



LIZARD

Landscape Design and Ecology

LANDSPEED HOMES LIMITED

Former Chandlers BMW, Water Lane, Angmering

- Preliminary Ecological Appraisal Report

Prepared by	JH
Checked by	NW
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SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Landspeed Homes Limited to undertake a Preliminary Ecological Appraisal of Former Chandlers BMW, Water Lane, Angmering (*Grid Reference: TQ 069 044— hereafter referred to as 'the site'*). A preliminary ecological appraisal (PEA) was undertaken on 10th December 2018, to appraise the existing ecological resource within the land and the surrounding area.

The main body of the site is dominated by Hard / Bare Ground with poorly distributed areas of Tall Ruderal and Short Ephemeral / Perennial vegetation. The plant species on site were common and widespread species; no rare or unusual species were recorded. The habitats which are to be directly affected by the development proposals are of value within the site area only. The site has some potential to support protected species within these areas.

A summary of recommendations is as follows:

- *Undertake bat emergence surveys of **B3** and **B2**.*
- ***B2** is dominated by Ivy to the south with several potential access points. High bat roost suitability has been awarded to this building requiring three survey visits.*
- ***B3** has several potential access points to the south. Moderate bat roost suitability has been awarded to this building requiring two survey visits.*
- *Remove any areas of hedging, trees or scrub outside the bird nesting season (Nesting season: March – August inclusive) or following inspection to ensure no active nests are present;*

Recommendations for enhancement which should be included within the scheme are detailed in section 7.0 below.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Landspeed Homes Limited to undertake a Preliminary Ecological Appraisal of Former Chandlers BMW, Water Lane, Angmering (*Grid Reference: TQ 069 044—hereafter referred to as 'the site'*).
- 1.2 A Preliminary Ecological Appraisal (*PEA*) was undertaken on 10th December 2018, to appraise the existing ecological resource within the land and the surrounding area. The *PEA* comprised 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 land.
- 1.3 The field survey data and analysis contained in this report was undertaken and prepared by Joshua Harwood (*Assistant Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by Niall Walkden (*Project Ecologist; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The survey area covers approximately 0.44Ha of Hard / Bare Ground and Existing Buildings, located within the centre of Angmering village within Arun district, West Sussex. The site is enclosed by surrounding housing and walls with Water Lane to the north.

Surrounding Landscape

- 1.5 The surrounding landscape of the site area is residential, with a rural feel within the broader aspect of the area. The remainder of the village is located to the north and south of the site. To the east and west the landscape is comprised of arable land interspersed with Woodland and Grassland habitats extending into the South Downs National Park which is situated less than 1.0km from the site, encompassing land to the north and east in the wider aspects of the local area.
- 1.6 There is one waterbody located within 500.0m of the site, and none within 250m of the site area.

Development Proposals

- 1.7 It is understood that the development proposals include the construction of 22 new dwellings, with supplementary access roads, parking and associated soft and hard landscape schemes.

2.0 SCOPE OF THE SURVEY

- 2.1 The aim of the preliminary ecological appraisal survey has been:
- *To identify the main habitat types present on site;*
 - *To assess the likely importance of the habitats present;*
 - *To assess the likely presence of protected species;*
 - *To provide recommendations for surveys of protected species where necessary;*
 - *To list ecological constraints present on the site;*
 - *To highlight any ecological opportunities and list potential enhancements for inclusion within the scheme.*

3.0 METHODOLOGY

3.1 Desk Study

- 3.1.1 The Multi-Agency Geographical Information Centre (*MAGIC*) was consulted for information regarding priority habitats and statutory designated sites within 2.0km of the proposed construction site.

3.2 Site Visit

- 3.2.1 A Preliminary Ecological Appraisal (*PEA*) was undertaken on 10th December 2018, and the site subjected to an ecology 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. 01*) and Species Lists for Habitat Parcels (*Table No. 06*).

- 3.2.2 Habitats within the land were classified and the presence, or potential presence, of certain protected and / or notable species of flora and fauna were identified. This involved identifying features that may be used by protected species, potential foraging areas and other signs of use. Water bodies were recorded wherever possible, within 500 metres of the proposed development site.
- 3.2.3 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 the survey and hence overlooked. These are accepted constraints associated with the standard *Phase 1 Habitat Survey Methodology*.
- 3.2.4 The results are summarised and accompanied in large part by photographic evidence contained in *Appendix A – Site Photographs*. Recommendations for further investigation and survey are made in the following report.

