



LIZARD

Landscape Design and Ecology

AVLTD

Land adjacent to West Barn, Norton, West Sussex

- Preliminary Ecological Appraisal Report
- Protected Species Assessment Report

Planning Issue

Prepared by	COR
Checked by	JJ
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SUMMARY

AVLTD has commissioned Lizard Landscape Design and Ecology to undertake a preliminary ecological appraisal and protected species assessment of the land proposed for development to the west of Norton Lane, Norton, Chichester (*Grid Reference: SU 928 065*– hereafter referred to as *'the site'*).

A preliminary ecological appraisal (*PEA*) was undertaken of the site most recently on 09th September 2020 to appraise the existing ecological resource within the site and the surrounding area. Previous baseline ecology surveys were undertaken during 2014; 2016; and 2018 of this site area. The attached report is an update of the original ecology baseline survey following a recent ecology site visit.

The survey has identified habitats of existing buildings / structures; hard / bare ground; tall ruderal vegetation; short ephemeral; and species-poor intact hedgerow with amenity grassland and scattered trees surrounding. Botanical interest on the site at the time of survey was very limited with the vast majority of the site area comprised of existing structures; hard standing; and recently colonised rubble with poor-species diversity. The habitat in general is very uniform and lacks significant structural variation; a fact that will be reflected at higher trophic levels and the overall lack of biodiversity on the site. It is suggested therefore that the development site area should be considered of *'low ecological value'*.

There was no habitat on site considered suitable to support a population of any protected species; therefore, no detailed phase 2 surveys are recommended for this site.

1.0 INTRODUCTION

- 1.1 AVLTD has commissioned Lizard Landscape Design and Ecology to undertake a preliminary ecological appraisal and protected species assessment of the land proposed for development to the west of Norton Lane, Norton, Chichester (*Grid Reference: SU 928 065 – hereafter referred to as 'the site'*).
- 1.2 A preliminary ecological appraisal (*PEA*) was undertaken of the site on 09th September 2020 to appraise the existing ecological resource within the site and the surrounding area. The *PEA* was comprised of a baseline survey conforming broadly to the *JNCC Ecology Phase 1 Habitat Survey* protocol to identify the existing habitats. In addition, a protected species assessment was undertaken to identify the potential for European and nationally protected species within and adjacent to the site.
- 1.3 The field survey data and analysis contained within this report was undertaken and prepared by Catherine O'Reilly (*MCIEEM; BSc; Senior Ecologist; Lizard Landscape Design and Ecology*) and reviewed by Joe Jackson (*BA (Hons) LA DipLA CMLi; Principal; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The development site is located due west of Norton Lane on a site currently housing an existing tennis court and a fenced storage compound. The development site is located within the residential area of Norton, Chichester. The site is approximately 16.00 metres above sea level and measures approximately 0.2 hectares. The site is comprised in the majority by an existing tennis court and areas of hard standing as would be expected on a commercial site of this nature. Borders of the site compose intact hedging and fencing. The site boundaries are edged by residential and commercial areas to all aspects with open arable farmland to the west in the wider landscape surrounding Norton. Soil on site is described as being '*freely draining, slightly acid, loamy soil*'. There are no areas of *Ancient Woodland* or woodland highlighted on *The National Inventory of Woodland and Trees* within the development area or immediately adjacent to the site area.

Surrounding Landscape

- 1.5 The immediate surrounding landscape is suburban / semi-rural with large areas of open farmland between scattered residential areas. The residential area of Norton extends at least 200.00 metres to the south. Land to the east and west of the site extends to open agricultural land approximately 50.00 metres from the site boundary. The land is relatively open with no large areas of woodland in the immediate vicinity of the site. The nearest area listed on *The National Inventory of Woodland and Trees* is 780.00 metres north-east. This woodland also incorporates a 1.61ha block of *Ancient Woodland* at *Aldingbourne House*.

Development Proposals

- 1.6 The development proposals centre around the redevelopment of the site to incorporate a residential mews development of 6 no. terraced dwellings with private gardens and car parking areas within the site area. This survey has been undertaken on the assumption that the development proposals would incorporate a large percentage of the available site area; to include areas of associated building; hard standing; car parking; and access / amenity areas.

