



Poachers, Eastergate Lane
Eastergate

Preliminary Ecological Appraisal

Prepared by
CSA Environmental

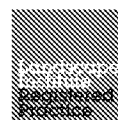
on behalf of
Anthony Occleshaw

Report Ref: CSA/5026/01

June 2020

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

Report Reference	Date	Revision	Prepared by	Approved by	Comments
CSA/5026/01	12/06/2020	-	TF	MR	



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EXECUTIVE SUMMARY

The construction of a new residential dwelling is proposed at Poachers, Eastergate Lane, Eastergate, for which detailed planning permission has been sought (Planning REF: BN/46/20/PL).

CSA Environmental was instructed by Anthony Occleshaw to undertake a Preliminary Ecological Appraisal (PEA) of the Site to identify ecological constraints to development, inform recommendations for design, highlight opportunities for ecological enhancement and determine any additional investigation/survey work necessary. This followed the request from the Arun District Council Consultee Ecologist for an extended Phase 1 Habitats Survey and recommended protected species surveys.

As part of this PEA, a desk study and extended Phase 1 Habitat survey of the Site were undertaken in May 2020. The Site comprises a residential dwelling with associated gardens and driveway, and a number of outbuildings.

Habitats currently present within the Site are generally common and widespread, with the greatest ecological interest associated with the mature trees and a single native species on the western boundary. It is understood that some trees and non-native cherry laurel hedgerows will require removal to facilitate the proposed development, however the majority of trees will be retained and protected wherever possible.

On-site Building B3, an old stables now used for storage, was assessed as providing 'Low' potential for roosting bats. A dusk emergence survey completed in June 2020 recorded no bats associated with this building and therefore no constraints in regards to bats are considered to exist in relation to its demolition. During the survey, four species of bat were recorded foraging around the Site. New lighting should take consideration of this and avoid illuminating boundary treelines which could negatively impact upon foraging bats. Opportunities exist to provide new roosting opportunities for bats within the proposed buildings.

The Site also provides some limited suitable habitat for reptiles; however direct potential impacts to reptiles are considered limited due to the development footprint falling within a short-mown area of amenity grassland. Precautionary measures are outlined herein to avoid impacts to any individuals that may be present.

No overriding constraints to development of the Site have been identified. Recommendations have been provided for ecological enhancement measures that could be delivered as part of the proposed development.

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Anthony Occleshaw. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of land at Poachers, Eastergate Lane, Eastergate, West Sussex (hereafter referred to as 'the Site'). The construction of a new residential dwelling is proposed in the northern extent of the Site within an area of the existing garden, for which detailed planning permission has been sought.
- 1.2 A planning application was submitted to Arun District Council on 06 May 2020, for the construction of a new residential dwelling within the northern extent of the Site (Planning REF: BN/46/20/PL). The completion of an extended Phase 1 Habitat Survey and subsequent recommended protected species survey was requested by the consultee ecologist (CDC Ecology, 13 May 2020) and as such, CSA Environmental was instructed by the client to undertake the ecological work required.
- 1.3 The scope of this appraisal has been determined with due consideration for best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017), and to the *Biodiversity: Code of practice for planning and development* (BS 42020:2013) published by the British Standards Institution (2013).
- 1.4 The Site occupies an area of c. 0.42ha and is located around central grid reference SU 94888 06148, to the south of Fontwell. It consists of a primary residential dwelling with associated gardens and driveway and a number of outbuildings (see Habitats Plan in Appendix A).
- 1.5 A desk study and extended Phase 1 Habitat survey were undertaken of the Site, the findings of which are presented herein.
- 1.6 This PEA aims to:
 - Identify any ecological constraints to development of the Site
 - Inform design decisions
 - Identify further ecological surveys and investigation necessary to inform any mitigation measures required
 - Highlight opportunities for ecological enhancement
- 1.7 This report has been supplemented with the findings of further baseline ecological surveys, undertaken to determine the presence or likely absence of roosting bats. As set out in best practice guidelines (CIEEM, 2017) a PEA is typically only suitable for planning submission where there are little or no ecological constraints relating to the project, and would typically be superseded by an Ecological Impact Assessment. However, given the small scale of the proposed development and the

limited ecological constraints identified, it is considered that this report and the mitigation measures detailed herein are appropriate for submission in support of the live planning application.

2.0 LEGISLATION, PLANNING POLICY & STANDING ADVICE

Legislation

- 2.1 Legislation relating to wildlife and biodiversity of particular relevance to this PEA includes:
- The Conservation of Habitats and Species Regulations 2017 (as amended)
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act 1992
- 2.2 This above legislation has been addressed, as appropriate, in the production of this report. Further information on the above legislation is provided in Appendix B.

National Planning Policy

- 2.3 The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2019) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. Further details are provided in Appendix B.
- 2.4 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their effects within the planning system.

Local Planning Policy

- 2.5 A number of local planning policies relate to ecology, biodiversity and/or nature conservation. These are summarised in Table B.1 of Appendix B. These policies have been addressed, as appropriate, in the production of this report.

Standing Advice

- 2.6 Natural England and Defra's Standing Advice (Natural England & Defra, 2014) regarding habitats and protected species aims to support local authorities and forms a material consideration in determining applications in the same way as any individual response received from Natural England following consultation. Standing advice has therefore been given due consideration, alongside other detailed guidance documents, in the production of this report.