Preliminary Bat Roost Assessment

- 3.2.5 A Preliminary Bat Roost Assessment was undertaken on 10th December 2018 by an experienced, licenced bat surveyor who undertook an internal and external assessment of all buildings and trees within the proposed construction zone.
- 3.2.6 The bat surveyor assessed the existing buildings visually and searched for evidence such as:
- *Grease Marks;*
 - *Urine Stains;*
 - *Bat Droppings;*
 - *Feeding Remains;*
 - *Dead or Live Bats.*

3.2.7 Trees were visually identified from the ground, using binoculars where necessary, for features that could be used by bats such as:

- *Woodpecker Holes;*
- *Knot Holes;*
- *Tear-outs;*
- *Flush Cuts;*
- *Double Leaders.*

3.2.8 Once features had been assessed the trees were then categorised in accordance with *Table 4.1 of the Bat Conservation Trust's Good Survey Guidelines (2016)*:

Table No. 01 – Categorisation Criteria

Category	Buildings	Trees
Negligible	No suitable features identified.	No suitable features identified.
Low	A structure which could be used opportunistically, however, are not likely to be used on a regular basis / by a large number of bats.	Tree of sufficient size / age to support bat roost features; but with none identified from the ground.
Moderate	A building with features which, could be used regularly by a small number of bats.	Tree with features which, may support a bat roost of low conservation status.
High	A building with features suitable for use by a large number of bats on a regular basis.	A tree with several potential bat roost sites that are suitable for use by a large number of bats.

4.0 RESULTS

4.1 Desk Study – Designated Sites

4.1.1 The following designated sites 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 MAGIC was consulted for details of ecologically sensitive statutory protected sites within 2.0km of the proposed development; these are detailed below.

Table No. 02 – Statutory Protected Sites

Site	Description	Location
South Downs National Park	Covering over 1700km ² of varied habitats including Chalk Downland and woodland which supports a range of fauna and flora.	870m East

- 4.1.3 The site is located within the *Impact Risk Zone* of *West Beach LNR, Climping Beach and Arundel Park SSSI* however development proposals do not meet the criteria which would require consultation with Natural England.

Non-Statutory Protected Areas

- 4.1.4 *Sites of Nature Conservation Importance (SNCIs)* are designations applied to the most important non-statutory nature conservation sites. They are recognised by the *National Planning Policy Framework (2018)* and as such are material considerations when assessing planning applications. No SNCIs were identified within 2.0 km of the site, the nearest non statutory protected site is listed below:

Table No. 03 – Non-Statutory Protected Sites

Site	Location
Brookfield Park	2.8km WSW

4.2 Habitats

- 4.2.1 Within 2.0 km of the site there are *Priority Habitats* of *Ancient Woodland (Semi natural and replanted)*, *Deciduous Woodland*, *Traditional Orchard*, *Lowland Calcareous Grassland* and *Costal and Floodplain Grazing Marsh*.

4.2.2 Habitats within and adjacent to the land include:

- *Amenity Grassland*;
- *Existing building*;
- *Hard / Bare Ground*;
- *Hedgerow*;
- *Scattered Scrub*;
- *Scattered Trees*;
- *Short Ephemeral / Perennial*;
- *Tall Ruderal*.

Amenity Grassland

- 4.2.3 Small areas of Amenity Grassland were identified on site bordering areas of pavement to the north of the site. The Grassland was dominated by Perennial Rye Grass (*Lolium perenne*), with an abundance of Broadleaf Plantain (*Plantago major*).

Existing Buildings

- 4.2.4 Four Existing Buildings were identified within the site boundary. All of the buildings are currently disused and is evident with the conditions of the buildings from exterior and interior views.

