



LIZARD

Landscape Design and Ecology

ECOLOGICAL IMPACT ASSESSMENT

Land to the South of Sefter Road, Pagham

Prepared by	CO
Checked by	LB
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SUMMARY

Lizard Landscape Design and Ecology has been commissioned to undertake an Ecological Impact Assessment of land proposed for development to the south of Sefter Road, Pagham, West Sussex (*Grid Reference: SZ 895 994— hereafter referred to as 'the site'*). A Preliminary Ecological Appraisal and Ground-Level Bat Roost Assessment of the site was undertaken on 13th December 2019, to appraise the existing ecological resource within the land and the surrounding area. A full Ecological Impact Assessment was then undertaken using this data.

The site is formed of bare ground; a habitat of negligible ecological value; however, the boundary ditch and adjacent tree line offer a foraging / commuting route for bats and birds, and nesting and foraging habitat for passerines.

The avoidance and mitigation measures as detailed above will prevent any contravention of the relevant legislation with regards these species. The suggested compensation and enhancement measures such as creation of new ecologically valuable habitat, protection of adjacent habitats and providing nesting / roosting opportunities for birds and bats are to be incorporated into the scheme to create biodiversity new gain, in line with local and national planning guidance.

Once avoidance, mitigation and enhancement measures have been taken into account, the impacts of the planned development upon biodiversity will be negligible, with a positive impact in the longer-term once vegetation has established on site.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to undertake an Ecological Impact Assessment of land proposed for development to the south of Sefter Road, Pagham, West Sussex (*Grid Reference: SZ 895 994— hereafter referred to as 'the site'*).
- 1.2 A Preliminary Ecological Appraisal and Ground-Level Bat Roost Assessment of was undertaken on 13th December 2019, to appraise the existing ecological resource within the land and the surrounding area. A full Ecological Impact Assessment was then undertaken using this data.
- 1.3 A summary of the results of these surveys, potential impacts of the proposals, and suggested details of avoidance, mitigation and compensation measures have been detailed within this report. This report has been prepared by Catherine O'Reilly (*MCIEEM, Senior Ecologist; Lizard Landscape Design and Ecology*) and reviewed by Louise Barker (*MSc BSc (Hons), Ecologist; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The survey area covers c. 0.3Ha of land located to the northern edge of Pagham, West Sussex. The site is enclosed fences, hedge lines and an earth bund and is bordered by Sefter Road to the north, residential properties to the south and west and arable land (*with recently consented application for 300no. new homes – Ref. P/30/19/OUT*) to the east.

Surrounding Landscape

- 1.5 The surrounding landscape is rural, located c.0.5km from the nearest high-density residential area. Land to all aspects is currently open, dominated by arable farmland delimited by hedges and ditches.
- 1.6 There are 5no. waterbodies located within 500m of the site, the majority of which are large reservoirs associated with the adjacent farmland.

Development Proposals

- 1.7 The scheme proposals include the construction of a small residential development with associated access, parking and gardens.
- 1.8 The aim of this ecological appraisal survey has been:
- *To identify whether and protected species are present on site;*
 - *Identify any potential ecological constraints;*
 - *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
 - *To detail enhancements which will be incorporated into the scheme.*

2.0 PLANNING POLICY AND LEGISLATION**Legislation**

- 2.1 Legislation relating to wildlife and biodiversity of particular relevance to this EcIA includes:
- *The Conservation of Habitats and Species Regulations 2017;*
 - *The Wildlife and Countryside Act 1981 (as amended);*
 - *The Natural Environment and Rural Communities (NERC) Act 2006.*

- 2.2 This above legislation has been addressed, as appropriate, in the production of this report.

National Planning Policy

- 2.3 The National Planning Policy Framework (NPPF) 2019 sets out the government planning policies for England and how they should be applied. 'Chapter 15: *Conserving and Enhancing the Natural Environment*' states that development should be '*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*'

- 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 impact within the planning system.

