

THE BEACHCROFT HOTEL LTD

**The Beach Huts, The Beachcroft Hotel, Clyde
Road, Felpham PO22 7AH**

- Preliminary Ecological Appraisal Survey Report
- Protected Species Assessment Survey

Planning Issue

Prepared by	GS
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SUMMARY

Lizard Landscape Design and Ecology has been commissioned by The Beachcroft Hotel Ltd to undertake a preliminary ecological appraisal and protected species assessment of land at Gull Point, The Beachcroft Hotel, Clyde Road, Felpham PO22 7AH (*Grid Reference: SZ 948 993 – hereafter referred to as 'the site'*). A preliminary ecological appraisal (*PEA*) was undertaken of the site on 5th September 2017 to appraise the existing ecological resource within the site and surrounding area.

The site consists of an area of former garden. A patch of amenity grassland is situated at the centre, with hard standing access areas to the edges. The site is bounded by closeboard fences, ornamental hedges and the wall of the adjacent property. The access leads north onto Clyde Road, and the site is surrounded to the south and west by residential dwellings, to the north by Clyde Road and the Beachcroft Hotel, and to the east by the *Bognor Regis Promenade* and the beach.

The proposal site is largely formed of amenity grassland and hard surfaces; no rare or unusual species were noted. The site is generally considered to be of '*low ecological value*'.

The introduced shrubs and scattered trees present, provide limited nesting opportunities for common bird species. Birds such as gulls may also nest on the flat roofs of adjacent buildings, however the proposals would not impact these buildings. All birds, their nests, eggs and chicks are protected under *The Wildlife and Countryside Act 1981 (as amended)*. Clearance of vegetation and demolition of buildings should be undertaken outside the nesting season (*nesting season: March - August*) or following inspection by an ecologist to ensure no active nests are present.

No other ecological constraints have been identified, and no further surveys are required at the site.

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 are provided in Section 7.0 below.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Mr Phillip Roberts to undertake a preliminary ecological appraisal and protected species assessment of land at Gull Point, The Beachcroft Hotel, Clyde Road, Felpham PO22 7AH (*Grid Reference: SZ 948 993 – hereafter referred to as 'the site'*).
- 1.2 A preliminary ecological appraisal (*PEA*) was undertaken of the site on 5th September 2017, to appraise the existing ecological resource within the site and surrounding area. The *PEA* was comprised of a baseline survey conforming broadly to the *JNCC 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 were undertaken and prepared by George Sayer (*BSc(Hons) PgDip; Assistant Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by Joe Jackson; (*Director; Landscape Architect BA (Hons) LA DipLA CMLI; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The site consists of an area of former garden. A patch of amenity grassland is situated at the centre, with hard standing access areas to the edges. The site is bounded by closeboard fences and the wall of the adjacent property. Several ornamental hedges line the fences within the site. The site is approximately 3.9 metres above sea level and measures approximately 390.0 m². Soils on site are described as *loamy and clayey soils of coastal flats with naturally high groundwater*.

- 1.5 2 no. water bodies exist within 500.0 m of the site; these are the *Aldingbourne Rife* which runs into the sea, 184.0 m to the west of the site, and a large ornamental pond within the grounds of the *Ocean Hotel*, 333.0 m to the north-west of the site. The high-water mark of the south coast is 12.0 m to the south-east of the site. The nearest area of woodland is the deciduous woodland adjacent to *Hotham Park*, 650.0 m to the north-west of the site.

Surrounding Landscape

- 1.6 The site is located on the seafront between Bognor Regis and Felpham. The area is characterised by residential properties, the *Bognor Regis Promenade* and holiday parks such as the *Butlins* centre to the west.
- 1.7 The immediate surroundings are very lightly-wooded due to its urban and coastal location; the woodland within *Hotham Park* is the notable exception. The nearest area listed on *The National Forest Inventory* is the 0.8 Hectare broadleaved woodland adjacent to *Hotham Park*, 650.0 m to the north of the site, while the nearest *Ancient Woodland* (0.59 Ha) is located within North Mundham, 6.0 km north-west of the site.