3.0 METHODS

Desk Study

- 3.1 The Multi-Agency Geographic Information for the Countryside (MAGIC) online database was reviewed in May 2020 to identify nature conservation designations within the following search radii:
- Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites within 10km of the Site (including possible/proposed sites)
 - Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNR) within 3km of the Site
 - Other relevant data e.g. Ancient Woodland Inventory within 1km of the Site
- 3.2 A review was undertaken of the location of any such designations, their distance from and connectivity with the Site, and the reasons for their designation. This information was used to determine whether they may be within the Site's zone of influence.
- 3.3 Sussex Biological Records Centre (SxBRC) was contacted for details of any non-statutory nature conservation designations and records of protected/notable habitats and species. This information was requested for an area encompassing the Site and adjacent land within c. 2km of its central grid reference. This search area was selected to include the likely zone of influence upon non-statutory designations and protected or notable habitats and species.
- 3.4 Further online resources were reviewed for information which may aid the identification of important ecological features. The Woodland Trust's online Ancient Tree Inventory was reviewed for known ancient or veteran trees within the Site and adjacent land. Interactive online mapping provided by the charity 'Buglife' was used to determine whether the Site falls within an Important Invertebrate Area.
- 3.5 In accordance with Natural England's Great Crested Newt Mitigation Guidelines (2001), a desktop search was undertaken to identify ponds within 500m of the Site which may have potential to support breeding great crested newts *Triturus cristatus*, using Ordnance Survey (OS) mapping, the MAGIC database and aerial photography.
- 3.6 All relevant desk study data are presented in Appendix C.

Field Survey

Extended Phase 1 Habitat Survey

- 3.7 An extended Phase 1 Habitat survey was carried out in fine and dry weather conditions on 21 May 2020 by Tilly Fitzwebster ACIEEM,

encompassing the Site and immediately adjacent habitats that could be viewed.

3.8 Phase 1 Habitat survey is a method of classification and mapping wildlife habitats in Great Britain. It was originally intended to provide “...*relatively rapidly, a record of the semi-natural vegetation and wildlife habitat over large areas of countryside.*” The Phase 1 Habitat survey method has been widely ‘extended’ beyond its original purpose to allow the capture of information at an intermediate level between Phase 1 and Phase 2 Habitat surveys, and here includes the following:

- More detailed floral species lists for each identified habitat
- Descriptions of habitat structure, the evidence of management and a broad assessment of habitat condition
- Mapping of additional habitat types (e.g. hardstanding)
- Identification of Priority Habitats under Section 41 of the NERC Act
- Identification of Habitats Directive Annex I habitat types
- Evidence of, or potential for, European Protected Species (EPS) (including bats, great crested newt, dormouse and otter)
- Evidence of, or potential for, other protected species (including birds, reptiles, water vole, badger and certain invertebrates)
- Evidence of, or potential for, other notable species (including S41 Species of Principal Importance as well as notable, rare, protected or controlled plants and invertebrates)

3.9 Results of the extended Phase 1 Habitat survey are presented on the Habitats Plan in Appendix A. Appendix D provides a list of floral species recorded in each habitat.

Preliminary Roost Assessment (Trees and Structures)

3.10 All buildings and established trees on-site likely to be impacted by the proposed development were inspected and assessed for their potential to support roosting bats, with due consideration for the *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016).

3.11 A detailed inspection of the exterior and interior of structures and trees at the Site was undertaken to (i) identify any Potential Roost Features (PRFs) and potential bat ingress/egress points, and (ii) locate any evidence of bats such as live or dead specimens, droppings, urine splashes, fur-oil staining, feeding remains (e.g. moth wings) and/or squeaking noises. Equipment used included ladders, high-powered torches and close-focusing binoculars, as appropriate.

Dusk Emergence Survey

3.12 A single dusk emergence survey was undertaken to confirm the presence/likely absence of roosting bats in association with one on-site

structure (Building 3; Appendix A), which had been assessed as having 'Low' bat roosting potential.

- 3.13 The dusk emergence survey was undertaken for approximately 1.5 hours following sunset, in accordance with the BCT good practice guidelines (Collins, 2016). The survey was carried out by Tilly Fitzwebster ACIEEM (Natural England Licence REF: 2018-36066-CLS-CLS) and Mark Rose MCIEEM (Natural England Licence REF: 2015-13991-CLS-CLS) in suitable weather conditions, as summarised in Section 4. The surveyors were situated at either end of the building (east and west) with a view of the whole building where adjacent vegetation allowed.
- 3.14 During the survey, the surveyors watched for any bats emerging from or entering parts of the building, or using key flight lines, equipped with hand-held Elekon BatLogger bat detectors. A note was made of all bat passes, along with the time, species and any information regarding behaviour, including direction of flight and activity (e.g. foraging/commuting).

Limitations

- 3.15 There were no specific limitations to the desktop study, extended Phase 1 Habitat survey or Preliminary Roost Assessment, which were conducted at an optimum time of year and in good conditions.

Evaluation and Assessment

- 3.16 Typically the evaluation and assessment of ecological features is beyond the scope of a PEA and should be undertaken as part of either a full EclA, or receptor-specific survey and assessment in accordance with the published CIEEM method (CIEEM, 2018). However, given the small scale of the proposed development and the limited ecological constraints identified, it is considered that this report and its evaluation of ecological features herein are appropriate for submission in support of the live planning application.

4.0 BASELINE ECOLOGICAL CONDITIONS

Nature Conservation Designations

Statutory

- 4.1 There are no statutory designations covering any part of the Site.
- 4.2 Four international statutory designations were identified within 10km of the Site. These were the Solent and Dorset Coast (marine component) SPA (c. 6.72km south of the Site), Duncton to Bignor Escarpment SAC (c. 7.14km north of the Site), and Pagham Harbour Ramsar and SPA (c. 9.88km west of the Site). Given the scale of the proposed development and the distance from these designations, development at the Site is considered unlikely to have any effect on these European designations, and is therefore not taken to represent a constraint to development.
- 4.3 No national statutory designations were identified within 3km of the Site, and no local statutory designations were identified within 2km of the Site.
- 4.4 Two non-statutory designations were identified within 2km of the Site; Fontwell Park Racecourse Local Wildlife Site (LWS) (c. 0.3km north-west of the Site) and Slindon Bottom LWS (c. 1.1km north of the Site). Additionally, two designated road verges were identified within 2km of the Site; A27 Brittens Lane (c. 1.29km north-west of the Site) and Barnham Road at Eastergate (c. 0.59km south of the Site). Given the scale and nature of the proposed development, it is considered unlikely that development at the Site would cause significant effects on any of the aforementioned designations.
- 4.5 The above designations are described in Table 1 below.