Local Planning Policy

- 2.5 Policy ENV DM1, DM3 & DM5 of the Arun Local Plan 2011 – 2031 states:
- *Development shall seek to achieve Biodiversity Net Gain and protect existing habitats on site;*
 - *Development proposals shall incorporate green roofs, green walls, bird and bat boxes as well as landscape features which minimise impacts on existing biodiversity;*
 - *Where there is evidence of protected species, a full survey will accompany the planning application to include mitigation measures;*
 - *Proposed development will cause no harm to any protected site unless there is no suitable alternative and the benefits outweigh the harm;*
 - *Development within 400m of Pagham Harbour will only be permitted in exceptional circumstances;*
 - *Development within 5km of Pagham Harbour will be required to make developer contributions to the agreed strategic approach to access management at Pagham Harbour and create or allow access to green spaces for recreation with good pedestrian links.*

- 2.6 The current development proposals comply with all national and local planning policy with regards biodiversity.

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.
- 3.1.2 A large amount of survey data exists in relation to the land immediately to the east of the site. Reports reviewed include:
- Ecological Appraisal (*FPCR Environment and Design Ltd, Jan 2017*);
 - Updated Walkover (*FPCR Environment and Design Ltd, Feb 2019*).

3.2 Field Survey

- 3.2.1 A preliminary ecological appraisal was undertaken on 13th December 2019, 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)*.
- 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. A summary description of the habitat within the site following the *Phase 1 Habitat Survey Methodology* is presented in Section 4.0. 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 500m of the proposed development site.
- 3.2.3 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.

3.3 Ground-Level Bat Roost Assessment

- 3.3.1 A Ground Level Bat Roost Assessment of trees on site was undertaken on 13th December 2019 by an experienced, licenced bat surveyor. 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.*
- 3.3.2 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) (shown below)*:

Table No. 01 – Bat Roost Suitability Guidelines (BCT, 2016)

Category	Trees
Negligible	No suitable features identified.
Low	Tree of sufficient size / age to support bat roost features; but with none identified from the ground.
Moderate	Tree with features which, may support a bat roost of low conservation status.
High	A tree with several potential bat roost sites that are suitable for use by a large number of bats.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Designated Sites

Statutory Protected Sites

- 4.1.1 The following sites are located within the potential zone of influence of the development:

Table No. 04 – Statutory Protected Sites

Site	Description	Location
Bognor Reef SSSI	A long stretch of foreshore of geological interest which also supports areas of vegetated shingle.	1.7km S
Solent and Dorset Coast SPA	A marine SPA which protects foraging areas used by large number of sandwich tern, common tern and little tern.	1.9km S
Pagham Harbour SPA	An extensive area of saltmarsh and mudflats which supports important numbers of Ruff, Pintail and Little Tern.	2.1km SW
Chichester and Langstone Harbours SPA	Extensive areas of tidal sand and mudflats which supports internationally important numbers of 8no. over-wintering species and 2no. breeding species.	6.5km NW

- 4.1.2 The site is located within the *Impact Risk Zone* of Pagham Harbour; the development meets the criteria which obligates the LPA to consult with Natural England regarding potential impacts upon this site.

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Non-Statutory Protected Areas

- 4.1.3 There are no non-statutory protected sites located within 1.0km of the site.

4.2 Habitats

- 4.2.1 Within 2.0km of the site there are *Priority Habitats* of *Vegetated Shingle, Coastal and Floodplain Grazing Marsh, Coastal Sandunes and Deciduous Woodland*.

- 4.2.2 Habitats within and adjacent to the land include:

- *Bare Ground*;
- *Tall Ruderal*;
- *Scattered Trees*;
- *Defunct Hedge*;
- *Flowing Water (ditch)*.

Bare Ground

- 4.2.3 The site area is dominated by bare ground which appears to be formed of inert waste, topped with a layer of recently established mosses. Very occasional plants including prickly sow-thistle, nettle, bristly ox-tongue, cleavers and scarlet pimpernel are present and appear to have recently established. This habitat is of **negligible value**.

Tall Ruderal

- 4.2.4 The banks of the on-site ditch are dominated by tall ruderal vegetation which reaches a height in excess of 1.5m. Common nettle is abundant with areas of thistle (*Cirsium vulgare*), hogweed (*Heracleum sphondylium*), prickly sowthistle (*Sonchus asper*), and broadleaf willowherb (*Epilobium montanum*) noted. This common and widespread habitat is of **site value only**.