Development Proposals

- 1.8 The development proposals consist of the construction of a 3-storey building to provide accommodation in the form of 9 no. suites. The building will utilise the majority of the site, with an access road from the existing site access leading under the building into an undercroft parking area. Soft landscape areas will occupy the space between the building and the site boundaries.

2.0 SCOPE OF THE SURVEY

- 2.1 The aim of the preliminary ecological appraisal survey 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;*
 - *To provide recommendations for surveys of protected species and / or ecological enhancement / compensation.*

- 2.2 The aims of the protected species assessment were;
- *To identify the potential for protected species such as roosting bats;*
 - *Identify areas where future detailed survey effort would be required and should be focused;*
 - *To establish whether other habitat features for different species groups exist to warrant further investigation.*

3.0 METHODOLOGY

- 3.1 A preliminary ecological appraisal survey was undertaken on 5th September 2017, 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*); Species Lists for Habitat Parcels (*Table No. 03*); and Target Notes for Protected Species (*Table No. 04*).
- 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 that 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 site.

- 3.5 The results are summarised and accompanied in part by photographic evidence contained in *Appendix No. 01 – Site Photographs*. Recommendations for further investigation and survey are made in the following report.

Day-Time Bat Roost Assessment Survey

- 3.6 A day-time bat roost assessment survey was undertaken on 5th September 2017, by an experienced bat surveyor. Trees and buildings within and surrounding the site were assessed for their bat roost potential. The bat surveyor assessed the existing buildings visually and searched for evidence such as;

- *Staining beneath or around a hole caused by natural oils in bat fur;*
- *Bat droppings beneath a hole, roost or resting area;*
- *Bat droppings and / or insect remains beneath a feeding area;*
- *Audible squeaking from within a hole;*
- *Insects (especially flies) around a hole;*
- *Dead bats.*

- 3.7 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;*
- *Dense Ivy Covering.*

- 3.8 Once features had been assessed, trees were then categorised in accordance with *Table 8.4* of the *Bat Conservation Trust's Good Survey Guidelines*:

'High': Trees with multiple highly suitable features capable of supporting large numbers of bats;

'Moderate': Trees with definite bat roost potential supporting fewer features than high trees;

'Low': Trees with no obvious features but of a size and age conducive to supporting a bat roost.

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 following non-statutory protected sites are located within 2.0 km of the proposal site:

Table 1: Statutory Protected Sites within 2.0 km of the Proposal Site

<i>Site Name</i>	<i>Reason for Designation</i>	<i>Distance from Site</i>
<i>Felpham SSSI (Geological Designation)</i>	<i>A new Palaeocene aged flora, one of only three known in the country, has recently been discovered in the Reading Beds at this site. An outstanding site unusual for its variety of preservational states and unique floral assemblage.</i>	<i>5.0 m SE</i>
<i>Bognor Reef SSSI</i>	<i>This site comprises a long stretch of foreshore of great geological interest and an extensive area of vegetated shingle, a habitat type which is rare in Britain. At the western end is a small area of old sand dune with an interesting flora.</i>	<i>1574.0 m SW</i>

- 4.1.3 The development is within the *Impact Risk Zone* of the *Bognor Reef SSSI* and *Felpham SSSI*; the only exemption from consultation with *Natural England* within this locality is for householder applications. The *Felpham SSSI* is designated for geological reasons only. The geological requirements for further investigation should be referred to the local planning authority.

- 4.1.4 The site is relatively distant and isolated from the *Bognor Reef SSSI*. The habitats at the two sites have some similarities, however, given the scale and nature of the site, no impacts upon the Statutory Protected Sites are anticipated.

Non-Statutory Protected Sites

- 4.1.5 *Sites of Nature Conservation Interest (SNCIs)* are non-statutory designations given to areas of high, local conservation value.
- 4.1.6 The following non-statutory protected sites are located within 2.0 km of the proposal site:

Table 2: Non-Statutory Protected Sites within 2.0 km of the Proposal Site

<i>Site Name</i>	<i>Reason for Designation</i>	<i>Distance from Site</i>
<i>Middleton Shingle SNCI</i>	<i>A strip of vegetated shingle along the seafront with a large population of Sea Radish <i>Raphanus raphanistrum</i> ssp. <i>Martimus</i>, a plant that occurs in only three other sites in Sussex.</i>	<i>2.0 km E</i>

- 4.1.7 The site consists of none of the above habitats, being mostly hard surfaces and amenity grassland. The site is generally isolated from this SNCI by roads and dwellings. No impacts upon the SNCI are therefore foreseen.