2.0 SCOPE OF THE SURVEY

- 2.1 The aim of the preliminary ecological appraisal has been;
- *To identify and display the main habitat types and plant communities;*
 - *To provide a species list for the major habitats;*
 - *To identify habitats with potential for protected species; and;*
 - *To provide recommendations for surveys of protected species and / or ecological enhancement / compensation.*
- 2.2 This report establishes the potential ecological resource within the site and outlines where any ecological constraints may occur.

3.0 METHODOLOGY

- 3.1 A preliminary ecological appraisal was undertaken on the 09th September 2020 and the site subjected to an ecology phase 1 habitat survey using guidelines set out in the *'Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit'* (JNCC, 2003). This has resulted in a Site Habitat Plan (Figure No. 1) and Species Lists for Habitat Parcels in Table No.1.
- 3.2 Habitats within the site were classified and the presence, or potential presence, of certain protected and / or notable species of flora and fauna were identified. A summary description of the habitat within the site following the ecology phase 1 habitat survey methodology is presented in Section 4.0.
- 3.3 Due to the field survey consisting of only one site visit certain species particularly some of the flowering plants may not have been visible or may have been otherwise inconspicuous at the time of survey and hence overlooked. These are accepted constraints associated with the standard ecology phase 1 habitat survey methodology.
- 3.4 Habitats within and immediately adjacent to the site were assessed for their potential for uncommon and protected fauna including mammals, birds, reptiles, and amphibians. This involved identifying features, which may be used by protected species, potential foraging areas and other signs of use. Stones, dead wood, and rubble were turned over and any dug holes studied for recent activity by mammals. Water bodies were recorded wherever possible within 500.0 metres of the proposed development.
- 3.5 The results are summarised and accompanied in large part by photographic evidence contained in *Appendix No.1 – Site Photographs*. Recommendations for further investigation and survey are made in the following report.

4.0 RESULTS

4.1 Desk Study – Background information

Designated Sites and Habitats

- 4.1.1 The following section outlines the ecological context of the development site, describing any designated nature conservation sites in the vicinity of the development site. The following designated sites and habitats are not necessarily representative of the existing site's ecology but are indicative of the ecological context of the surrounding area; a factor that may be important when assessing the presence / absence potential of certain species groups.

Statutory Protected Sites

- 4.1.2 The development site is not located within any statutory designated area. The nearest statutory designated area is *The South Downs National Park*; located 890.00 metres north of the site. *The South Downs* is the newest *National Park* having been officially designated in April 2010. The area designated measures approximately 1600km² and has been classified because of the uniquely biodiverse landscape that it represents, as evidenced by the 86 no. *Sites of Special Scientific Interest* which lie within its boundary. The purpose of *National Parks* is to conserve and enhance natural beauty, wildlife and cultural heritage in addition to promoting understanding and enjoyment of the special qualities of *National Parks* by the public.
- 4.1.3 *Eartham Pit; Boxgrove SSSI* is located 2.0 kilometres north of the development zone. This 9.83-hectare site is an internationally important geological site which has yielded much fossil evidence. The small size of the development area, the intervening distances and the discrepancy between habitats mean that the proposed development is unlikely to have a detrimental effect upon these statutory protected areas.

Non-Statutory Protected Sites

- 4.1.4 Sites of Nature Conservation Interest (SNCI's) are locally designated sites which provide substantive local conservation value. *Fontwell Racecourse SNCI* is located 1.8 kilometres east while *Slindon Bottom SNCI* is an area of *Ancient Woodland* some 1.9 kilometres north. The small size of the development area, the intervening distances and the discrepancy between habitats mean that the proposed development is unlikely to have a detrimental effect upon these non-statutory protected areas.

UK Priority Habitat

- 4.1.4 Within 2.0 kilometres of the site there are *Priority Habitats of Deciduous Woodland, Wood Pasture and Parkland, Lowland Meadow and Traditional Orchard*. The surrounding landscape is formed of a matrix of woodland and pastoral land. The nearest area of woodland is 780.00 metres north-east of the development site at *Aldingbourne House*.