Scattered Trees

- 4.2.5 A line of semi-mature scattered ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) trees form the eastern site boundary, on the off-site side of the eastern drainage ditch. This linear vegetation is of **site / local value**.

Defunct Hedge

- 4.2.6 A small section of hedgerow delineates the site from the neighbouring garden to the west. Sparse, single-row privet hedge forms the northern section with recently planted cypress forming the southern section. This habitat is of **negligible value**.

Flowing Water (Ditch)

- 4.2.7 A wet ditch flows along the eastern boundary of the site, with a depth of c. 30cm at the time of the site. The ditch flows from north to south with steep banks dominated by ruderal vegetation with some areas of low-growing bramble (*Rubus fruticosus*) and harts tongue fern (*Asplenium scolopendrium*). Emergent vegetation is sparse, with occasional water dropwort (*Oenanthe crocata*) within the channel.

4.3 Protected Species Assessment

*Amphibians**Desk Study*

- 4.3.1 1no. record of GCN dating from 2002 exists within 2.0km of the site. A full GCN survey undertaken in association with the adjacent site in 2016 found no evidence of GCN in any surrounding waterbody, with a small number of smooth and palmate newts recorded in an off-site ditch c. 0.2km from this proposed development site.

Site Assessment

- 4.3.2 Bare ground on site offers negligible habitat suitability for GCN and other amphibians. The tall ruderal surrounding the adjacent ditch may provide some suitable habitat however the potential for the site to support GCN and other amphibians is negated by the lack of records in the local area and absence of GCN during surveys of surrounding water bodies undertaken in 2016. The site is of **negligible value** to amphibians.

Reptiles

Desk Study

- 4.3.3 SxBRC returned records of slow worm, grass snake and common lizard within 2.0km of the site. Reptile surveys of the adjacent site in 2015 revealed a good population of common lizard within the field margins.

Site Assessment

- 4.3.4 The bulk of the site is formed of sub-optimal reptile habitat. A small amount of suitable habitat exists to the banks of the adjacent ditch which could support occasional use by grass snake and other reptiles. Given the small size of suitable habitat on site, the area is of no more than **site value** to the local reptile population.

Bats

Desk Study

- 4.3.5 Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Long-eared bat (*Plecotus* sp.), Noctule (*Nyctalus noctula*), Serotine (*Eptesicus serotinus*), Barbastelle (*Barbastella barbastellus*), Whiskered (*Myotis mystacinus*) and Daubentons (*Myotis daubentonii*) bats have been recorded within 2.0km of the site area.

Site Assessment

- 4.3.6 There are no trees or buildings located within the red-line boundary. The off-site scattered trees are semi-mature specimens which offer no discernible bat roost suitability. The site is of **negligible value** to roosting bats.
- 4.3.7 The scattered trees adjacent to the site are considered likely to support foraging and commuting by numerous bat species. This habitat is likely to be of **site / local importance** to the local bat community.

Dormouse

Desk Study

- 4.3.8 No records of dormice exist within 2.0km of the site. Dormouse surveys of the adjacent site in 2016 found no evidence of this species within any hedgerow.

Site Assessment

- 4.3.9 The hedgerow on site lacks the diversity and structure to support a population of dormice. Its suitability is further negated by the isolation of the area from other suitable areas of woodland in the local environment. The habitat on site is therefore of **negligible value** to dormice.

Badger*Desk Study*

- 4.3.10 Badger records are confidential and were therefore not included within the data search.

Site Assessment

- 4.3.11 No evidence of badger such as prints, snuffle holes or latrines were recorded anywhere within the site. The site is considered to be of **negligible value** to badgers.

Water Vole*Desk Study*

- 4.3.12 Numerous records of water vole exist within 2.0km of the site. Water Vole surveys undertaken for the adjacent development in 2016 found no water vole within the eastern ditch of this site; however, water vole burrows, latrines and feeding remains were recorded along the eastern section of a ditch running across the adjacent field, located c. 250m south-east.