UK Priority Habitats

- 4.1.8 UK Priority Habitats within 2.0 km of the site include *coastal and floodplain grazing marsh; good quality semi-improved grassland; sand and gravel intertidal foreshore and deciduous woodland*. The intertidal foreshore is separated from the site only by the *Bognor Regis Promenade*; however, the site's existing state and scale would suggest that there will be no impact upon this or other UK Priority Habitats.

UK Priority Species

- 4.1.9 *UK Priority Species* within the local area include bats such as Common Pipistrelle (*Pipistrellus pipistrellus*) and Noctule (*Nyctalus noctule*); other mammals such as water voles (*Arvicola amphibious*); reptiles such as Slow-Worm (*Anguis fragilis*); and amphibians such as Great Crested Newt (*Triturus cristatus*).
- 4.1.10 There are very few records of any *UK Priority Species* within the local area, being largely coastal and urban. There are local records of water vole associated with the Aldingbourne Rife, however this is isolated from the site, and the site contains no suitable habitat for water vole.

Conservation Areas and Tree Preservation Orders

- 4.1.11 The site is not located within or adjacent to a conservation area. No *Tree Preservation Orders (TPOs)* are noted within the site. There is a *Tree Preservation Order (TPO Ref: Bognor No.05)* which covers the adjacent Beachcroft Hotel site.

4.2 Field Survey

- 4.2.1 The following habitats and features were recorded within the development site and the extended survey area. The general site character has been described along with a brief description of the habitat's physical characteristics. These are shown on the Site Habitat Plan in *Figure No. 1*; Target Notes are listed in *Table No. 03*. Species List for Site Habitats Parcels have been listed within *Table No. 04*.
- 4.2.2 Habitats within and adjacent to the development site area include:
- *Hard / Bare Ground;*
 - *Amenity Grassland;*
 - *Introduced Shrubs;*
 - *Ephemeral / Short Perennial Vegetation;*
 - *Ornamental Hedge;*
 - *Scattered Trees.*

Site Description - (Refer to Appendix No. 01 – Site Photographs)

- 4.2.3 The majority of the development site is formed of amenity grassland, which once constituted the lawn of the adjacent property (*Refer to Photograph No. 01 – Appendix No. 01*). The grassland had not recently been mown at the time of survey, and had attained a height of approximately 15.0 cm. The sward was mainly composed of common species such as white clover (*Trifolium repens*) however, other species tolerant of exposed conditions were also noted, including fescue (*Festuca sp.*) and fox and cubs (*Pilosella aurantiaca*).
- 4.2.4 The grassland margins were relatively tall and mainly dominated by creeping thistles (*Cirsium arvense*), spear thistles (*Cirsium vulgare*) and hairy stock (*Matthiola incana*) (*Refer to Photograph No. 02 – Appendix No. 01*).
- 4.2.5 The site is accessed via an area of hardstanding. There are numerous gaps and cracks within the hard surface, which have become colonised by ephemeral and short perennial vegetation, with common species such as scarlet pimpernel (*Anagallis arvensis*) and Yorkshire fog (*Holcus lanatus*) present. The vegetation is of 'negligible' ecological value (*Refer to Photograph No. 03 – Appendix No. 01*).
- 4.2.6 The site is surrounded by ornamental hedges dominated by tamarisk (*Tamarax sp.*) with some red escallonia (*Escallonia rubra*) (*Refer to Photographs Nos. 04-05 – Appendix No. 01*).
- 4.2.7 To the north-west of the site is a small domestic greenhouse; this and other sections of the site are surrounded by introduced shrub planting such as rosemary (*Rosmarinus officinalis*) and variegated ivy (*Hedera helix 'variegata'*) (*Refer to Photographs Nos. 06-07 – Appendix No. 01*).
- 4.2.8 2 no. small plastic compost bins to the west of the site were full of grass clippings. The bins were relatively well-sealed and very dry. The bins would not offer suitable habitat for protected species (*Refer to Photograph No. 08 – Appendix No. 01*).