UK Priority Species

- 4.1.6 Priority and other protected species that are relevant within Sussex include terrestrial mammals such as common pipistrelle bats (*Pipistrellus pipistrellus*) and herptiles such as slow worm (*Anguis fragilis*). Both of these species have previously been recorded within 5.0 km of the site.
- 4.1.7 All species of bat and their roosts are protected under *Regulation 41 of The Conservation of Habitats and Species Regulations 2010* and *Section 9 of the Wildlife and Countryside Act 1981*. It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (*whether live or dead*), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.
- 4.1.8 Common pipistrelles bats are the most common bat species in Sussex and have the ability to survive in a range of habitats. These crevice dwellers are often found roosting in cracks in buildings and mature trees. No suitable bat roost locations were noted on site for this species. Buildings on site are of a flat roof construction with no points of ingress noted.

- 4.1.9 Adders, grass snakes, common lizards, and slow worms are protected against killing, injury or sale under *The Wildlife and Countryside Act 1981*. Developments which could predictably kill or injure reptiles could result in an offence. Furthermore, these species are targets of *UK and Local Biodiversity Action Plans* and listed as *Species of Principle Importance* under *Section 41 of the Natural Environment and Rural Communities Act 2006*. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.
- 4.1.10 Slow worms are the most common reptile species in the south of England; common lizards are also regularly found here. As generalist reptile species they have the ability to thrive anywhere where there are suitable sites for reptile basking with adjacent cover and protection.

4.2 Field Survey

- 4.2.1 The following standard ecology phase 1 habitats and features were recorded within the development site and the extended survey area. The general site character has been described; along with dominant plant species; plants of high nature conservation value and a brief description of the habitat's physical characteristics. These are shown on the detailed ecology phase 1 *Site Habitat Plan* in *Figure No. 1*. Species lists for site habitats are listed in *Table No. 1*.
- 4.2.2 Habitats within the development site area include;
- *Existing Buildings / Structures;*
 - *Hard / Bare Ground;*
 - *Rough / Waste Ground;*
 - *Species-Poor Intact Hedgerow;*
 - *Amenity Grassland / Scattered Trees Surrounding.*

Site Description (Refer to Appendix No. 1 – Site Photographs)

- 4.2.3 The site is formed of a hard tennis court enclosed by a 2.75 metre chain link fence. The area is bordered to the south and east by areas of rubble which have been colonised by a mixture of tall ruderal and short ephemeral species (Refer to Photograph No. s 01; 03; 05; and 11 – Appendix No. 01). Species present are typical of disturbed waste land and include common mallow (*Malva sylvestris*); white campion (*Silene latifolia*); common sow-thistle (*Sonchus oleraceus*); and ox-eye daisy (*Leucanthemum vulgare*). The site is bordered to the west by a fenced concrete area used for storage by the adjacent commercial property. The north of the site is bordered by residential properties and an access driveway. The western edge of the development area is bordered by the commercial office units of West Barn.
- 4.2.4 Beyond the areas of rubble the site is separated from adjoining properties to the south and east by hedgerows and mature scattered trees. To the east, the site is delineated by an ornamental hedge row formed primarily of cherry laurel (*Prunus laurocerasus*) and yew (*Taxus baccata*) (Refer to Photograph No. 02; and 06; – Appendix No. 01). The southern hedgerow is formed of mixed native species such as common hawthorn (*Crataegus monogyna*); Hazel (*Corylus avellana*); and Ash (*Fraxinus excelsior*) (Refer to Photograph No. 06; 08; and 09 – Appendix No. 01).
- 4.2.5 There are no trees or shrubs located within the development site area. There is 1 no. common hawthorn tree within the southern hedgerow which adds the only structural diversity to the site (Refer to Photograph No. 08 – Appendix No. 01). This tree was examined and found to be in good condition with no major cracks / splits present or bat roost potential. There are a handful of mature scattered trees to the southern and eastern edges of the site area within the adjacent residential garden areas which overhang the development edge.