Site Assessment

- 4.3.13 The banks of the ditch on site are steep and covered with dense vegetation; habitat which is suitable for water vole burrows. The likely presence of water vole is negated however by the absence of this species in 2016, lack of favoured food plants, presence of a culvert beneath Sefter Road and the ephemeral nature of the watercourse which would link this area with ditches with a known water vole population. The ditch on site is of no more than **negligible / site value** to water vole.

Birds*Desk Study*

- 4.3.14 Red listed Birds of Conservation Concern (*BoCC*) returned by the data search include starling (*Sturnus vulgaris*); song thrush (*Turdus philomelos*); corn bunting (*Emberiza calandra*) and lapwing (*Vanellus vanellus*).

Site Assessment

- 4.3.15 Optimal nesting habitat is limited to the adjacent tree line. The site itself is of **negligible value** to nesting and foraging birds.

Others

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

5.0 ASSESSMENT OF EFFECTS AND MITIGATION MEASURES**5.1 Designated Sites***Potential Impacts*

- 5.1.1 The site is located within the *IRZ* of *Pagham Harbour SPA*. In the absence of mitigation, impacts could include increased recreational pressure leading to disturbance of overwintering and breeding birds.

Mitigation and Compensation

- 5.1.2 Impacts are currently mitigated through developer contributions to Strategic Access Management and Monitoring (SAMM) which funds a scheme of wardening, education and monitoring services within Pagham Harbour.

Residual Impacts

- 5.1.3 **No likely significant effects** upon any surrounding protected sites are predicted as a result of this development.

5.2 Habitats

Potential Impacts

- 5.2.1 Development proposals will result in the permanent loss of areas of bare ground; habitat which is of negligible value.
- 5.2.2 Scattered trees and a ditch lie within / immediately adjacent the red line boundary. In the absence of mitigation, these habitats may be degraded through dust, emissions and pollution events during the construction phase. Impacts would be of minor / moderate magnitude and likely to occur.

Mitigation and Compensation

- 5.2.3 Post-development, a landscape scheme would replace habitats lost with areas of grassland, trees and shrubs. Wildlife friendly planting will be utilised, increasing the overall biodiversity value of the site. All adjacent trees will be retained within the proposals.
- 5.2.4 Works during the construction phase will be undertaken in accordance with guidance provided within *The Control of Dust and Emissions During Construction and Demolition SPG (July 2014)* to control any excess dust creation which may impact adjacent habitats.
- 5.2.5 Storage of all fuel and hazardous materials will be located a minimum of 10m from the ditch, within suitable containers, with spill kits available and with a suitable secondary containment system in place to prevent potential contamination during re-fuelling or movement of fuel / hazardous liquids. Silt fencing will be used along the adjacent ditch, with de-watering of excavations undertaken using an appropriate silt guard to prevent excess silt entering adjacent watercourses.

Residual Impacts

- 5.2.6 Once mitigation measures have been taking into the account, the impacts will be **negligible with a long-term positive impact** once vegetation has established on site.

5.3 Amphibians

Potential Impacts

- 5.3.1 None predicted, the site is of negligible value to amphibians.

Mitigation and Compensation

- 5.3.2 None required. In the highly unlikely situation that GCN are found on site all works will cease while a qualified ecologist and Natural England are contacted for advice.

Residual Impacts

- 5.3.3 The impacts will be **negligible**.

5.4 Reptiles

Potential Impacts

- 5.4.1 None predicted, the site is of negligible value to reptiles.

Mitigation and Compensation

- 5.4.2 None required. In the highly unlikely situation that any reptiles are found on site all works will cease while a qualified ecologist is contacted for advice.

Residual Impacts

- 5.4.3 The impacts will be **negligible**.

5.5 Bats

Potential Impacts

- 5.5.1 In the absence of mitigation, impacts would include loss of foraging habitat and fragmentation of foraging / commuting routes. Given the small size of the site impacts would be of minor magnitude and likely to occur.

Mitigation and Compensation

- 5.5.2 Boundary vegetation will be retained within the scheme, allowing the continued of these boundaries as foraging areas and commuting routes. These areas will be maintained as dark corridors with all lighting angled down and away from the boundaries.