Table No. 04 – Building Descriptions

Building Number	Description
B1	A large flat roofed building, with pitched roofing to the south western aspect. The building has minor cavity's present to the roofing internally and externally with lots of natural lighting available from windows to all aspects of the building.
B2	A small gable ended pitched roof with a chimney to the southernmost aspect. Many of the roofing tiles are broken or lifted from the base. The southern aspect is covered in heavy Ivy across the wall face and up to the boundary of the roof. No internal access was available.
B3	A small open access hipped roof to the east of the site boundary. Tiles to the southern aspect are; damaged, lifted or completely missing. Small holes are present between ridge tiles and the roofing tiles. Lighting is present underneath the roof on the southern and northern aspects, it is assumed lighting is no longer in use.
B4	A small flat roofed outbuilding to the east of B1 . Large gaps to sheeting is present to the western aspect of the building with the 'Roller Door' maintained open. Neighbouring plantation overhangs onto the roofing areas.

Hard / Bare Ground

- 4.2.5 Hard / Bare Ground comprises the vast majority of the site with areas of Tall Ruderal and Perennial / Short Ephemeral growing within the Hard / Bare Ground areas.

Hedgerow

- 4.2.6 Two Single Species Hedgerows were recorded on site, Honeysuckle (*Lonicera sp.*) to the south and Cherry Laurel (*Prunus laurocerasus*) to the north east. These Hedgerows are significant to the area of the site only.

Scattered Scrub

- 4.2.7 The scattered scrub on site is comprised of one small parcel to the south of **B2** in the former garden space. The area has become overgrown with vegetation of varying heights from 10-60cm and provides some ecological value to wildlife, in particular nesting birds, despite a low floral species count. The area is dominated by Perennial Rye Grass (*Lolium perenne*.) and Ivy (*Hedra helix*).

Scattered Trees

- 4.2.8 Scattered trees on site are comprised of four species; Leyland Cypress (*Cupress x leylandii*), Sycamore (*Acer pseudoplatanus*), Ash (*Fraxinus excelsior*) and Cherry (*Prunus sp.*), with Cherry being the most dominant species. There is a tree group of approximately 26 trees south of the **B1** car park, with a further five trees located in the scattered scrub garden and two to the south of the car park adjacent to 'High Street'. All Trees on site are of *low value* or un-retainable in the long term. **T06** lies within the neighbouring property and is subject to a 'Tree Preservation Order' 'TPO/A/1/03'.

Short Ephemeral / Perennial

- 4.2.9 Areas of Short Ephemeral / Perennial growing within the areas of Hard / Bare Ground. The habitat provides limited ecological value to the site with the species composition being comparatively high, the dominate species is Perennial Rye Grass (*Lolium sp.*), with Dandelion (*Taraxacum officinale*) and Daisy (*Bellis perennis*) appearing frequently.

Tall Ruderal

- 4.2.10 The site comprises two areas of Tall Ruderal, the first directly south of **B3** and the second within the Hard / Bard Ground to the south and east of **B1**. Both areas of Tall Ruderal are growing on and between areas of Hard / Bare Ground providing very limited connectivity between areas of Tall Ruderal and the surrounding habitats. The species composition is dominated by Buddleia (*Buddleja sp.*) with frequent occurrences of Bramble (*Rubus fruticosus*).

4.3 Protected Species Assessment

Amphibians

Desk Study

- 4.3.1 No records of Great Crested Newts, GCN, (*Triturus cristatus*) are present within 2.0km of the site. Three records of Common Toads (*Bufo bufo*) are present within 2.0km.

Site Assessment

- 4.3.2 The Scattered Scrub vegetation provides some suitable areas for amphibians. There is poor habitat connectivity between Waterbodies, Woodland areas and the site boundary with large distances between suitable sites making dispersal difficult for amphibian species.
- 4.3.3 With no records of Great Crested Newts in the areas and a heavily built up areas between the nearest water source and the site, the potential for GCN is assessed as *negligible*. Common Toads are listed as a Biodiversity Action Plan (BAP) species and are considered to occupy a wide array of habitat types.

Reptiles

Desk Study

- 4.3.4 There is one historic record of a Grass Snake (*Natrix helvetica*) within 2.0km of the site.

Site Assessment

- 4.3.5 Tall Ruderal and Scattered Scrub on site is considered to be suitable habitat for reptiles. However, the poor connectivity between other habitats within the wider area and the sparsely distributed habitats within the site provide negligible suitability for reptiles.