Table 1. Statutory and Non-Statutory Designations within search radii

Site Name & Designation	Distance & Direction from Survey Area	Special Interests or Qualifying Features
International Designations within 10km		
Solent and Dorset Coast SPA	c. 6.72km south of the Site	This SPA has recently been approved as an SPA for its internationally important populations of three tern species, including common tern <i>Sterna hirundo</i> , little tern <i>Sterna albifrons</i> and Sandwich tern <i>Sterna scandiavicensis</i> .
Duncton to Bignor Escarpment SAC	c. 7.14km north of the Site	This SAC is designated for its Annex I <i>Asperulo-Fagetum</i> beech forest habitat. This occurs on steep scarp slopes and on more gently-sloping hillsides in mosaic with ash <i>Fraxinus excelsior</i> woodland, scrub and grassland. The SAC is also

		home to a range of rare plants and molluscs.
Pagham Harbour Ramsar	c. 9.88km west of the Site	This site is designated for its internationally important wintering population of dark-bellied brent geese <i>Branta bernicla bernicla</i> .
Pagham Harbour SPA	c. 9.88km west of the Site	This site is designated under Article 4.1 of the Directive (79/409/EEC) for regularly supporting internationally important breeding populations of common and little tern, whilst also supporting over-wintering populations of ruff <i>Philomachus pugnax</i> . It also qualifies under Article 4.2 of the Directive (79/409/EEC) for supporting over-wintering populations of dark-bellied brent geese.
Non-Statutory Designations within 2km		
Fontwell Park Racecourse LWS	c. 0.3km north-west	Sections of the race track comprise unimproved grassland, managed as hay meadow and comprise species-rich swards. Includes some notable species, such as Adder's-tongue <i>Ophioglossum vulgatum</i> and a large population of Green-winged Orchid <i>Orchis morio</i> .
Slindon Bottom LWS	c. 1.1km north	Ancient woodland with a varied flora, including semi-natural and replanted conifer woodland. Supports a diverse community of breeding birds.

Ancient Woodland

- 4.6 There is no ancient woodland covering any part of the Site or immediately adjacent land. No trees on or adjacent to Site are listed on the Ancient Tree Inventory.

Habitats and Flora

- 4.7 Habitats recorded on-site were classified in line with current Phase 1 Habitat survey guidance (JNCC, 1990), as illustrated in Appendix A. Detailed species lists for each habitat are provided in Appendix D.

Notable Flora Records

- 4.8 The SxBRC provided 124 records of 42 notable plant species from within the search area. Those of potential relevance to the Site include bluebell *Hyacinthoides non-scripta*, wood sorrel *Oxalis acetosella* and wild strawberry *Fragaria vesca*. However, neither these species nor any other notable plant species were recorded on-site during the surveys.

Amenity Grassland

- 4.9 The Site is generally dominated by amenity grassland which makes up much of the residential garden surrounding the primary dwelling and outbuildings. Dominant grasses include perennial rye grass *Lolium perenne*, cock's foot *Dactylus glomerata*, Yorkshire fog *Holcus lanatus* and rough meadow grass *Poa trivialis*. Herb species present include white clover *Trifolium repens*, broad-leaved dock *Rumex obtusifolius*, dandelion *Taraxacum* sp., ribwort plantain *Plantago lanceolata*, creeping thistle *Cirsium arvense* and common daisy *Bellis perennis* with occasional creeping buttercup *Ranunculus repens* and red clover *Trifolium pratense*.
- 4.10 The grassland on site is generally short mown, with the exception of a grassy bank in the north-west of the Site which supports a slightly longer sward.

Tall Ruderal

- 4.11 Occasional patches of tall ruderal vegetation are present across the Site, particularly along the edges of the garden, close to the borders. The grass bank described above extends along the northern extent of the Site and develops into tall ruderal vegetation. Dominant species here include comfrey *Symphytum* sp., bramble *Rubus fruticosus* agg., hogweed *Heracleum sphondylium*, green alkanet *Pentaglottis sempervirens*, cleavers *Galium aparine* and broadleaved dock. Occasional cow parsley *Anthriscus sylvestris*, burdock *Arctium* sp., cock's foot, rough meadow grass, germander speedwell *Veronica chamaedrysl*, black medick *Medicago lupulina* and Spanish bluebells *Hyacinthoides hispanica* were also recorded.

Trees

- 4.12 A number of scattered trees are present across the Site, particularly within the northern section of the Site. Trees also line the gravel driveway and lines of trees are present along the eastern and western boundaries of the Site. Species include scots pine *Pinus sylvestris*, Monterey pine *Pinus radiata*, leylandii *Cupressus x leylandii*, horse chestnut *Aesculus hippocastanum*, crab apple *Malus sylvestris*, silver birch *Betula pendula*, sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior* and holly *Ilex aquifolium*.

Hedgerows

- 4.13 A number of ornamental cherry laurel *Prunus laurocerasus* hedgerows are present within the northern extent of the Site, close to some of the outbuildings (Hedgerows 2-4 on the Habitats Plan in Appendix A). A species-poor native hedgerow with trees (Hedgerow 5 on the Habitats Plan in Appendix A) is present in the north-western corner of the Site with hawthorn *Crataegus monogyna*, elder *Sambucus nigra* and bramble species present. Ground flora includes field bindweed

Convolvulus arvensis, common nettle *Urtica dioica*, herb robert *Geranium robertianum* and green alkanet.

Buildings

- 4.14 A total of ten buildings are present within the Site (labelled as B1-10 on the Habitats Plan in Appendix A), with only one (Building 3) to be directly impacted by proposals.
- 4.15 A large residential dwelling (Building 9) is present within the south-west corner of the Site along with two outbuildings (Buildings 5 and 8). Additionally, there are two car ports of wooden construction (Buildings 10 and 4), three outbuildings (Buildings 1- 3), a home office largely of glass construction (Building 7) and a building in use as guest accommodation (Building 8). The buildings within close proximity to the proposed development footprint are described in more detail below, in relation to their potential to support roosting bats. The buildings are labelled as B1-10 on the Habitats Plan in Appendix A.

Hardstanding

- 4.16 A gravel driveway extends west from the entrance at the south of the Site, towards the main residential dwelling and north towards Buildings B1 to B7 within the centre of the Site.