Residual Impacts

- 5.5.3 Once the above is implemented, the overall impact of the scheme will be **negligible**.

5.6 Dormouse

- 5.6.1 The site is of negligible value to dormouse; no impacts are predicted, and no mitigation measures are required.

5.7 Badgers and Other Mammals*Potential Impacts*

- 5.7.1 In the absence of avoidance / mitigation, the development could result in the trapping of mammals in footings or trenches, crushing or asphyxiation during excavations, and blocking of commuting routes through the use of impermeable boundary treatments. Impacts would be of minor impact magnitude and likely to occur.

Mitigation and Compensation

- 5.7.2 Any trenches deeper than 1.0m will be covered overnight or will have a ramp installed to prevent the entrapment of any mammals. All excavation around mammal holes (*e.g. rabbit holes to the eastern section of the site*) will be undertaken with due care, allowing any animals present time to disperse away from the construction zone.
- 5.7.3 Soft boundary treatments will be utilised throughout the majority of the site. Where secure fencing is required, a gap of 13x13cm will be incorporated to the base to allow passage of hedgehogs and other small mammals. These gaps will be signed with '*hedgehog highway*' signs or similar to prevent their closure by residents.

Residual Impacts

- 5.7.4 Once the above is implemented, the overall impact of the scheme will be **negligible**.

5.8 Water Vole*Potential Impacts*

- 5.8.1 In the absence of avoidance / mitigation, the development could result in the damage / destruction of water vole habitat and killing / injuring of individual water voles. Impacts would be of minor impact magnitude and unlikely to occur.

Mitigation and Compensation

- 5.8.2 Although the presence of water vole be highly unlikely, a precautionary method of working will be used to prevent any potential harm to this species. Clearance of nettle and other vegetation along the ditch (*if required*) should be undertaken in October, when water voles are less prone to disturbance. Should any suspected water vole burrows be uncovered during clearance of the vegetation then all works in the vicinity will cease while Natural England are contacted.

Residual Impacts

- 5.8.3 Once the above is implemented, the overall impact of the scheme will be **negligible**.

5.9 Breeding Birds

Potential Impacts

- 5.9.1 In the absence of avoidance / mitigation, the development could result in the damage / destruction of a bird nest. Impacts would be of minor impact magnitude and unlikely to occur.

Mitigation and Compensation

- 5.9.2 Clearance of any scrub or trees will be undertaken outside the bird nesting season (*nesting season: March-August inclusive*). Should this not be possible, vegetation will be checked prior to removal by a Suitably Qualified Ecologist.

Residual Impacts

- 5.9.3 Once the above is implemented, the overall impact of the scheme will be **negligible**.

6.0 ECOLOGICAL ENHANCEMENTS

6.1 The design of the proposed development includes ecological enhancements for the benefit of wildlife in line with the *National Planning Policy Framework* and *Local Planning Policy*. Ecological enhancements which will be included as part of the development proposals include:

- The use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list to provide year-round interest for invertebrates;
- The use of night-scented species and pale flowers to increase bat foraging potential across site;
- The provision of nesting boxes for a variety of bird species to be integrated to the northern aspect of new buildings and / or surrounding trees;
- The installation of bat boxes to the southern aspect of mature trees and / or integrated into the new buildings;
- Use of a sympathetic lighting scheme across the site, with lighting angled down and away from surrounding tree lines;
- Installation of insect boxes in a sunny position to provide habitat for solitary bees and other species;
- New species-rich hedge planting to the site frontage. Species to include hawthorn, blackthorn, hazel, guelder rose, crab apple and holly;
- Native fruit and nut producing species of trees and shrubs will be utilised within the scheme to increase the foraging resource for birds and mammals;
- A sympathetic management regime of the on-site ditch to increase its suitability for water vole. Clearance of nettle and thistle followed by replacement planting of reeds, rush, sedge will increase suitability for this species. All vegetation within 3.0m of the toe of the bank will be allowed to form a dense sward with cutting completed in sections to ensure cover is always available.