Bats

Desk Study

- 4.3.6 Common Pipistrelle (*Pipistrellus pipistrellus*) and Brown Long-Eared Bats (*Plecotus auritus*) bats have been recorded within 2.0km of the site area.

Site Assessment

- 4.3.7 The Existing Buildings on site were assessed for their potential to support roosting bats, a summary of the assessment is shown below:

Table No. 05 – Building Assessment

Ref.	Description	Category
B1	<i>The majority of the building is flat roofed with limited gaps in the tiles. The building is open with limited internal spaced used. The building is well light with many windows to all floors.</i>	<i>Negligible</i>
B2	<i>The building is dominated by Ivy to the south covering up to 90% of the wall. Lots of damaged / lifted tiles present to all aspects of the roofing. No internal access was available to the building.</i>	<i>High</i>
B3	<i>A medium sized open building, there are missing tiles to the northern and southern aspects of the roofing, with additional damaged / cracked tiles to all aspects of the roofing. Additionally small gaps are present between the ridge tiles and roofing tiles.</i>	<i>Moderate</i>
B4	<i>A small flat roofed building to the east of B1 formally used as a body shop work station. The Rolling door entrance to the building is permanently open allowing vast amounts of light and wind into the building. The roofing is mainly intact with infrequent but proportionally large areas of broken roofing on the western and southern aspects.</i>	<i>Negligible</i>

Dormouse*Desk Study*

- 4.3.8 Three records of Dormice (*Muscardinus avellanarius*) exist within 2.0km of the site, however these are approximately 1.7km to the north east and are split by several areas of development.

Site Assessment

- 4.3.9 There is no suitable habitat on site, nor habitat connectivity between this site and any others that could indicate any suitability for Dormice.

Water Vole*Desk Study*

- 4.3.10 There are seven records of Water Vole (*Arvicola amphibius*) within 2.0km of the site, these are located in the arable land to the east and west of the site.

Site Assessment

- 4.3.11 No ditches or waterbodies were present directly on site, one waterbody is located within 500m of the site however this is isolated from the site by dense housing with no connective habitat between.

Other Mammals

- 4.3.12 Numerous records of common mammals including Rabbit (*Oryctolagus cuniculus*) and Hedgehog (*Erinaceus europaeus*) exist within 2.0km of the site area. The site has been boarded by fencing to most aspects limiting the potential use of the site to the scattered scrub only. No indication of current use was present.

Birds*Desk Study*

- 4.3.13 A total of 98 no. bird species have been recorded within 2.0km of the site, including five Schedule 1 species and 16 no. species listed on the Birds of Conservation Concern (BoCC) Red List.

Site Assessment

- 4.3.14 The Scattered Scrub will provide some suitable habitat for terrestrial nesting birds to occupy. Additionally the buildings may be used by some urban adapted species such as; House Sparrows (*Passer domesticus*) and Starlings (*Sturnus vulgaris*). Both species have been recorded in the local area.

Invertebrates*Desk Study*

- 4.3.15 The data search returned records of numerous species of invertebrates within 2.0km of the site including the Stag Beetle (*Lucanus cervus*).

Site Assessment

- 4.3.16 Suitable habitat for invertebrates is limited to the Hedgerows and scattered Scrub on site. The site in general lacks the floral diversity and deadwood to support a good range of invertebrates and is likely to be of value within the **site area only**.

Others

- 4.3.17 No suitable habitat for any other protected species was recorded on site.

4.4 Survey Constraints / Considerations

- 4.4.1 No major constraints which would cast doubt on these results were encountered, full access was available to the majority of the site, With the exception of **B2** where no internal access was available at the time of survey. The limited access has been taken into account regarding the buildings bat roost suitability.

5.0 EVALUATION, CONSTRAINTS AND RECOMMENDATIONS**5.1 Habitats**

- 5.1.1 The majority of the site is dominated by large areas of Hard / Bare Ground, with a parcel of scattered scrub to the south of **B2**, small areas of Tall Ruderal and Short Ephemeral/ Perennial mosaiced across the site area. All species and habitats on site are considered to be common and widespread with value to the site area only.