5.0 EVALUATION

- 5.1 This survey has identified habitats of existing buildings / structures; hard / bare ground; tall ruderal vegetation; short ephemeral; and species-poor intact hedgerow with mature scattered trees and amenity grassland surrounding. Botanical interest on the site at the time of survey was very limited with the vast majority of the site area comprised of existing structures and recently colonised rubble with poor species diversity.
- 5.2 The habitat in general is very uniform and lacks significant structural variation; a fact that will be reflected at higher trophic levels and the overall lack of biodiversity on the site. It is suggested therefore that the development site area should be considered of '*low ecological value*'.
- 5.2 There were no trees / buildings within the immediate site area which have any potential to support a bat roost. The 1 no. common hawthorn tree within the southern hedge line was examined and found to contain no discernible bat roost features. A large mature ash tree lies within the southern boundary yet is set back from the development site area within the adjacent residential garden area. This tree contained numerous scar calluses along the bole with areas of deadwood within the crown. This tree contains some '*low*' bat roost potential; but is proposed to be retained within the development scheme proposals. Development of the site would not to adversely affect this tree in any way.
- 5.3 There are 2 no. waterbodies within 250.00 metres of the development site. Due to the nature of the site, development shall not remove any suitable terrestrial habitat nor disrupt any foraging / commuting routes; therefore, the potential impact on any protected species of amphibian is considered to be '*negligible*'.

6.0 PROTECTED SPECIES – CONCLUSIONS AND RECOMMENDATIONS

Reptiles

- 6.1 The site is considered to offer sub-optimal habitat for protected species of reptile, therefore the potential presence of reptile does not need to be considered further on this site.

Amphibians

- 6.2 Terrestrial habitat on site is considered sub-optimal for a population of amphibian. No detailed amphibian surveys are recommended for this site.

Badger

- 6.3 The site was extensively searched for badger sett or field signs. No detailed survey work with regard to badgers is required on site.

Bats

- 6.4 Existing trees / structures on site were extensively examined for any bat roost potential. There were no discernible bat roost features identified in any area of the development site. No further detailed bat surveys are recommended for this site.

Birds

- 6.5 Although no vegetation suitable for breeding birds lies within the development zone, the hedge row boundaries have the potential to support numerous species. Any clearance / trimming of this vegetation should be timed to fall outside of the bird nesting season (*Nesting season: March-Sept inclusive*). Should this not be possible it is advised that vegetation is inspected by a suitably qualified ecologist prior to clearance to avoid any contravention of *The Wildlife and Countryside Act 1981 (As amended)*.

Otters

- 6.6 No suitable habitat for this species was located on site during the survey assessment; therefore, the presence of otter is not a consideration on this site.

Water Vole

- 6.7 No suitable habitat for this species was located on site during the survey assessment; therefore, the presence of water vole is not a consideration on this site.

White-clawed Crayfish

- 6.8 No suitable habitat for this species was located on site during the survey assessment; therefore, the presence of white-clawed crayfish is not a consideration on this site.

Dormice

- 6.9 No suitable habitat for this species was located on site during the survey assessment, therefore the presence of dormice is not a consideration on this site.

7.0 ECOLOGICAL ENHANCEMENTS

- 7.1 The design of the proposed West Barn development should consider enhancements for the benefit of wildlife in line with the *National Planning Policy Framework* and *Local Planning Policy*. Recommendations for ecological enhancements that could be considered as part of development proposals could include;

- *The use of native tree and shrub species within the soft landscape proposals to provide diversity for wildlife within the scheme proposals; suitable species may include common hazel (Corylus avellana); pedunculate oak (Quercus robur); hornbeam (Carpinus betulus); and downy birch (Betula pubescens);*
- *The use of flowering shrubs as listed within the RHS Perfect for Pollinators plant list to provide year-round interest for invertebrates;*
- *Seeding with native wildflower species to create wildflower meadows within the areas of open space / habitat creation areas;*
- *Provision of nesting boxes for a variety of bird species within the southern boundary tree / hedge-line;*
- *Provision of bat bricks within the new buildings;*
- *Provision of hedgehog houses within the southern boundary of the site;*
- *Incorporation of 12 x 12cm gaps to the base of residential fencing to facilitate the movement of hedgehogs across the site;*
- *Provision of invertebrate habitat in the form of log piles / invertebrate houses to provide a foraging resource for bats and birds.*

8.0 REFERENCES

JNCC (2003) Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit'. JNCC;

Mitchell-Jones and McLeish (2004) Bat Workers Manual – 3rd Edition. JNCC;

Streeter D (2010) The Most Complete Guide to the Flowers of Britain and Ireland. Harper Collins, London;

www.magic.gov.uk.