7.0 CONCLUSION

- 7.1 The site is formed of bare ground; a habitat of negligible ecological value; however, the boundary ditch and adjacent tree line offer a foraging / commuting route for bats and birds, and nesting and foraging habitat for passerines.
- 7.2 The avoidance and mitigation measures as detailed above will prevent any contravention of the relevant legislation with regards these species. The suggested compensation and enhancement measures such as creation of new ecologically valuable habitat, protection of adjacent habitats and providing nesting / roosting opportunities for birds and bats are to be incorporated into the scheme to create biodiversity new gain in line with local and national planning guidance.
- 7.3 Once avoidance, mitigation and enhancement measures have been taken into account, the impacts of the planned development upon biodiversity will be negligible, with a positive impact in the longer-term once vegetation has established on site.

8.0 REFERENCES

- Collins J (ed): *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd ed.) The Bat Conservation Trust (2016);
- English Nature (2001) *Great Crested Newt Mitigation Guidelines*, English Nature;
- Froglife (2001) *Great Crested Newt Conservation Handbook*. Froglife;
- JNCC: *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit*; (2003);
- Joint Nature Conservation Committee, (1998) *Herpetofauna Workers' Manual*. JNCC, Peterborough;
- Mitchell-Jones and McLeish: *Bat Workers Manual*; JNCC, 3rd Edition (2004);
- Natural England (2015) *Template for Method Statement to support application for licence under Regulation 53(2)e of The Conservation of Habitats and Species Regulations 2010 (as amended) in respect of great crested newts (Triturus cristatus). Form WML-A14-2 (Version December 2015)*;
- Streeter, D.: *The Most Complete Guide to the Flowers of Britain and Ireland*; Harper Collins, London (2010).

Table No. 03 – Species List for Habitat Parcels**Tall Ruderal**

Common Name	Scientific Name	DAFOR
Great Mullein	<i>Verbascum thapsus</i>	R
Bristly Oxtongue	<i>Helminthotheca echioides</i>	O
Broadleaf Willowherb	<i>Epilobium montanum</i>	LF
Common Nettle	<i>Urtica dioica</i>	D
Creeping Thistle	<i>Cirsium arvense</i>	O
Hogweed	<i>Heracleum sphondylium</i>	LF
Prickly Sowthistle	<i>Sonchus asper</i>	F

Scattered Trees

Common Name	Scientific Name	DAFOR
Ash	<i>Fraxinus excelsior</i>	LA
Sycamore	<i>Acer pseudoplatanus</i>	LA

Defunct Hedge

Common Name	Scientific Name	DAFOR
Cypress	<i>Cupressus</i>	LD
Privet	<i>Ligustrum ovalifolium</i>	LD