Fauna

Bats

- 4.17 A total of 117 bat records were identified within the search area, dating from 1984 to 2019. These include the following species: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, nathusius pipistrelle *Pipistrellus nathusii*, noctule *Nyctalus noctula*, serotine *Eptesicus serotinus*, myotis bat *Myotis* sp., Alcaethoe bat *Myotis alcathoe*, Bechstein's bat *Myotis bechsteinii*, Brandt's bat *Myotis brandtii*, whiskered bat *Myotis mystacinus*, natterer's bat *Myotis nattereri*, barbastelle *Barbastella barbastellus*, long-eared bat *Plecotus* sp. and brown long-eared *Plecotus auritus*. The closest records are of brown long-eared bat (c. 0.3km from the Site), common pipistrelle (c. 0.57km from the Site) and pipistrelle sp. (0.73km from the Site). These records were of two confirmed bat roosts and one grounded bat, respectively.
- 4.18 The Site as a whole with its treelines, hedgerows and areas of grassland, provides suitable foraging and commuting opportunities for a range of bat species.

Preliminary Roost Assessment - Trees

- 4.19 All on-site trees anticipated to be directly impacted by the proposals (felling required) were inspected during a preliminary ground level

assessment to determine bat roost potential. All of the trees assessed were considered to have 'Negligible' potential and provided no suitable roosting features.

Preliminary Roost Assessment - Structures

- 4.20 It is understood that only Building 3 will be directly impacted by the proposals (demolition required to allow for a new access track), however buildings within close proximity to the development footprint (Buildings B1-2 and B4-5) were also included in the assessment.
- 4.21 Building 3 (labelled B3 on the Habitats Plan in Appendix A), was considered to have 'Low' bat roost potential, with the remaining buildings considered to have 'Negligible' potential. The full results of the building inspection are provided in Table 2 below.

Table 2. Results of Building Inspection Survey

Building Ref.	Building Description	External features/ evidence	Internal features/ evidence	Bat roost potential
B1	A small storage building of wooden construction. Single skinned roof of corrugated asbestos cement. Age >20 years*	Some gaps beneath the wall top and corrugated roof, however largely heavily cobwebbed.	None- no internal roof space, internally heavily cobwebbed with no suitable features noted. No droppings or other secondary evidence of bats identified.	Negligible
B2	A single storey building in use as a gym. Of wooden construction with a bitumen felt roof. Age ~ 5 years	No gaps or potential entry points noted externally, well-sealed.	None. No roof voids present. Internally well sealed, I with the internal apex structure flat. No secondary evidence of bats identified.	Negligible
B3	A former stables in use as storage. Of wooden construction, similar to Building 1, with a single skinned corrugated asbestos cement roof. Internally there is a flat sealing with a void above- no access to the void was	Some gaps noted externally between the roof and the wall top however mostly cobwebbed.	Internally well sealed with no obvious ingress noted. Small void between the internal sealing and	Low

Building Ref.	Building Description	External features/ evidence	Internal features/ evidence	Bat roost potential
	possible. Age >20 years	A gap was noted at the apex of the eastern gable end.	the asbestos cement roof, however appeared heavily cobwebbed. No secondary evidence of bats identified.	
B4	Car port of wooden construction. Open-sided with a corrugated asbestos cement roof. Age >20 years	No potential roosting opportunities noted. Building largely open to the elements.	No internal features noted, heavily cobwebbed internally. No secondary evidence of bats noted.	Negligible
B6	A small building in use as guest accommodation. Of similar construction to Building 2. Age >20 years	Externally well-sealed with no potential access points or gaps around the building noted.	Internally well-sealed, no obvious roosting opportunities. No secondary evidence of bats identified.	Negligible

*Building ages provided by client

Dusk Emergence Activity Survey

- 4.22 As Building 3 was assessed as having 'Low' potential to support roosting bats, a single dusk emergence roost survey was undertaken on 08 May 2020. No bats were seen to emerge from the building, however foraging activity around the Site was recorded, with both common and soprano pipistrelles recorded foraging throughout the survey, in addition to a number of noctule and serotine bat passes. A summary of the survey observations are provided below.
- 4.23 The first bat pass was recorded at 21:25hrs by both Surveyors of a soprano pipistrelle which was heard but not seen. The bat was seen flying from the south-east of the Site towards the north-west over the building. Between 21:27hrs and 22:08hrs common and soprano pipistrelles were recorded foraging around the Site, predominantly to the north and west of Building 3.
- 4.24 At 22:09hrs a serotine bat was heard but not seen by both surveyors and was heard again by Surveyor A at 21:14hrs and 21:17hrs. At 22:18hrs a noctule bat was heard but not seen by both surveyors and was suspected to have been in the north of the Site. At 22:20hrs a brief

serotine pass was recorded by both surveyors. The final bat passes recorded were of a soprano pipistrelle at 22:34hrs and a common pipistrelle at 22:35hrs, both of which were heard but no seen.

- 4.25 No activity recorded was considered to be indicative of roosting within Building 3.

Badger

- 4.26 The SxBRC do not provide records of badger *Meles meles* due to their sensitive nature.
- 4.27 The Site offers sub-optimal sett building opportunities for badger, however given the habitats on-site and within the local surrounds it is considered likely that badger would utilise the Site for foraging. As no setts were identified within or around the proposed development footprint, this species is not considered to represent a constraint.

Dormouse

- 4.28 A total of 116 records of dormouse *Muscardinus avellanarius* were identified within the search area, dating from 2004 to 2018. The closest record is c. 0.83km from the Site, within an area of woodland to the north-east with no direct connectivity to the Site.
- 4.29 The hedgerows and trees within the Site provide sub-optimal habitat for dormouse with limited food and nest-building resources. It is considered unlikely that dormice are present within the Site.

Riparian Mammals

- 4.30 No records of otter *Lutra lutra* were identified within the search area. No riparian habitat suitable for otter is present within the Site, and as such this species is not considered further.
- 4.31 A total of two historical records of water vole *Arvicola amphibius* were identified within the search area, dating from 1997 to 1998. The closest record is c. 1.9km from the Site.
- 4.32 No suitable habitats such as watercourses or ditches are present within the Site, and as such this species is not considered further.

