



Biodiversity Enhancement Plan

Proposed Care Home Francis Court, Crawley

Carter Lauren Construction Limited

East Moors House, Nettleford Road, Cardiff, CF24 5JQ

Prepared by:

SLR Consulting Limited

2nd Floor, Hermes House, Holsworth Park, Oxon
Business Park, Shrewsbury, SY3 5HJ

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01	9 April 2025	Amy Gill	Lis Weidt	Giselle Parry

Basis of Report

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Table of Contents

1.0	Introduction	3
1.1	Site Location and Project Description	3
1.2	Project Description	3
1.3	Planning Conditions.....	3
1.4	Scope of this Document	4
2.0	Proposed Enhancement	5
2.1	Wildlife Friendly Planting.....	5
2.2	Invertebrate Habitat Features	5
2.3	Bat boxes and Bat Tubes.....	6
2.4	Bird Boxes	8
3.0	Management and After-Care.....	9

Figures in Text

Figure 2-1	Solitary beehive.....	5
Figure 2-2	Insect house	5
Figure 2-3	Schwegler 2F bat box	6
Figure 2-4	Vivara Pro Build-in Woodstone Bat Tube⁴.....	7
Figure 2-5	Schwegler 1FF bat box⁴	7
Figure 2-7	Vivara Pro Seville 32mm WoodStone Nest Box⁵.....	8

Appendices

Appendix A Landscape General Arrangement



1.0 Introduction

SLR Consulting Limited (SLR) was commissioned by Carter Lauren Construction Limited to prepare a Biodiversity Enhancement Plan to support the discharge of Condition 16 as per the decision notice for the proposed development.

1.1 Site Location and Project Description

The Site is located at Francis Court Care Home, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LQ.

The Site extends to approximately 0.6 hectares (ha) and is centred on National Grid reference TQ 3193 3956. The Site is currently being used as a care home. The Site comprises one building with associated landscaped gardens, car parking and vehicular access on two boundaries. Within the landscaped areas, there are a few mature and immature trees and shrub borders around the pathways and lawned areas, and one small pond.

The Site is located within a residential area on the northeast side of Copthorne village and situated between two roads: Borers Arms Road to the south and Copthorne Bank to the north. The wider landscape around the village is dominated by agricultural and grazing fields to the north of the Site and a large golf course to the south, which comprises standard golf fairways and large areas of woodland. The busy M23 is located within 1.5 km to the west of the Site. The Site is within 1 km of two non-statutory and two potential non-statutory designated sites: one Local Wildlife Site (LWS), one Site of Nature Conservation Importance (SNCI) and two potential SNCIs.

1.2 Project Description

The consented planning permission is for a care home at this Site, the proposed development comprises:

- Demolition of the existing care home and construction of one purpose built residential care home (use class C2) with: 78 single bedrooms with en-suite wet rooms; management and administration areas; communal dining and socialising areas including cafe, hairdressers, hobby room and cinema; and
- reconfiguration of the remaining Site area to include landscaped gardens, parking bays, cycle shelter and service areas.

1.3 Planning Conditions

The planning permission relating to this development was granted on 2nd April 2024 and was subject to conditions¹. Planning Condition 16 relates to the production of a Biodiversity Enhancement Layout. Condition 16 states:

“No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Enhancement Layout for bespoke biodiversity enhancements listed in section 5.2 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment Rev. 1 (SLR Consulting Ltd., Sept 2023), shall be submitted to and approved in writing by the local planning authority.

¹ Mid Sussex District Council (2024) – Planning Decision Notice, DM/23/2360



The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for bespoke biodiversity enhancements; and*
- b) locations, orientations and heights for bespoke biodiversity enhancements by appropriate maps and plans.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF"

1.4 Scope of this Document

This Biodiversity Enhancement Plan, accompanied by the Biodiversity Enhancement Layout at Appendix A (Ref: Landscape General Arrangement, SLR Consulting Ltd) will act as a point of reference throughout the lifespan of the development (from pre-commencement through to post-construction) to ensure ecological enhancement measures are implemented appropriately. The enhancement measures are set out in the Preliminary Ecological Appraisal² (PEA) submitted in support of the proposed development and have been stipulated in Planning Condition 16.

The content of this report will ensure that the wildlife enhancement measures proposed in the PEA and in Planning Condition 16 are fully implemented and managed using appropriate methods and timing to maximise their success and benefit.

² SLR Consulting Limited (2023) *Preliminary Ecological Appraisal and Preliminary Roost Assessment Report*.



2.0 Proposed Enhancement

2.1 Wildlife Friendly Planting

Wildlife Friendly Planting has been integrated through the landscaping design process and is shown on the detailed landscape proposals drawing (SLR Drawing 402.065370.00001/002).

2.2 Invertebrate Habitat Features

Two Solitary Beehives, as shown in Figure 2-1 (or similar), and one habitat panel in the form of an insect house (or similar) (Figure 2-2) will be installed.