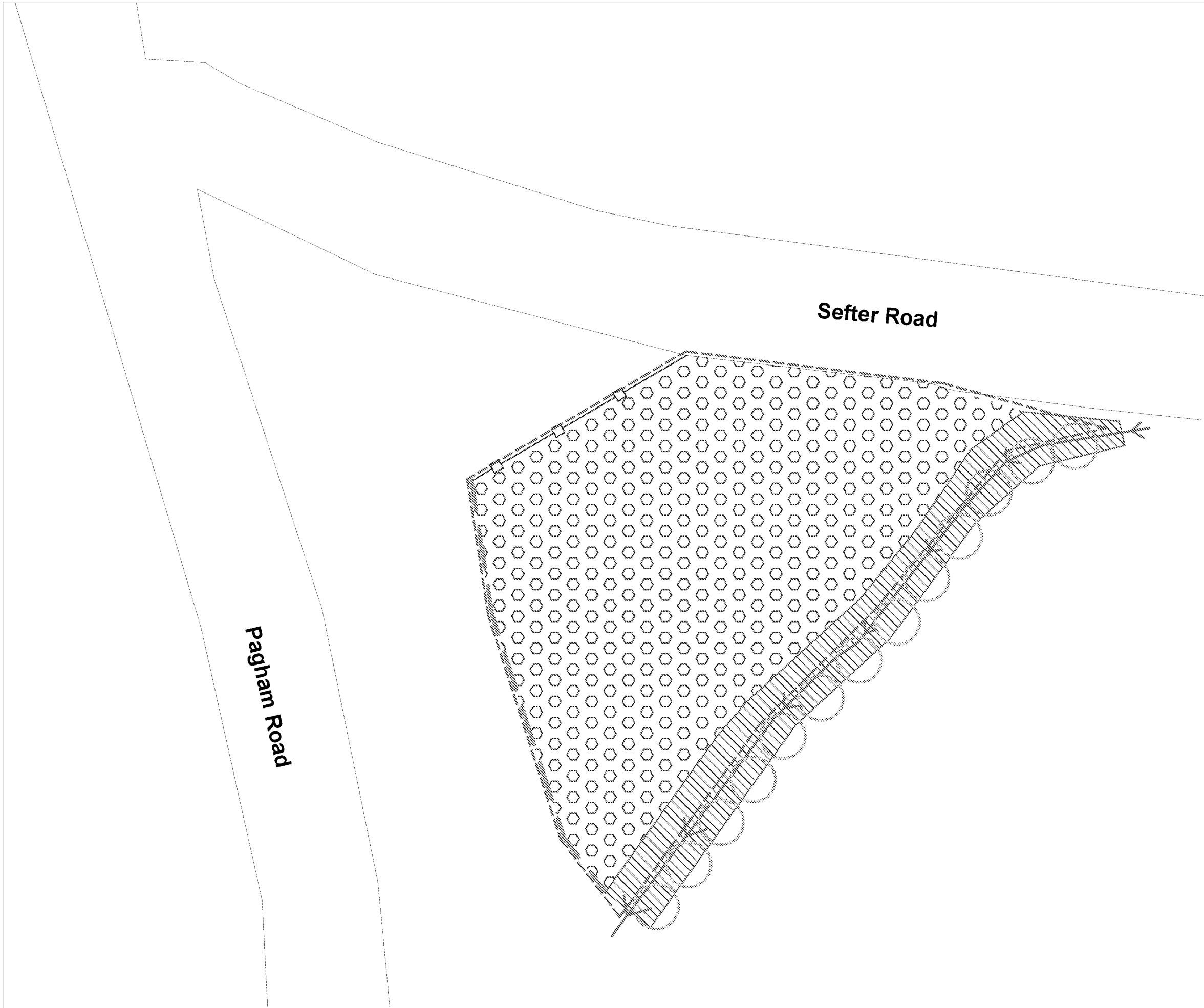
Flowing Water (Ditch)

Common Name	Scientific Name	DAFOR
Fools Watercress	<i>Apium nodiflorum</i>	O
Harts Tongue Fern	<i>Asplenium scolopendrium</i>	LA
Hemlock Water Dropwort	<i>Oenanthe crocata</i>	LA
Male Fern	<i>Dryopteris filix-mas</i>	LA

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

Figures:

Figure No. 01 – Site Habitat Plan



Legend

Bare/Hard Ground

Defunct, Species Poor Hedge.

Fencline.

Permanent / Wet Ditch.

Scattered Trees.

Site Boundary.

Tall Ruderal

PLANNING ISSUE

Rev	Description	Date	Initials
00	Planning Issue	18.12.19	WM

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Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. lizard.landscape@btconnect.com W. lizardlandscapeecology.com

<i>Client</i> Mr J Langmeed			
<i>Project Title and Location</i> Land to The South of Sefter Raod Sefter Road, Bognor Regis, West Sussex			
<i>Drawing Title</i> Figure No. 1 - Site Habitat Plan			
<i>Scale</i> 1:500 @A3	<i>Drawn</i> WM	<i>Approved</i> CO	<i>Date</i> 18.12.2019
<i>Drawing No</i> LLD1872-ECO-FIG-001			<i>Revision</i> 00

Appendix A – Site Photographs

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 1 - View across the site looking towards the west.



Photograph No. 2 - View across the site looking towards the north

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APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 3 - Defunct privet hedging along part of the western boundary.



Photograph No. 4 - Scattered trees which lie off-site to the east.

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APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 5 - Wet ditch which marks the eastern boundary of the site. Banks are vegetated with tall ruderal vegetation.



Photograph No. 6 - View across the site looking towards the north-west.

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