5.2 Statutory Protected Sites

- 5.2.1 The site is located within 0.9km of the *South Downs National Park*. This designated site contains areas of Chalk Downland, Farmland, Heathland and Woodland. These areas provide suitable habitat for many species including; all native UK Herpetofaua, Otter (*Lutra lutra*), Water Vole (*Arvicola amphibius*) and Skylark (*Alauda arvensis*).

- 5.2.2 The *South Downs National Park* is susceptible to impacts from increased recreational pressure. There will be no loss of supporting habitat due to these proposals. There will be **no likely significant effect** upon the surrounding protected site as a result of the development proposals.

5.3 Protected Species

Amphibians

- 5.3.1 There are no areas within the site which require further surveys regarding amphibians. Should any species be found a suitable qualified ecologist should be informed.

Reptiles

- 5.3.2 Areas of suitable reptile habitat exist within the site (*Scattered scrub*). Due to the habitat isolation it is considered to be unused by reptile species and no further surveys are required. Should any species be found, a suitably qualified ecologist should be informed.

Bats

- 5.3.3 Buildings noted to have bat roost suitability will require further surveys (*Surveys required; Moderate=2, High=3*) Bat emergence surveys should be undertaken during the optimal survey season. One survey visit once every two weeks should be undertaken between May and September to assess the current usage of the site by bats.

Dormice

- 5.3.4 There are no areas of Dormice suitability located on site. Further surveys are not required.

Badgers

- 5.3.5 No areas of Badger suitability were noted on site, further surveys are not required.

Other Mammals

- 5.3.6 All wild mammals are protected against intentional crushing or asphyxiation under the Wild Mammals (Protection) Act 1996. Care should be taken when excavating around any Rabbit holes etc to ensure no wild mammal is intentionally harmed.

Breeding Birds

- 5.3.7 Removal of suitable nesting habitat (*Trees / Scattered scrub / Hedgerows*) should be undertaken outside the nesting season (*avoiding March-August*) or following inspection by a suitably qualified ecologist to ensure no active nests are present.

Invertebrates

- 5.3.8 All Hedging and Woodland should be retained where possible. Proposals do not affect habitat of any value to invertebrates; no constraints have been identified.

Summary of Recommendations

- 5.3.9 A summary of recommendations is as follows:
- *Undertake bat activity survey of **B2** and **B3** at the site. Visits should be undertaken once every two weeks between May and September 2019;*
 - ***B2** is dominated by Ivy to the south with several potential access points. High bat roost suitability has been awarded to this building requiring three survey visits.*
 - ***B3** has several potential access points to the south. Moderate bat roost suitability has been awarded to this building requiring two survey visits;*
 - *Remove any areas of hedging, trees or scrub outside the bird nesting season (Nesting season: March – August inclusive) or following inspection to ensure no active nests are present;*

6.0 ECOLOGICAL ENHANCEMENTS / OPPORTUNITIES

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

- *The use of flowering plants as listed within the RHS 'Perfect for Pollinators' plant list to within the soft landscape scheme provide year-round interest for invertebrates;*
- *The provision of nesting boxes / integrated boxes for a variety of bird species (*Passer montanus* and *P.domesticus*) have been noted of particular importance in Arun) within trees / the northern aspects of the buildings;*
- *Plant new species-rich hedging. Species should include hazel, blackthorn, crab apple, dogwood, oak, spindle, and guelder rose;*
- *Integrated bat bricks suitable for a range of species (*Pipistrellus pipistrellus* and *Plecotus auritus* are of importance to the local area) to be incorporated into the southern aspect of buildings;*
- *Provision of Bug hotels into vegetated areas such as hedgerows.*

7.0 CONCLUSIONS

7.1 No evidence was recorded on site which would suggest that the development proposals are likely to have a major adverse effect upon biodiversity. The main body of the site is formed of Hard / Bare Ground with limited species diversity; this habitat is of *low* ecological value.

7.2 Further survey work is required to allow suitable mitigation to be formulated, however the findings are unlikely to represent any major constraints to development. With appropriate mitigation the proposed development will have a negligible impact upon biodiversity in the local area while the proposed enhancements above would result in biodiversity gains in accordance with national and local planning policy.