Other Mammals

Hedgehog

- 4.33 A total of 41 records of hedgehog *Erinaceus europaeus* were identified within the search area, dating from 1997 to 2019. The closest record is c. 0.24km from the Site, with an area of connecting woodland and open pasture habitat between the Site and the record.
- 4.34 Although hedgerows and woodland are preferred for nesting, hedgehogs often forage in grassland, which dominates the Site.

Additionally, hedgerow bases and areas of tall ruderal vegetation are likely to provide suitable sheltering opportunities for this species. Hedgehogs are widespread and considered likely to use suitable habitat within the range from time to time. However, given the open nature of the Site and absence of existing or proposed fences, this species is not considered to represent a constraint.

Brown Hare

- 4.35 One record of brown hare *Lepus europaeus* were identified within the search area, dating from 2000. The record is c. 1.5km from the Site.
- 4.36 The Site is not considered to provide suitable habitat for brown hare as this species prefer long swards of grass used for cover and feeding, and the amenity grassland habitats on-site are short mown and regularly disturbed.

Birds

- 4.37 A total of 378 records of 128 bird species were identified within the search area, dating from 1981 to 2018. Those of potential relevance to the Site include tawny owl *Strix aluco*, green woodpecker *Picus viridis*, Starling *Sturnus vulgaris* and house sparrow *Passer domesticus*.
- 4.38 The hedgerows and trees within the Site provide suitable nesting opportunities for a range of common garden birds (see Target Note 3 on the Habitats Plan in Appendix A). Similarly, the on-site buildings, particularly Buildings 1, 4 and 3, offer some suitable nesting opportunities for birds such as house sparrow.

Reptiles

- 4.39 A total of 49 records of four reptile species were identified within the search area including slow worm *Anguis fragilis*, grass snake *Natrix natrix* (syn. *N. helvetica*), adder *Vipera berus* and common lizard *Zootoca vivipara*. The closest records are of slow worm c. 0.49km north-east of the Site and of grass snake c. 0.7km north-east of the Site. There is limited habitat connectivity to these records, however there is some connectivity to further records of slow worm from c. 0.78km south of the Site.
- 4.40 The areas supporting a longer grassland sward such as the grassy bank (see Target Note 2 on the Habitats Plan in Appendix A), boundaries of the Site and areas of tall ruderal vegetation are considered to provide some suitable opportunities for widespread reptiles.

Amphibians

- 4.41 A total of twenty-five records of five amphibian species were identified within the search area, including common toad *Bufo bufo*, palmate newt *Lissotriton helveticus*, smooth newt *Lissotriton vulgaris* and common frog *Rana temporaria*, in addition to five records of great

crested newt *Triturus cristatus*. The closest records for great crested newt is c. 930m north-east of the Site from 2019, to which there is limited habitat connectivity from the Site.

- 4.42 The Site provides some limited suitable terrestrial habitat for amphibians with areas of tall ruderal vegetation, grassland and hedgerow bases. A more detailed appraisal of the Site in respect of great crested newt is provided below.

Great Crested Newt

- 4.43 The Site as a whole provides some limited suitable terrestrial habitat for great crested newt, mainly the grassy bank, areas of tall ruderal vegetation and hedgerow bases. However, more suitable habitat exists in the wider surrounds to the north-east of the Site.
- 4.44 Despite spending much of their annual lifecycle within the terrestrial environment, great crested newts are dependent upon the presence of suitable aquatic breeding habitat in order for a population to persist. No ponds are present on-Site, nor are any apparent within what is generally considered to be a dispersible range (500m) of the Site, based on OS mapping.
- 4.45 Based upon the lack of aquatic habitats on-Site or within 500m, along with the sub-optimal terrestrial habitats within the Site, great crested newts are not considered likely to be present.

Invertebrates

- 4.46 A total of 141 records of 57 invertebrate species were identified within the search area. Those of potential relevance to the Site include stag beetle *Lucanus cervus*, rose chafer *Cetonia aurata* and hedge rustic *Tholera cespitis*.
- 4.47 The Site falls within the South Downs Important Invertebrate Area (IIA) (Buglife, no date) however the Site supports common and widespread habitats and is therefore considered likely to support a fairly typical assemblage of invertebrate species.

5.0 DISCUSSION AND RECOMMENDATIONS

Habitats and Flora

Hedgerows and Trees

- 5.1 The majority of hedgerows and boundary trees are to be retained as part of the proposals. It is understood that a number of scattered trees require removal to facilitate the proposals, in addition to the non-native cherry laurel hedgerows which offer limited ecological value.
- 5.2 A single native species-poor hedgerow with trees is present along the western boundary of the Site. Hedgerows and their component mature trees are a Habitat of Principal Importance and have intrinsic ecological value. It is understood that this hedgerow will be retained and it, alongside all other retained trees, should be afforded protection during construction in line with British Standard 5837: 2012.

Fauna

Bats

- 5.3 On-site Building B3 was assessed as having 'Low' bat roosting potential, however a dusk roost survey completed in June 2020 has confirmed the likely absence of a bat roost. As such, there are no ecological constraints in relation to bats to the proposed demolition of this building.
- 5.4 The Site as a whole provides suitable foraging and commuting habitat for a range of bat species. Four species of bat were recorded foraging within the Site during the dusk emergence survey, particularly around treelines along the Site boundaries. Any new lighting at the Site should be designed to avoid illuminating these boundary habitats to minimise disturbance to foraging and commuting bats.

Birds

- 5.5 Wild birds, their active nests, and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended).
- 5.6 It is understood that some hedgerow vegetation removal is required to facilitate development and therefore to avoid committing an offence under the Wildlife and Countryside Act 1981 (as amended), any vegetation clearance must take place outside of the bird nesting period (i.e. outside of March to August inclusive), or failing that, following confirmation by a suitably qualified ecologist that nesting birds are absent from the habitats to be cleared.
- 5.7 Similarly, as Building 3 provides some suitable nesting opportunities for birds, demolition of the building could result in impacts to any active

nests present and as such the same timing constraints afforded to vegetation clearance should apply to the demolition of the building.