Fauna

- 4.2.9 A dead brown rat (*Rattus norvegicus*) was found within a small dinghy to the edge of the amenity grassland.

Bat Roost Assessment - Trees

- 4.2.10 The only trees present on or adjacent to the site and very immature, mostly ornamental trees with no discernible bat roost features. There are very few trees in the surroundings which would provide a useful commuting or foraging resource for bats.

Bat Roost Assessment - Buildings

- 4.2.11 **Building B1** consists of the residential dwelling called 'The Old Gun Post' which is situated outside of the site to the south. The building is of brick construction for the first 2 no. storeys. The third storey and roof are constructed of metal panels. The building was generally well-sealed. Access was permitted into the building for internal survey. There were 2 no. small voids; one within the staircase and one within the roof. Access into the roof void from outside appeared possible from the eaves. The voids both contained rat droppings but no evidence of bats. The roof was insulated with polystyrene. The walls are painted white and displayed no evidence of use by bats such as urine or grease stains. Overall given the building construction and location, the bat roost potential is considered to be 'negligible' (Refer to Photographs Nos. 09-10 – Appendix No. 01).
- 4.2.12 **Building B2** is a small greenhouse of glass and timber construction. The building was very light and offered 'negligible' bat roost potential (Refer to Photograph No. 06 – Appendix No. 01).

5.0 EVALUATION

- 5.1 The construction zone and immediate surroundings are largely formed of hard surfaces and amenity grassland. The site area is generally considered to be of '*low ecological value*'. The grassland margins would be relatively suitable for reptiles and possibly amphibians, however, it is much too isolated, and limited in extent and structure to hold viable populations.
- 5.2 The hedges present to the site boundaries hold limited potential for nesting birds, due to the lack of other suitable nesting habitat. No birds' nests were noted during the survey.
- 5.3 There is very limited foraging potential for bats on the site due to the lack of vegetation. There is negligible potential bat commuting and foraging habitat surrounding or within the site.
- 5.4 The buildings on and adjacent to the site are considered to hold '*negligible*' bat roost potential. It is extremely unlikely that bats are roosting within the buildings due to their construction and location. It is possible given the coastal location that gulls could nest on the roof of the adjacent property.

6.0 PROTECTED SPECIES – CONCLUSIONS AND RECOMMENDATIONS

Reptiles

- 6.1 The grassland margin is the only habitat with potential to hold reptiles. This habitat is very limited in extent, isolated from other habitats and relatively immature. The likelihood of encountering reptiles during clearance of this habitat is considered to be '*negligible*'. No further survey with regards to reptiles is recommended. In the very unlikely event that reptiles are discovered during vegetation clearance, the works should cease and the ecologist be consulted to determine an appropriate course of action.

Badgers

- 6.2 No evidence of badgers using the site or surrounding area were noted, and the site presents very limited foraging resources for badgers. No further survey with regards to badgers is required for this site.

Bats

- 6.3 The buildings affected by the development proposals offer '*negligible*' bat roost potential. The trees on and adjacent to the site are also considered to offer '*negligible*' bat roost potential. No further survey work with regards to bats is recommended for this site.

Birds

- 6.4 No rare or protected bird species were seen or heard during the site visit. The hedges are considered to offer 'low' bird nesting potential given the lack of other local suitable habitat. The roof of the adjacent building offers 'low' potential for birds such as gulls to nest on, however no impacts upon this building which might disturb nesting birds are proposed. It is advised that any site clearance work of vegetation should take place outside the bird nesting season (*March-August inclusive*) or after thorough inspection by the *Suitably Qualified Ecologist*.

Great Crested Newts

- 6.5 There is no aquatic habitat for amphibians within the site area. The terrestrial habitat on-site is sub-optimal and extremely limited. The site is extremely isolated from other habitats likely to hold Great Crested Newts. There are ponds and a rife relatively close to the site, however these are separated from the site by roads and dwellings.
- 6.6 No records for Great Crested Newt exist within the local area, which is most likely too saline and urban to hold significant amphibian habitat. The likelihood of encountering Great Crested Newt on the proposal site is considered to be '*negligible*'. No further surveys, or assessment of the watercourses with regards to Great Crested Newt is required.

