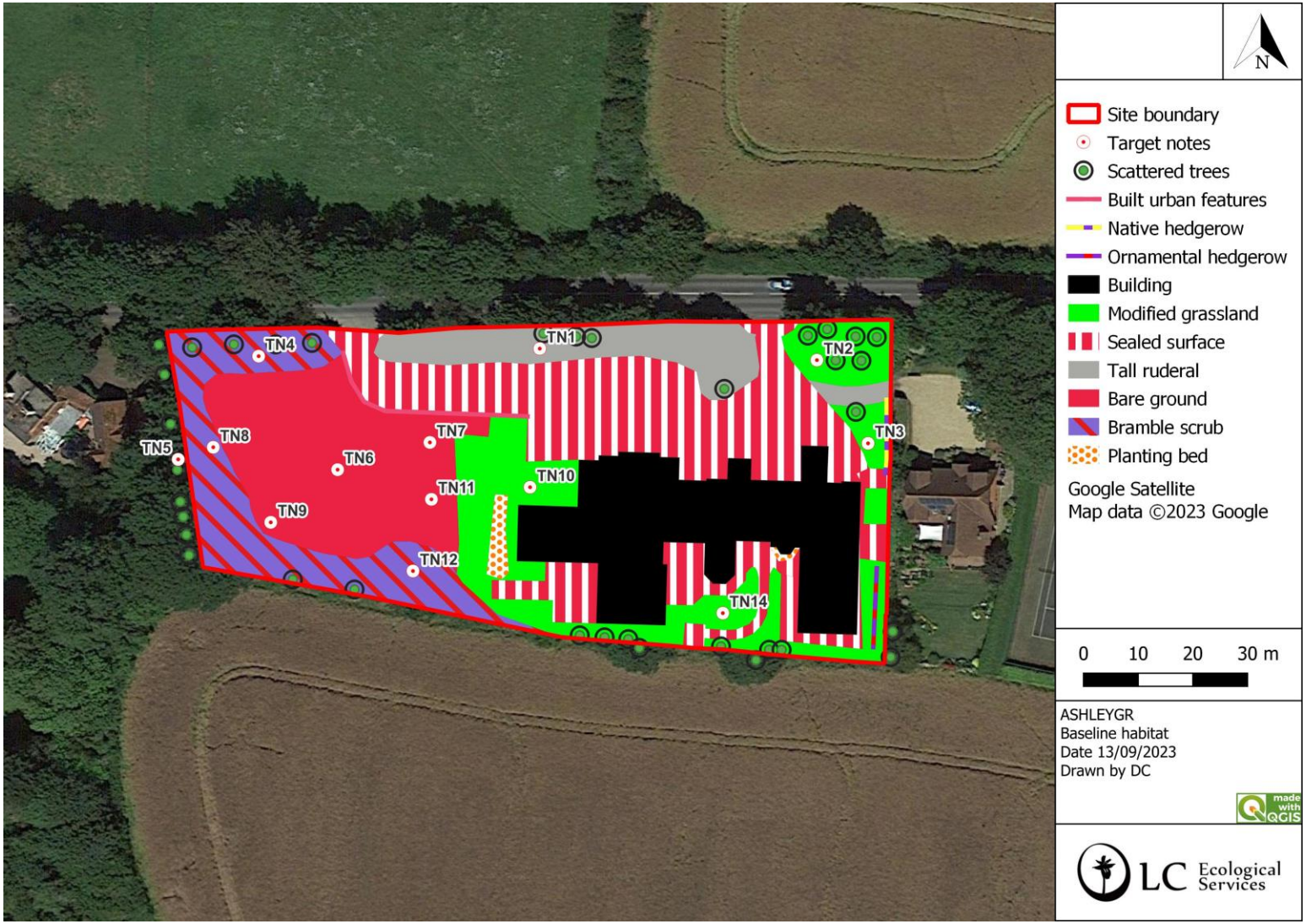
Evidence of previous ornamental planting beds are located adjacent to the building which have now become overgrown by low lying bramble (TN11)

South western corner
Southwestern area of the site comprises an area of hawthorn and sycamore seedlings along the site boundary with overgrown areas of bramble scrub. The proposed map indicates that removal of the scrub and tall ruderal would be required. (TN12 on map).

Southern site boundary
Southern boundary borders an arable field with post and wire fencing with ornamental planting and plum, apple and cherry trees, silver birch, sycamores, spruce and hawthorn (TN13 on map)

Garden area
Landscaped garden with lawn and ornamental planting (TN14).

APPENDIX V: Baseline habitat map



APPENDIX VI: Site photographs

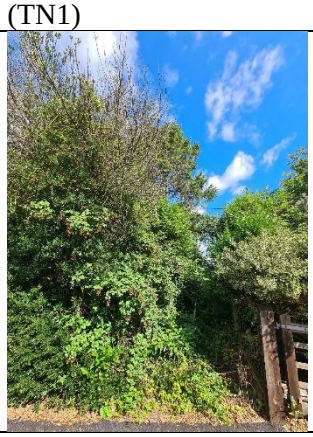


Car park and northern site boundary taken east to west (TN1)



Ornamental planting bed and scattered sycamore trees along northern site boundary (TN1)





North eastern corner (TN2)





Eastern boundary (TN3)



Hedgerow 1



Hedgerow 2





North western corner (TN4)



Western site boundary (TN5)



Proposed site (TN6)



Wooden fence on northern edge of the proposed development site viewed from south western edge of the propsed site (TN6)



View of propsed site from the west showing care home building and areas of amenity grassland and areas of previous ornamanetla planting (TN6 and TN10)