Table No. 01 – Species List for Habitat Parcels
Preliminary Ecological Appraisal – West Barn, Norton

Rough / Waste Land

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	LD
Bristly Ox-tongue	<i>Helminthotheca echioides</i>	O
Broadleaf Dock	<i>Rumex obtusifolius</i>	O
Broadleaf Plantain	<i>Plantago major</i>	O
Broadleaf Willowherb	<i>Epilobium montanum</i>	LD
Burdock	<i>Arctium minus</i>	R
Common Dandelion	<i>Taraxicum officinalis</i>	O
Common Mallow	<i>Malva sylvestris</i>	F
Common Nettle	<i>Urtica dioica</i>	LA
Common Yarrow	<i>Achillea millefolium</i>	O
Creeping Buttercup	<i>Ranunculus repens</i>	LA
Creeping Thistle	<i>Cirsium arvense</i>	F
Doves-foot Cranesbill	<i>Geranium molle</i>	LO
Fescue spp.	<i>Festuca spp.</i>	LA
Perennial Rye-grass	<i>Lolium perenne</i>	LA
Red Campion	<i>Silene dioica</i>	O
Scarlett Pimpernel	<i>Anagallis arvensis</i>	R
White Campion	<i>Silene latifolia</i>	F
White Deadnettle	<i>Lamium alba</i>	R
Yorkshire Fog	<i>Holcus lanatus</i>	LA

Intact Species - Poor Hedge

Common Name	Scientific Name	DAFOR
Cherry Laurel	<i>Prunus laurocerasus</i>	LD
Common Ash	<i>Fraxinus excelsior</i>	F
Common Beech	<i>Fagus sylvatica</i>	R
Common Elder	<i>Sambucus nigra</i>	O
Common Hawthorn	<i>Crataegus monogyna</i>	F
Common Hazel	<i>Corylus avellana</i>	O
Rowan	<i>Sorbus aucuparia</i>	R

DAFOR SCALE

D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally.

Appendix A – Preliminary Ecological Appraisal – Site Photographs

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LAND ADJACENT TO WEST BARN, NORTON, WEST SUSSEX
PRELIMINARY ECOLOGICAL APPRAISAL REPORT
LLD1469-ECO-REP-001-01-01

APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 01 - Compound storage area looking east to the ornamental single-species hedge line; the scattered trees to the adjacent garden boundaries; and the areas of rough ground / tall ruderal vegetation amongst the fenced hard standing of the tennis court.



Photograph No. 02 - Looking north-east across the ornamental single-species hedge line; the scattered trees to the adjacent garden boundaries; and areas of rough ground / tall ruderal vegetation amongst the fenced hard standing of the tennis court.

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NORTON, WEST SUSSEX

LLD1479.01-ECO-REP-001-01

APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 03 - Compound storage area looking west along the mixed-species hedge line; the scattered trees to the adjacent garden boundaries; and areas of rough ground / tall ruderal vegetation amongst the concrete hard standing.



Photograph No. 04 - Looking north-west across the existing hard standing of the tennis court from areas of rough ground / tall ruderal vegetation.

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NORTON, WEST SUSSEX

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APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 05 - Compound storage area looking north across the existing hard standing of the tennis court to the northern boundary and across the areas of rough ground / tall ruderal vegetation amongst the concrete hard standing.



Photograph No. 06 - Compound storage area looking north-east across the existing hard standing of the tennis court to the eastern site boundary and across the ornamental single-species hedge line; the scattered trees to the adjacent garden boundaries; and areas of rough ground / tall ruderal vegetation amongst the concrete hard standing.

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LAND ADJACENT TO WEST BARN
NORTON, WEST SUSSEX

LLD1479.01-ECO-REP-001-01

APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 07 - Compound storage area looking south to the southern site boundary across the mixed-species hedge line; the scattered tree of Ash overhanging the site area; and areas of rough ground / tall ruderal vegetation amongst the concrete hard standing.