Others

- 6.7 No habitat for other protected species, such as water vole (*Arvicola amphibious*) or otter (*Lutra lutra*) was noted on the site.

7.0 ECOLOGICAL ENHANCEMENTS

- 7.1 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*.
- 7.2 The potential for ecological enhancement on the site is relatively limited given its isolation and small extent, however, it is almost immediately adjacent to the coast, with local protected sites designated for their significance as shingle environments. The site could therefore offer enhancements for species found in these environments such as birds and invertebrates.
- 7.3 Recommendations for ecological enhancements that could be considered as part of development proposals could include:
- *The use of flowering plants as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates;*
 - *Incorporation of native trees, shrubs and plants within the development proposals which reflect those found in the surrounding area, will tolerate the coastal environment and provide a foraging resource for birds and invertebrates. These could be incorporated into a 'shingle garden' or similar planting scheme to reflect and complement local habitats of significance;*
 - *Installation of bird boxes to the buildings to provide nesting opportunities for birds. Birds which could be considered include House Sparrow (*Passer domesticus*) and Swift (*Apus apus*) among others; boxes should be sited between north and east to provide shelter from strong sun, heavy winds and rain.*

8.0 REFERENCES

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

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)

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Gull Point Suites, Felpham

Table No. 03 – Species List - Preliminary Ecological Appraisal Survey

Amenity Grassland

Common Name	Scientific Name	DAFOR
Birdsfoot Trefoil	<i>Lotus corniculatus</i>	LF
Black Medick	<i>Medicago lupulina</i>	LF
Bristly Oxtongue	<i>Helminthotheca echioides</i>	LF
Cat's Ear	<i>Hypochaeris radicata</i>	LA
Common Mallow	<i>Malva sylvestris</i>	O
Creeping Buttercup	<i>Ranunculus repens</i>	LF
Creeping Thistle	<i>Cirsium arvense</i>	LA
Dandelion	<i>Taraxacum officinale</i>	LF
Dovesfoot Cranesbill	<i>Geranium molle</i>	O
False Oat Grass	<i>Arrhenatherum elatius</i>	O
Fescue	<i>Festuca sp.</i>	LA
Fox and Cubs	<i>Pilosella aurantiaca</i>	R
Hoary Stock	<i>Matthiola incana</i>	LA
Ragwort	<i>Jacobaea vulgaris</i>	F
Ribwort Plantain	<i>Plantago lanceolata</i>	O
Scarlett Pimpernel	<i>Anagallis arvensis</i>	O
Sea Beet	<i>Beta vulgaris subsp. maritima</i>	LF
Selfheal	<i>Prunella vulgaris</i>	O
Spear Thistle	<i>Cirsium vulgare</i>	O
White Clover	<i>Trifolium repens</i>	LA
Yorkshire Fog	<i>Holcus lanatus</i>	F

Ephemeral and Short Perennial Vegetation

Common Name	Scientific Name	DAFOR
Black Nightshade	<i>Solanum nigrum</i>	LF
Broadleaved Plantain	<i>Plantago major</i>	O
Common Mallow	<i>Malva sylvestris</i>	F
Creeping Thistle	<i>Cirsium arvense</i>	LA
Dandelion	<i>Taraxacum officinale</i>	F
Groundsel	<i>Senecio vulgaris</i>	O
Meadow Grass	<i>Poa sp.</i>	O
Petty Spurge	<i>Euphorbia peplus</i>	O
Procumbent Yellow Sorrel	<i>Oxalis corniculata</i>	O
Red Clover	<i>Trifolium pratense</i>	O
Red Dead Nettle	<i>Lamium purpureum</i>	O
Scarlet Pimpernel	<i>Anagallis arvensis</i>	LF
Smooth Sow Thistle	<i>Sonchus oleraceus</i>	O
Yorkshire Fog	<i>Holcus lanatus</i>	LF