	
Trees in this area have already beeen removed (TN7)	Sloping grassy area adjacent to the care home (TN10)
	
Area around the most westerly extension of the care home (TN10)	View of proposed site from the southern boundary looking north west (TN10)
	
Old ornamental planting beds overgrown with bramble (TN11)	
	
Area of tall ruderal on the western boundary	Earth mound covered by nettles and bindweed (TN9)





Overgrown area with hawthorn and sycamore seedlings with tall ruderal species at the edge of the propsed site (TN12)



Sycamore seedlings and scrub growing up along the southern site boundary (TN8)



Bramble scrub on the southern boundary of the proposed site (TN8)





Southern site boundary (TN13)



Ornamental planting and fruit trees on southern boundary (not affected by proposals) (TN13)



Mature trees along southern boundary (not affected by proposals) (TN13 and TN14)

APPENDIX VII: Phase 1 bat survey

Date: 4/08/2023
Weather: Warm and sunny
Wind:1/12, Cloud cover: 4/8 -3/8, temperature: 20 C

External

- The building is a care home with an older main building on to which more modern extensions have been added.
- The main building comprises red brick elevations with a clay tile roof.
- The roof is pitched and also has a flat section.
- There are 4 internal brick chimneys.
- Lead flashing is present over the roof ridge and around the bases of the chimneys.
- Bay windows are present on the southern elevation.
- Soffits on the main building are wooden – no holes or gaps were recorded.
- Window frames are also wooden on the main building – no holes or gaps were recorded.
- The most western extension where a tie-in to the new building may be considered at a later date was well-sealed.
- Soffits and frames in the newer extensions are PVC.
- The newer extensions are similar to each other in construction with brick elevations and single-pitched roofs.
- Tiles are concrete with concrete roof ridges.

Potential roosting features/access/egress points

- There are lifted tiles on the northern and southern elevations of the pitched roof of the main building.
- Areas of lifted lead flashing on the roof ridge on northern and southern elevations.
- Gaps in mortar on eastern elevation and lifted lead flashing.
- Gaps under tiles and mortar on bay windows on southern elevation.
- Gap under mortar on western elevation.
- Gaps and space under lead flashing and at junction of the building features on southern elevation.

Internal

- Three lofts are present within the building. Two of these lofts were accessible.

Loft 1

- Loft 1 was a large loft with exposed wooden ridge beams and trusses and wooden ceiling boarding. The loft is large and open and then extends into a narrower area off which there are smaller flank voids on either side. The flank voids were not accessible due to not being boarded so were viewed from the outside using a torch.
- Thick fibreglass insulation was present throughout.
- The larger area of the loft is accessed regularly for maintenance. At the time of the visit the loft area was very hot.

Loft 2

- Loft 2 is a long narrow loft with A-frame wooden trusses and wooden ridge beam. The central area is boarded to allow access to electrics and cabling.
- Thick fibreglass insulation was present throughout and the loft was lined with a semi-permeable membrane.

Evidence of bats

- No bats or evidence of bats was recorded.

Potential roosting features/access/egress points

- Within loft 1 potential roosting features include wooden ridge beams and trusses and wooden boarding panels, gaps between the brick elevations and the ceiling boarding.
- Access/egress points into the loft area were not visible and the lofts appear well-sealed. Loft 2 was lined with semi-impermeable membrane.

Conclusion

- The building is well-sealed both internally and externally.
- External features present on the building such as lifted tiles, lifted lead flashing and gaps under tiles near the bay windows may provide potential roosting features for crevice dwelling bats.
- Building is classified as holding **moderate** roosting potential to support roosting bats based on the external features.

Potential roosting features



Approximate location of loft voids



approximate location of loft 3

Site photographs





Northern elevation of building



Northern elevation – gap in mortar



Part of north eastern elevation





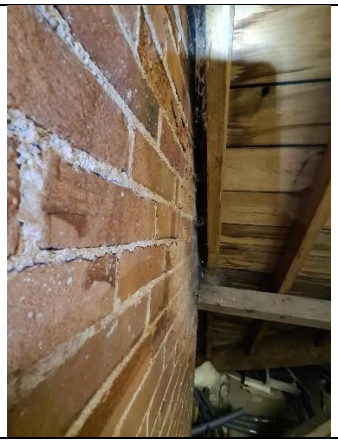
Examples of lifted lead flashing and lifted tiles on the northern elevation of the roof





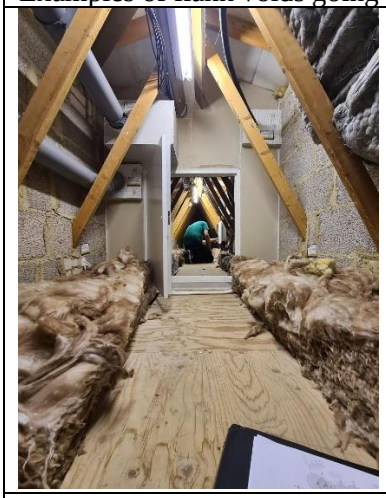
Southern elevation of building

	
Examples of lifted lead flashing and lifted tiles on southern elevation of the roof	Gaps under tiles on bay window
	
Gaps under tiles on bay window	Gaps and space under lead flashing and at junction of the elevations
	
Most western elevation of the existing building – no features noted	Small gap in mortar

	
Eastern elevation gap under tile and lifted lead flashing	North western corner of building
	
Loft 1 – large open area of loft one	Wooden ceiling boards, trusses and ridge beams
	
Loft is well-sealed and boarded	Boarding adjacent to chimney




Examples of flank voids going into the eaves off of loft void 1




Loft void 2 – breeze block elevations and membrane lined