



LIZARD

Landscape Design and Ecology

DOMUSEA DEVELOPMENTS

Clays Farm, Yapton, West Sussex

- Preliminary Ecological Appraisal Report
- Day Time Bat Roost

Planning Issue

Prepared by	LB
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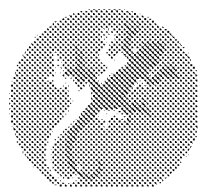
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LIZARD

Landscape Design and Ecology

SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Domusea Developments to undertake a Preliminary Ecological Appraisal, Day-time bat roost assessment and detailed tree survey (tree report findings detailed separately) at Clays Farm, Yapton, West Sussex (*Grid Reference: SU 977 038— hereafter referred to as 'the site'*). A preliminary ecological appraisal (*PEA*) and Bat Roost Assessment were undertaken on 11th June 2018, to appraise the existing ecological resource within the land and the surrounding area.

The site is dominated by improved grassland with a small area of species-poor hedgerow and scattered trees. The plant species on site were common and widespread species; no rare or unusual species were recorded.

A number of bird nests were noted within the buildings and tree line. . All active birds' nests are protected against damage / destruction under The Wildlife and Countryside Act 1981 (as amended). Clearance of any trees / dense scrub should take place outside of the bird nesting season (Season: March - August) or after inspection to ensure no active birds' nests are present.

Buildings on site have all been assessed as providing '*negligible*' bat roost suitability. Under the current development proposals, no further survey work for any protected species is recommended for this site. Proposed enhancements which should be considered as part of the scheme are detailed in Section 7.0 below.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Domusea Developments to undertake a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment at Clays Farm, Yapton, West Sussex (*Grid Reference: SU 977 038– hereafter referred to as 'the site'*).
- 1.2 A preliminary ecological appraisal (*PEA*) was undertaken on 11th June 2018, to appraise the existing ecological resource within the land and the surrounding area. The *PEA* comprised a baseline survey conforming broadly to the *JNCC Ecology Phase 1 Habitat Survey* protocol, to identify the existing habitats. In addition, a bat roost and protected species assessment was undertaken to identify the potential for European and nationally protected species within and adjacent to the land.
- 1.3 The field survey data and analysis contained in this report were undertaken and prepared by Louise Barker (*Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by Catherine O'Reilly (*MCIEEM, Senior Ecologist; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The site contains a small number of outbuildings and a field which are used as paddocks. The red-line boundary covers a total area of approximately 10,000m². The site is bounded by neighbouring properties with gardens and North End Road to the east, with grassland and arable fields to all other aspects.
- 1.5 Soils on site are described as freely draining slightly acid loamy soils.

Surrounding Landscape

- 1.6 The wider landscape of Yapton has a rural feel, the town of Barnham is located only 1.6km west, while the town of Ford is located 2.0km east. The land in-between is dominated by a matrix of arable and pastoral farmland interspersed with hedgerows and small pockets of woodland. The nearest of these woodland areas is a 1.07Ha plot of *Ancient Woodland* located 1.6km northwest of the proposed development site.

- 1.7 There are very few waterbodies located within 500.0m of the proposed development site, with vast areas of well maintained arable land in-between. Due to the intervening distances and poor terrestrial habitat on site, no further investigation with regards to Great Crested Newts was considered necessary.

Development Proposals

- 1.8 It is understood that the development proposals include demolition of existing buildings and the development of 32 no. homes.

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 preliminary bat roost assessment survey were:
- *To identify the potential for 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.*
- 2.3 This report establishes the potential ecological resource within the site and outlines where any ecological constraints may occur.

3.0 BAT LEGISLATION AND PLANNING POLICY

- 3.1 All species of bat and their breeding sites or resting places (*bat roosts*) are protected under *Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended)*. It is an offence for anyone to disturb, deliberately capture, injure or kill a bat. It is an offence to damage or destroy a breeding or resting place of a bat. It is also an offence to have in one's possession or control, any live or dead *European Protected Species*, or deliberately obstruct access to a bat roost.
- 3.2 Disturbance is defined as acts that are likely to impair the ability of a *European Protected Species (EPS)* to survive, breed or reproduce, or rear or nurture their young. In the case of hibernating and migratory species, this factor applies to their ability to hibernate or migrate. Disturbance is also an offence if it is likely to significantly affect the local distribution or abundance of the *EPS*.
- 3.3 A *Natural England European Protected Species (EPS) Licence* is required to permit otherwise unlawful activities and can only be granted for certain purposes under *The Conservation of Habitats and Species Regulations (2010)*. Development activities are included within these licensable activities. The *National Planning Policy Framework (NPPF)* sets out government policy regarding biodiversity and development. Under the *NPPF* the presence of a protected species is a material consideration when considering planning applications which may, if carried out, result in harm to the habitat or species.
- 3.4 In summary, with regard to ecology and biodiversity the *NPPF* requires that the planning system and planning policies should:
- *Minimise impacts on biodiversity and provide net gains in biodiversity where possible;*
 - *Explore and encourage opportunities to incorporate biodiversity in and around developments;*
 - *Refuse planning permission if significant harm cannot be avoided, adequately mitigated or, as a last resort, compensated for.*

4.0 METHODOLOGY

- 4.1 A preliminary ecological appraisal undertaken on 11th June 2018, and the site subjected to an ecology survey using guidelines set out in the *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit (JNCC, 2003)*. This has resulted in a Site Habitat Plan (*Figure No. 01*) and Species Lists for Habitat Parcels (*Table No. 06*).
- 4.2 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 5.0. 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 500 metres of the proposed development site.
- 4.3 Due to the field survey consisting of only one site visit, certain species, particularly some of the flowering plants, may not have been visible or may have been otherwise inconspicuous at the time of the survey and hence overlooked. These are accepted constraints associated with the standard *Phase 1 Habitat Survey Methodology*.
- 4.4 The results are summarised and accompanied in large part by photographic evidence contained in *Appendix A – Site Photographs*. Recommendations for further investigation and survey are made in the following report.