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

Gull Point Suites, Felfham

Table No. 03 – Species List - Preliminary Ecological Appraisal Survey

Continued

Introduced Shrubs and Scattered Trees

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	<i>R</i>
Buddleia	<i>Buddleia davidii</i>	<i>R</i>
Cabbage Palm	<i>Cordyline australis</i>	<i>R</i>
Common Elder	<i>Sambucus nigra</i>	<i>R</i>
Goat Willow	<i>Salix caprea</i>	<i>O</i>
Ice Plant	<i>Sedum spectabile</i>	<i>O</i>
Ivy	<i>Hedera helix</i>	<i>R</i>
Japanese Rose	<i>Rosa rugosa</i>	<i>O</i>
Mint	<i>Mentha sp.</i>	<i>LF</i>
Red Escallonia	<i>Escallonia rubra</i>	<i>O</i>
Red Valerian	<i>Centranthus ruber</i>	<i>LF</i>
Rosemary	<i>Rosmarinus officinalis</i>	<i>LF</i>
Sage	<i>Salvia sp.</i>	<i>LF</i>
Sedum	<i>Sedum sp.</i>	<i>LF</i>
Tamarisk	<i>Tamarix sp.</i>	<i>LA</i>
Variegated Ivy	<i>Hedera helix</i> 'Variegata'	<i>LA</i>

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

Gull Point Suites, Felpham

Table No. 04 – Target Notes (TN) for Preliminary Ecological Appraisal and Day-time Bat Roost Assessment

TN	Feature	Description	Protected Species	Potential
<i>TN 01</i>	Adjacent Building	The building on the adjacent site is of brick construction but has a metal roof unsuitable for bats. No evidence of bats was discovered internally or externally and the location is suboptimal.	<i>Bats</i> <i>Nesting Birds</i>	<i>‘Negligible’</i> <i>‘Low’</i>
<i>TN 02</i>	Amenity Grassland Margins	The grassland margins were of a height suitable for reptiles. The habitat is much too isolated and limited in extent to hold reptiles.	<i>Reptiles</i>	<i>‘Negligible’</i>
<i>TN 03</i>	Hedges	The site is lined with ornamental hedges. Given the lack of local nesting habitat. These hedges may offer bird nesting potential.	<i>Nesting Birds</i>	<i>‘Low’</i>

Appendix No. 1 – Preliminary Ecological Appraisal – Site Photographs

THE BEACHCROFT HOTEL LTD
GULL POINT SUITES, THE BEACHCROFT HOTEL, CLYDE ROAD, FELPHAM
LLD1268-ECO-REP-001-Rev01-23_10_17

APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 01 - View of the site, looking north-west.



Photograph No. 02 - The grassland margins were dominated by thistles and hoary stock (*Matthiola incana*).

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APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 03 - Ephemeral and short perennial vegetation growing within gaps between hard surfaces.



Photograph No. 04 - The hedges surrounding the site were dominated by tamarisk (*Tamarax sp.*).

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APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 05 - To the left of the photo, behind the greenhouse is a small patch of Red Escallonia (*Escallonia rubra*) hedge. The rest of the hedges (visible to the right) are tamarisk (*Tamarax sp.*).



Photograph No. 06 - The greenhouse (*Building B2*) and surrounding introduced shrubs. The building offers 'negligible' bat roost potential.

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GULL POINT SUITES, THE BEACHCROFT HOTEL, CLYDE ROAD, FELPHAM

PRELIMINARY ECOLOGICAL APPRAISAL SURVEY REPORT

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APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 07 - Introduced shrub planting to the north of the site, dominated by culinary herbs.



Photograph No. 08 - 2 no. small compost bins to the south of the site were too sealed and dry to offer habitat potential for reptiles and amphibians.

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GULL POINT SUITES, THE BEACHCROFT HOTEL, CLYDE ROAD, FELPHAM
PRELIMINARY ECOLOGICAL APPRAISAL SURVEY REPORT

LLD1268-ECO-REP-001-Rev01-23_10_17

APPENDIX NO. 1 - SITE PHOTOGRAPHS



Photograph No. 09 - Building B1 consists of '*The Old Gun Post*', a residential dwelling adjacent but outside of the site. The building was determined to have '*negligible*' bat roost potential.



Photograph No. 10 - There were a number of rat droppings within voids in the Building B1 but no evidence of bats.

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