Photograph No. 08 - Compound storage area looking south to the southern site boundary across the mixed-species hedge line; the scattered tree of hawthorn overhanging the site area; and areas of rough ground / tall ruderal vegetation amongst the concrete hard standing.

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NORTON, WEST SUSSEX

LLD1479.01-ECO-REP-001-01

APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 09 - West Barn car park area looking west over the existing building; the areas of concrete hard standing; and along the southern site edge; mixed-species hedge line; areas of rough ground; amenity grassland and scattered trees.



Photograph No. 10 - West Barn car park area looking north over the existing building and the areas of concrete hard standing.

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NORTON, WEST SUSSEX

LLD1479.01-ECO-REP-001-01

APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 11 - West Barn car park area looking north-east over the fenced compound area. Scattered coniferous / deciduous trees to the adjacent property garden areas to the eastern edge of the development area to the site boundary.



Photograph No. 12 - West Barn car park area looking south-east over the fenced tennis court area of hard standing. Ornamental single species hedge line and mature ash tree to the eastern edge of the development area to the site boundary.

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NORTON, WEST SUSSEX

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APPENDIX NO. 1 - SITE PHOTOGRAPHS



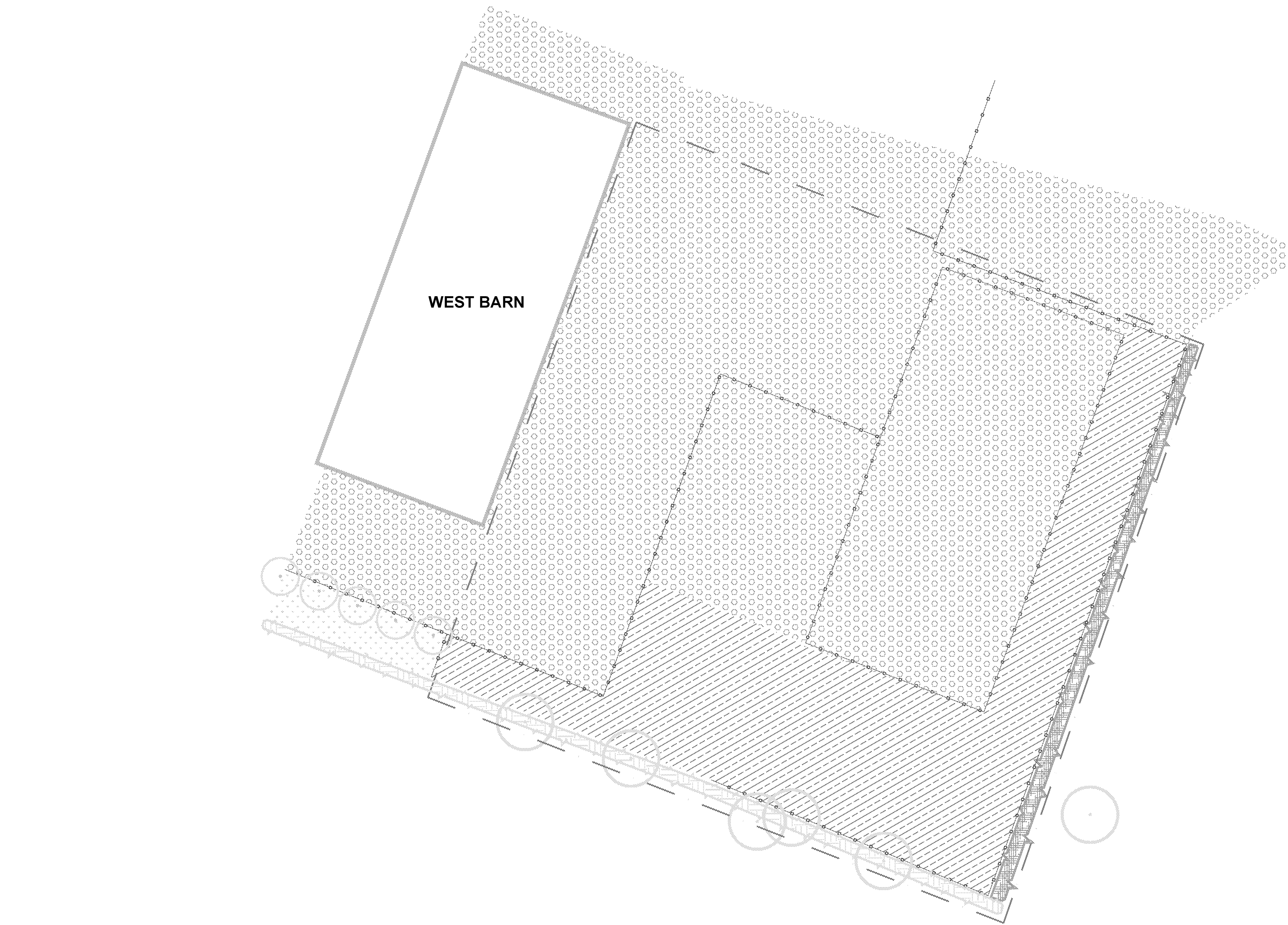
Photograph No. 13 - West Barn viewed from the car park area to the north-east; surrounded by areas of hard standing; fenced storage compound; mixed-species hedge line; and scattered mature trees to the southern adjacent site boundary.