8.0 REFERENCES

JNCC: Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit; (2003);

Collins J (ed): Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd ed.) The Bat Conservation Trust (2016);

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

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

www.magic.gov.uk.

Table No. 06 – Species List for Habitat Parcels

Amenity Grassland

Common Name	Scientific Name	DAFOR
Broadleaf Plantain	<i>Plantago major</i>	A
Creeping Buttercup	<i>Ranunculus repens</i>	R
Perennial Rye Grass	<i>Lolium perenne</i>	D

Hedgerow

Common Name	Scientific Name	DAFOR
Cherry Laurel	<i>Prunus laurocerasus</i>	D
Honeysuckle	<i>Lonicera sp.</i>	D

Scattered Scrub

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	F
Ivy	<i>Hedra helix.</i>	D
Nettle	<i>Urtica dioica</i>	F
Perennial Rye Grass	<i>Lolium perenne</i>	D

Scattered Trees

Common Name	Scientific Name	DAFOR
Ash	<i>Fraxinus excelsior</i>	R
Cherry sp.	<i>Prunus sp.</i>	D
Leyland Cypress	<i>Cupressus x leylandii</i>	F
Sycamore	<i>Acer Pseudoplatanus</i>	O

Short Ephemeral/Perennial

Common Name	Scientific Name	DAFOR
Bindweed	<i>Convolvulus arvensis</i>	F
Buddleia	<i>Buddleja sp.</i>	F
Creeping Thistle	<i>Cirsium arvense</i>	A
Daisy	<i>Bellis perennis</i>	F
Dandelion	<i>Taraxacum officinale</i>	A
Evening Primrose	<i>Oenothera biennis</i>	R
Fleabane	<i>Pulicaria dysenterica</i>	F
Holly	<i>Ilex aquifolium</i>	O
Ivy	<i>Hedra helix</i>	O
Nettle	<i>Urtica dioica</i>	F
Perennial Rye Grass	<i>Lolium perenne</i>	D
White Clover	<i>Trifolium repens</i>	O

Tall Ruderal

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	F
Buddleia	<i>Buddleja sp.</i>	D
Nettle	<i>Urtica dioica</i>	O

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

Table No. 07 – Target Notes

Ref	Feature	Description
TN01	Bat Roost Suitability	High Bat roost suitability; heavy Ivy Coverage, cracked and loose fitting tiles to the south western aspect. Additional tile damage/ access openings to remaining aspects.
TN02	Bat Roost Suitability	Moderate Bat roost suitability; cracked, loose fitting and missing tiles to all aspects of building

Appendix A – Site Photographs

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 1 - View of B1 first floor roofing with no potential areas suitable for bats.



Photograph No. 2 - View of B1 ground floor roofing with no potential areas suitable for bats.

LANDSPEED HOMES LIMITED
FORMER CHANDLERS BMW, WATER LANE, ANGMERING
PRELIMINARY ECOLOGICAL ASSESSMENT
LLD1606-ECO-REP-001

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 3 - South of B2, showing the exposed, damaged tiles and heavy Ivy providing bat roost suitability.



Photograph No. 4 - Eastern view of B4 (left) and B1 (right).

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APPENDIX A - SITE PHOTOGRAPHS