- 5.8 Loss of suitable nesting habitat could be compensated for through the incorporation of bird nest boxes within the new building or erected on retained mature trees around the Site.

Reptiles

- 5.9 The grassy areas within the Site supporting a longer sward, in addition to areas of ruderal vegetation are considered to provide some suitable habitat for widespread reptiles. However, due to the scale of the proposed development and the footprint of the new dwelling being within an area of short-mown amenity grassland, it is considered that the potential for direct impacts to reptiles is limited and further surveys are not considered necessary.

- 5.10 A precautionary approach to works in regards to reptiles, to include continued mowing of the construction area and a turf strip prior to construction should be undertaken. It is recommended that this include the following prescriptions:

- Habitat manipulation works (mowing) shall take place between April and mid-October, during the reptile active period (to avoid potential impacts to hibernating reptiles);
- Habitat manipulation works shall be undertaken during dry and warm conditions (above 10°C) when reptiles will be active and able to move away from disturbance;
- Where required grassland habitat will gradually be cut, in a systematic manner working from the east of the construction working area required towards the west, to encourage any reptiles that may be present to disperse away from the working area to retained habitat to the west. The first round of cutting should be taken to c. 20cm above ground level, unless already at this level or below due to pre-existing management.
- Any reptiles encountered within the working areas during the vegetation removal works should be allowed to disperse of their own accord before continuing.
- As a final stage turf will be stripped from the construction zone, to remove any habitat resource which may attract reptiles to recolonize prior to construction commencing.

Summary of Recommendations

- 5.11 Based on the ecological constraints identified above and the proposed avoidance and mitigation measures detailed to address potential adverse effects of development, no further surveys / investigative work is considered necessary.

Opportunities for Ecological Enhancement

5.12 To promote adherence to the NPPF and Policies ENV SP1 and DM5 of the Adopted Arun Local Plan 2018 the following opportunities for ecological enhancement have been identified:

- Provision of new bat roosting opportunities within the new building and retained mature trees (At least 2 no. bat boxes. These will be a purpose-built, durable and long-lasting variety such as available from Schwegler or Habibat).
- Provision of bird nesting opportunities within the new building and retained mature trees (At least 2 no. bird boxes. NHBS integrated starling box, terraced sparrow box or equivalent on buildings and/or 1MR Avianex nest box, or equivalent on retained trees)

6.0 CONCLUSIONS

6.1 No overriding constraints to the proposed development have been identified, subject to the implementation of appropriate mitigation measures in respect of the following identified ecological constraints:

- Trees and Hedgerows
- Foraging / Commuting Bats
- Nesting Birds
- Reptiles

6.2 Recommendations for ecological enhancement measures that could be delivered as part of development at the Site have been provided here-in, which will aid accordance with Policies ENV SP1, DM1, DM4 and DM5 of the Adopted Arun Local Plan 2018. This includes the protection of retained trees and hedgerows in line with with British Standard 5837: 2012, a sensitive lighting strategy to avoid illumination of boundary habitats, appropriate timing of vegetation removal to avoid the bird nesting season and management of the grassland habitats prior to construction in order to avoid impacts to reptiles. There is opportunity for ecological enhancements to be made, such as the incorporation of bat and/or bird nesting boxes within the proposed building and on retained mature trees.

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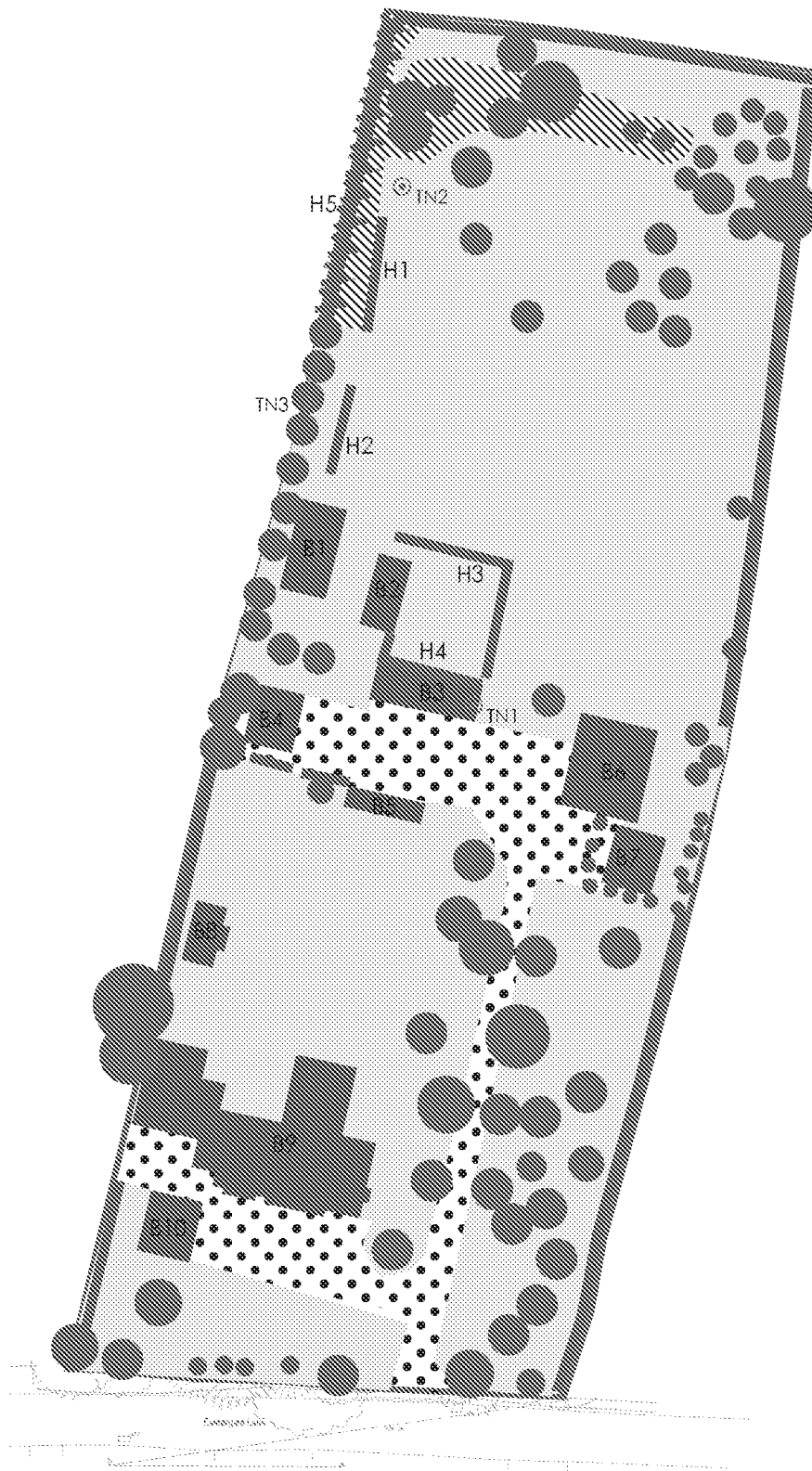
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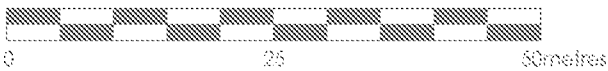
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Appendix A