One Solitary Beehive will be installed on the south-west aspect of the tool store shed, and the other will be installed on the east aspect of the mature cedar *Cedrus libani* in the south of the Site boundary. The insect house will be installed on a south-western aspect of the semi-mature / mature tree to the east within the Site boundary.

The invertebrate habitat features will be installed in a South or South - West facing orientation locations between 1 – 1.5m from ground level and against a solid structure such as a fence or wall or tree.

Figure 2-1 Solitary beehive³



Figure 2-2 Insect house



³NHBS - [Other Nest Boxes, Habitats & Feeders](#) | NHBS Practical Conservation Equipment



2.3 Bat boxes and Bat Tubes

Due to previous mitigation for bats to facilitate the demolition of the previous building on Site, there are four integrated bat tubes and one wall-mounted bat box on the southern aspect of the southern wing of the building. Subsequently, bat surveys were undertaken and confirmed the emergence of a single common pipistrelle from a bat tube of the southern aspect. It is a requirement that a mitigation licence from Natural England is sought to legally proceed with the proposed demolition and consequential loss of five bat tubes / boxes.

As the bat tubes / box present were installed as mitigation previously, it is proposed the same number of tubes / boxes be reinstated, with the addition of one tree mounted bat box. This will also act as a receptor for any bats that may be disturbed during the demolition of the building. The boxes will be installed by the Registered Consultant (RC) or an Accredited Agent detailed on the Site Registration Forms to be submitted to Natural England.

The proposed locations of the enhancement features are illustrated in **Appendix A**. Bat boxes will be installed at least 3m from the ground and the entrances will not be lit by artificial light at night.

One Schwegler 2F bat box (or similar)(Figure 2-3) will be installed at a minimum height of 3m above ground level located on the south-eastern aspect of a semi-mature / mature tree to the east within the Site boundary. This box will be installed on the first day of demolition, immediately prior to the commencement of any demolition works and will act as a receptor for any bats disturbed during the demolition of the building.



Figure 2-3 Schwegler 2F bat box⁴

Four Vivara Pro Build-in Woodstone Bat Tubes (or similar) (Figure 2-4) will also be integrated into the new building. They will be installed on the south and south-west aspects of the building, at a height of at least 3m. These will provide replacement roosting opportunities for bat species such as common pipistrelle, which was recorded roosting in the building.

⁴ NHBS - [Bat Boxes | Practical Conservation Equipment | NHBS](#)





Figure 2-4 Vivara Pro Build-in Woodstone Bat Tube⁴

One Schwegler 1FF bat box (or similar) (Figure 2-5) will be installed at a minimum height of 3m on the western aspect of the building.



Figure 2-5 Schwegler 1FF bat box⁴



2.4 Bird Boxes

The proposed locations of the enhancement bird boxes are illustrated in **Appendix A**. Bird boxes will be installed at least 2.5m from the ground and the entrances will not be lit by artificial light at night.

One Vivara Pro WoodStone House Sparrow Nest Box (or similar) (Figure 2-6) will be integrated into the eastern aspect of the building and two Vivara Pro Seville 32mm WoodStone Nest Boxes (or similar) (Figure 2-7) will be installed on semi-mature / mature trees on the southern Site boundary.



Figure 2-6 Vivara Pro WoodStone House Sparrow Nest Box⁵



Figure 2-7 Vivara Pro Seville 32mm WoodStone Nest Box⁵

⁵ [Bird Boxes | NHBS Practical Conservation Equipment](#)

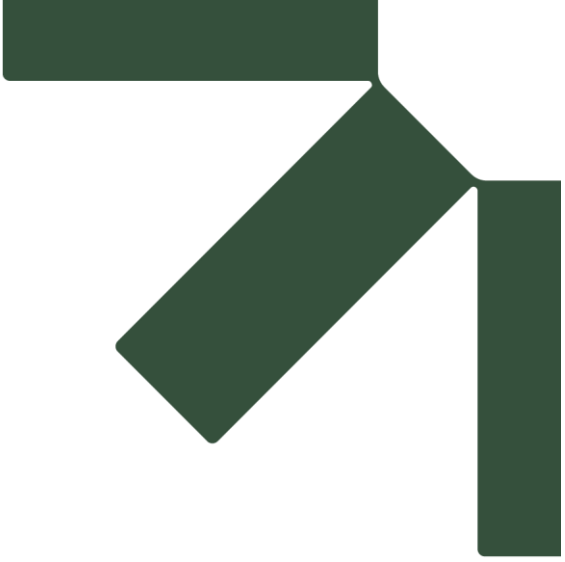


3.0 Management and After-Care

No long-term management or monitoring of the proposed enhancement features is required. However, it is recommended that the bat and bird boxes should be inspected visually once every year. The inspection should check for structural integrity, vandalism and theft. If any defects are encountered with the boxes, they should be repaired or replaced where necessary on a like for like basis.

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Appendix A Landscape General Arrangement

Biodiversity Enhancement Plan

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9th April 2025



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