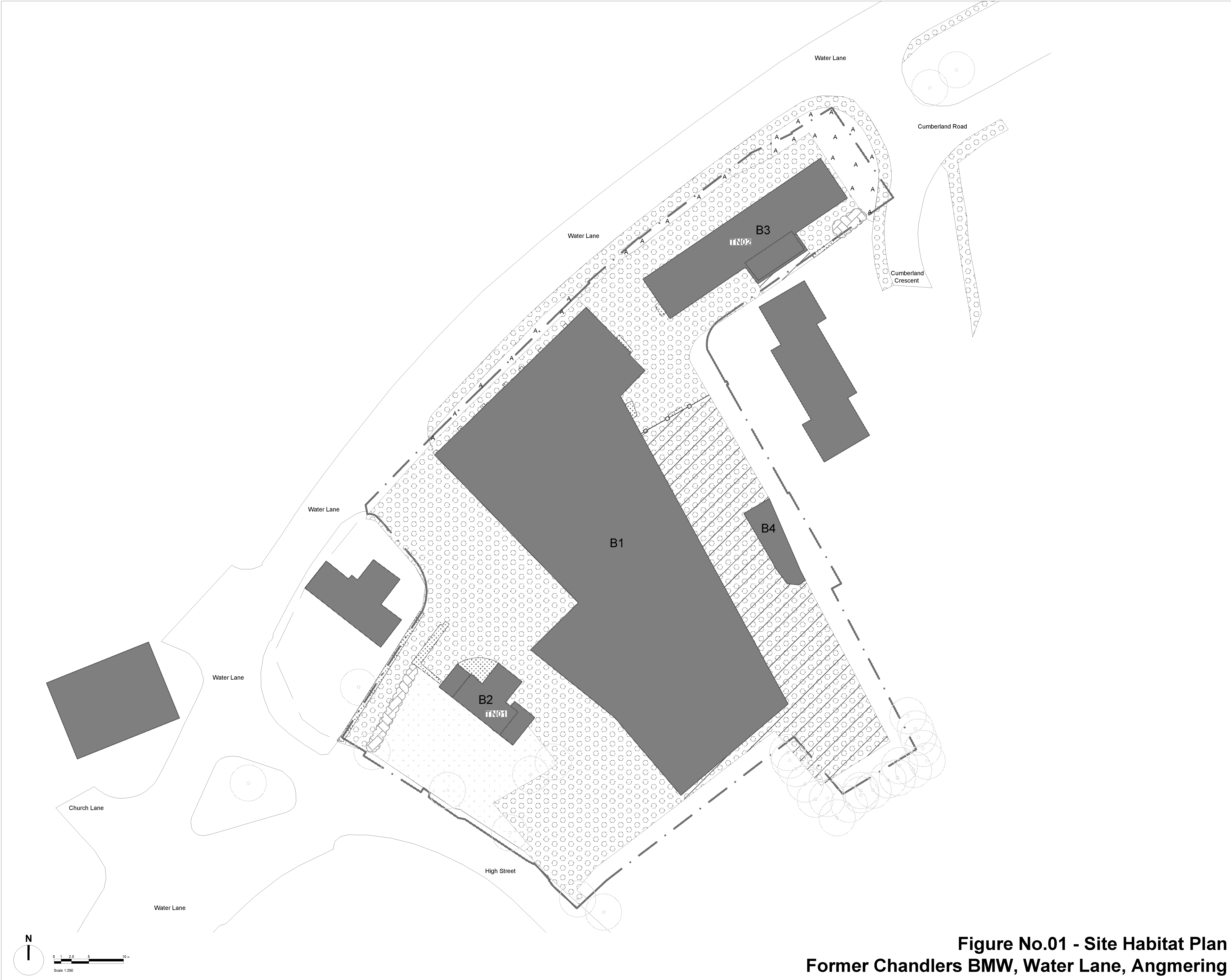


Photograph No. 5 - View of B3 (southern aspect) with exposed tiles and gaps under tiles providing bat roost suitability.



Photograph No. 6 - View of B3 (Northern Aspect) with exposed tiles and gaps under tiles providing bat roost suitability..

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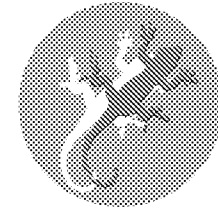


Legend

- Site Boundary.
- Target Note.
- Building Number.
- Amenity Grassland.
- Existing Building.
- Existing Wall.
- Fenceline.
- Hard/Bare Ground.
- Hedgerow.
- Scattered Trees.
- Perennial /Short Ephemeral.
- Tall Ruderal.

PLANNING ISSUE

Rev	Description	Date	Initials
00	Planning Issue	27.12.18	JH



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Client Landespeed Homes Limited			
Project Title and Location Former Chandlers BMW Water Lane, Angmering			
Drawing Title Site Habitat Plan			
Scale 1:250@A1	Drawn JH	Approved NW	Date 27.12.18
Drawing No LLD1606-ECO-FIG-001			Revision 00

Figure No.01 - Site Habitat Plan
Former Chandlers BMW, Water Lane, Angmering