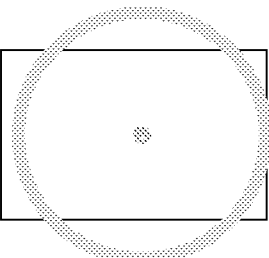
Photograph No. 14 - West Barn viewed from the northern access road surrounded by areas of hard standing; introduced shrubs; and amenity grassland.

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LAND ADJACENT TO WEST BARN
NORTON, WEST SUSSEX

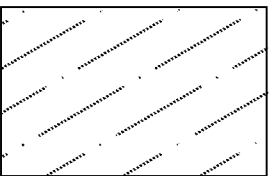
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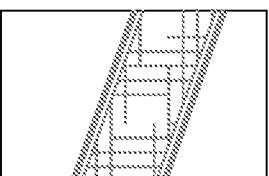
Legend



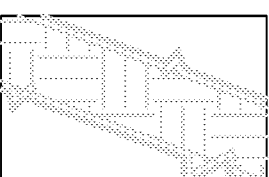
Scattered Trees



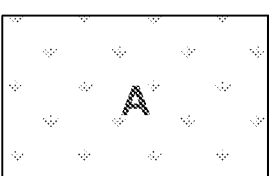
Rough/Waste Ground



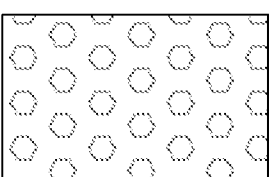
Ornamental Hedge



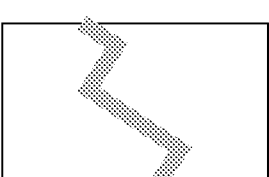
Intact Species-poor Hedge



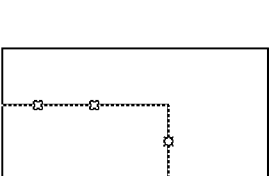
Amenity Grassland



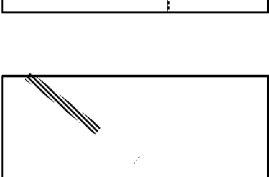
Hard Standing/Bare Ground



Existing Building Footprint



Fence lines

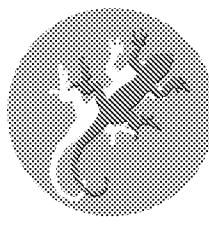


Development Site Boundary / Survey Area

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Planning Issue

Rev	Description	Date	Initials
01	Planning Issue	09.09.20	LB



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Client
Proposed B1 Commercial Developments
Project Title and Location
West Barn, Norton, West Sussex

Drawing Title
Figure No.1 - Site Habitat Plan

<i>Scale</i> 1:200@A1	<i>Drawn</i> LB	<i>Approved</i> JJ	<i>Date</i> 09.09.20
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<i>Drawing No</i> LLD1469-ECO-FIG-001	<i>Revision</i> 01
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Figure No.1 - Site Habitat Plan
West Barn, Norton, West Sussex