Habitats Plan & Photosheet



-  Survey area
-  Amenity grassland
-  Hedgerow
-  Hedgerow with trees
-  Tall ruderal
-  Building and building number
-  Tree
-  Gravel
-  Target Notes:
 - TN1: Building with 'Low' Bat Roost Potential
 - TN2- Grassy bank providing suitable reptile habitat
 - TN3- Suitable nesting habitat for birds



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Project: Poachers, Eastergate Lane, Chichester

Drawing Title: Habitats Plan

Client: Anthony Occleshaw

Drawing Ref.: CSA/5026/100

Scale: Refer to scale

Date: May 2020

Rev: -

Drawn: AW

Checked: TF

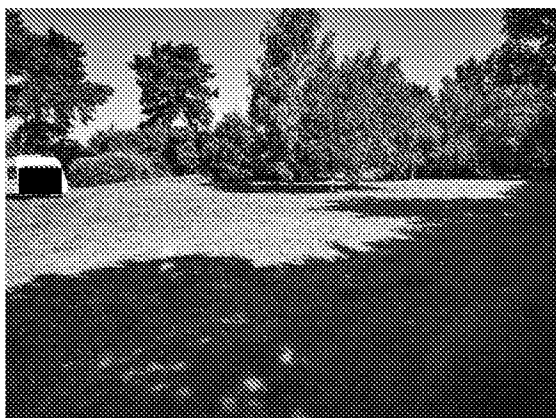


Photo 1. A view of the short-mown grass in the northern extent of the Site.



Photo 2. A view of a potential bat access point on the eastern gable end of Building 3

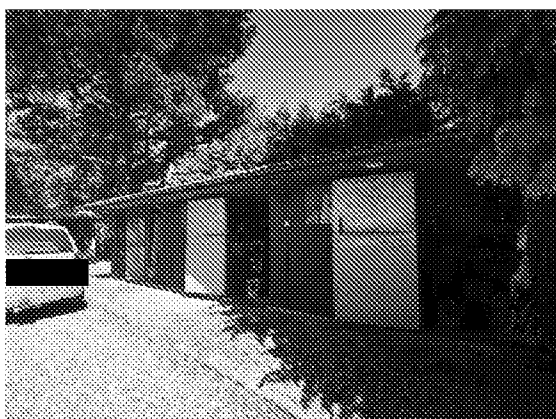


Photo 3. A view of the front (southern) elevation of Building 3



Photo 4. Internal view of Building 1 which is well sealed and heavily cobwebbed

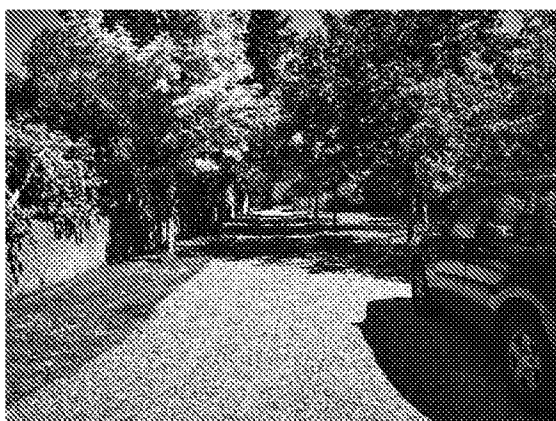


Photo 5. A view of the gravel drive extending north from the Site entrance



Photo 6. The grassy bank in the north-west of the Site providing some suitable reptile habitat

Appendix B

Legislation and Planning Policy

- 1.1. The **Conservation of Habitats and Species Regulations 2017** (as amended) transposes Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, and aspects of Council Directive 79/409/EEC on the Conservation of Wild Birds, into UK domestic law. The Regulations make prescriptions for the designation and protection of Sites of Community Importance ('European sites', e.g. Special Areas of Conservation and Special Protection Areas) and European Protected Species (EPS). Through the provisions of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, the Regulations retain all protections afforded to sites, habitats and species following the UK's departure from the European Union on 31st January 2020.
- 1.2. The **Wildlife and Countryside Act 1981** (as amended, principally by the Countryside and Rights of Way Act 2000) forms the basis for protection of statutory designated sites of national importance (e.g. Sites of Special Scientific Interest; SSSIs) and native species that are rare and vulnerable in a national context. Additionally, badgers are protected under the **Protection of Badgers Act 1992**.
- 1.3. Section 40(1) of the **Natural Environment and Rural Communities (NERC) Act 2006** states that each public authority, "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications, with particular regard to the Section 41 (S41) lists of 56 habitats and 943 species of principal importance. The UK Biodiversity Action Plan (BAP) has been superseded by the Biodiversity 2020 Strategy, which continues to prioritise the S41 lists, however Local BAPs continue to influence biodiversity management and conservation effort, including through the spatial planning system, at the local scale.
- 1.4. The **National Planning Policy Framework (2019)** (NPPF) sets out government planning policies for England and how they should be applied. With regards to ecology and biodiversity, Chapter 15: Conserving and Enhancing the Natural Environment, paragraph 170, states that the planning system and planning policies should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.5. Paragraph 175 sets out the principles that local planning authorities should apply when determining planning applications:
 - If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts).

- Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
 - Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
 - Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 1.6. The **Government Circular 06/2005**, which is referred to within the NPPF, defines statutory nature conservation sites and protected species as a material consideration in the planning process.
- 1.7. Local planning policies of relevance to ecology, biodiversity and/or nature conservation have been set out in Table B.1 below.

Table B.1. Summary of regional and local planning policy relating to ecology

Policy	Summary
Adopted Arun Local Plan 2018	
Policy GI SP1: Green Infrastructure and Development	<i>"The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.</i> <i>All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.</i> <i>Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text."</i>
Policy ENV SP 1: Natural Environment	<i>"Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites.</i> <i>Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites,</i>

Policy	Summary
	development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them."
Policy ENV DM1: Designated Sites of Biodiversity or Geological Importance	a. "Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated: i. There is no alternative solution (which shall be adequately demonstrated by the developer). ii. There are reasons of public health or public safety or iii. There are benefits of primary importance to the environment or iv. There are imperative reasons of overriding public interest. Notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. b. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to; i. The European, National or Local status and designation of the site; ii. The nature and quality of the site's features, including its rarity value; iii. The extent of any adverse impacts on the notified features of interest; iv. The need for compensatory measures in order to re-create remaining features of habitats on or off the site. c. Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate."
Policy ENV DM3: Biodiversity Opportunity Areas	"Development shall: a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones b. Be designed in order to minimise disturbance to habitats Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the

Policy	Summary
	presence of that species and habitat and impact(s) that development may have on the BOA."
Policy ENV DM4: Protection of Trees	"Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development: a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or b. Would enhance the survival and growth prospects of other protected trees; c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland. Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme. Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given. Where there are existing trees on or adjacent to a development site, developers shall be required to provide: d. Land and tree surveys e. A tree constraints plan f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement. These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees."
Policy ENV DM5: Development and Biodiversity	"Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement. Where there is evidence of a protected species on a proposed development site, planning applications shall include a

Policy	Summary
	<i>detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals.</i> <i>All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person. All developments shall have regard to Natural England's standing advice for protected species."</i>

Appendix C

Desk Study Information

Ecological Data Search SxBRC/20/112 - Summary Report

An ecological data search was carried out for land at Poachers, Eastergate on behalf of Aaron White (CSA Environmental) on 29/05/2020.

The following datasets were consulted for this report:

	Requested	Radius/buffer size
Designated sites, habitats & ownership maps	Yes	2km
Protected, designated and invasive species	Yes	2km

Summary of results

Sites and habitats

Statutory sites	1 National Park
Non-statutory sites	2 LWS / 2 Designated Road Verges
Section 41 habitats	6 habitats
Ancient and/or ghyll woodland	Present

Protected and designated species

International designations	36 species	351 records
National designations	117 species	1,258 records
Other designations	197 species	1,675 records
Total	213 species	1,784 records
Invasive non-native	23 species	99 records

The report is compiled using data held by Sussex Biodiversity Record Centre (SxBRC) at the time of the request. SxBRC does not hold comprehensive species data for all areas. Even where data are held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there – the area may simply not have been surveyed.

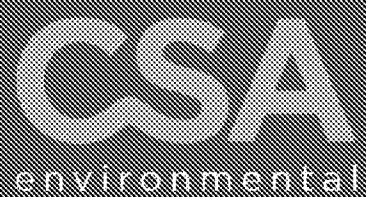
**This summary page may be published.
The full report and maps may not be published or otherwise shared.**

The data search report is valid until 29/05/2021 for the site named above.

Appendix D

Habitats and Flora Species List

Flora	
Latin Name	Common Name
Herb Species	
<i>Anthriscus sylvestris</i>	Cow parsley
<i>Arctium</i> sp.	Burdock
<i>Bellis perennis</i>	Common daisy
<i>Cirsium arvense</i>	Creeping thistle
<i>Convolvulus arvensis</i>	Field bindweed
<i>Galium aparine</i>	Cleavers
<i>Geranium robertianum</i>	Herb robert
<i>Glechoma hederacea</i>	Ground ivy
<i>Heracleum sphondylium</i>	Hogweed
<i>Hyacinthoides hispanica</i>	Spanish bluebells
<i>Medicago lupulina</i>	Black medick
<i>Plantago lanceolata</i>	Ribwort plantain
<i>Ranunculus repens</i>	Creeping buttercup
<i>Rumex obtusifolius</i>	Broad-leaved dock
<i>Symphytum</i> sp.	Comfrey
<i>Taraxacum</i> sp.	Dandelion
<i>Trifolium pratense</i>	Red clover
<i>Trifolium repens</i>	White clover
<i>Urtica dioica</i>	Common nettle
<i>Veronica chamaedrys</i>	Germander speedwell
Grasses	
<i>Dactylus glomerata</i>	Cock's foot
<i>Holcus lanatus</i>	Yorkshire fog
<i>Lolium perenne</i>	Perennial rye grass
<i>Poa trivialis</i>	Rough meadow grass
Woody Species	
Broadleaved	
<i>Acer pseudoplatanus</i>	Sycamore
<i>Aesculus hippocastanum</i>	Horse chestnut
<i>Betula pendula</i>	Silver birch
<i>Crataegus monogyna</i>	Hawthorn
<i>Fraxinus excelsior</i>	Ash
<i>Ilex aquifolium</i>	Holly
<i>Malus sylvestris</i>	Crab apple
<i>Rubus fruticosus</i> agg.	Bramble
Conifers	
<i>Leylandii Cupressus x leylandii</i>	Leylandii
<i>Pinus radiata</i>	Monterey pine
<i>Pinus sylvestris</i>	Scots pine



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