Preliminary Bat Roost Assessment

- 4.5 A Preliminary Bat Roost Assessment was also undertaken on 11th June 2018 by an experienced bat surveyor who undertook an external and internal examination of the existing buildings and trees on site. The bat surveyor assessed the existing buildings visually and searched for evidence such as:
- *Grease Marks;*
 - *Urine Stains;*
 - *Bat Droppings;*
 - *Feeding Remains;*
 - *Dead or Live Bats.*

- 4.6 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.*
- 4.7 Once features had been assessed, trees / buildings were then categorised in accordance with *Table 4.1 of the Bat Conservation Trust's Good Survey Guidelines (2016) (shown below, as 'Table 01' for this report):*

Table No. 01 – Categorisation of Bat Roost Suitability

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

5.0 RESULTS

5.1 Desk Study – Background Information

Designated Sites and Habitats

- 5.1.1 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

- 5.1.2 There are no designated sites located within 2.0km of the proposed development site. The nearest Statutory protected sites are detailed below.

Table No. 02 – Statutory Protected Sites

Site	Description	Location
South Downs National Park	One of the UK's most recent National Parks, this extensive area encompasses large swathes of chalk downland which supports numerous protected species of fauna and flora.	2.1km NE
Climping beach SSSI	Vegetated shingle beach with sand dune system behind. Supports important populations of wintering birds of European importance.	4.6km SE

- 5.1.3 The site is located within the Impact Risk Zone of Climping beach SSSI. Due to the distances involved, the development proposals are considered highly unlikely to detract or impinge upon the citation criteria of this SSSI.

Non-Statutory Protected Areas

- 5.1.4 *Sites of Nature Conservation Interest (SNCIs)* are designations applied to the most important non-statutory nature conservation sites. They are recognised by the *National Planning Policy Framework (2012)* and as such are material considerations when assessing planning applications. No SNCIs were identified within 2.0 km of the site, the nearest SNCI is listed in Table No. 03.

Table No. 03 – Non-Statutory Protected Sites

SNCI	Locations
Binstead Woods Complex	2.15km NE

- 5.1.5 The proposed development site is neither located adjacent to or within any SNCI. The development proposals are highly unlikely to have an adverse effect upon any surrounding SNCI due to the intervening distances.

UK Priority Habitats

- 5.1.6 Within 2.0 km of the site there are *Priority Habitats* of *Ancient Woodland*, *Coastal floodplain grazing marsh*, *Deciduous Woodland and Woodpasture and Parkland*. The site itself does not contain any *Priority Habitat*, proposals will not remove or degrade any area of *Priority Habitat*.

UK Priority Species

- 5.1.7 Bat species relevant to the site such as Common Pipistrelle (*Pipistrellus pipistrellus*); Soprano Pipistrelle (*Pipistrellus pygmaeus*); Nathusius' pipistrelle (*Pipistrellus nathusii*) and Serotine bats (*Eptesicus serotinus*) have been recorded within 2.0km of the site.
- 5.1.8 All species of bats and their roosts are protected under *The Conservation of Habitats and Species Regulations 2017*. It is an offence for anyone to intentionally kill or injure a bat; disturb a roosting bat; damage, destroy or obstruct access to any place used by bats for shelter; and / or to significantly alter the local distribution of bats.
- 5.1.9 There are records of slow worm (*Anguis fragilis*), grass snake (*Natrix helvetica Helvetica*) and adder (*Vipera berus*) within 2.0km of the site. All species of UK reptile are protected against reckless or intentional killing or injuring under *The Wildlife and Countryside Act 1981 (as amended)*.
- 5.1.10 There are numerous records of Hedgehogs (*Erinaceus europaeus*) within 2.0 km of the land. Hedgehog numbers are declining, and they have been a *UK Priority Species* since 2007.

- 5.1.11 There are no records of Great Crested Newts within 2.0km of the site, Great Crested Newts are protected under *The Conservation of Habitats and Species Regulations 2017*. It is an offence for anyone to intentionally kill, injure or disturb a GCN or to damage, destroy or block access to areas of suitable habitat.
- 5.1.12 There are eight records of Water vole (*Arvicola amphibius*) within 2.0km of the site. Water voles, breeding sites and resting sites are protected under the *Wildlife and Countryside Act 1981 (as amended)*.

5.2 Field Survey

- 5.2.1 The following habitats and features were recorded within the land 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. 01*. Species Lists for Habitat Parcels are listed in *Table No. 06*.
- 5.2.2 Habitats within and adjacent to the land include:
- *Hard / Bare Ground;*
 - *Existing Buildings;*
 - *Improved Grassland;*
 - *Intact Species-Poor Hedge with Trees;*
 - *Scattered Trees.*

Site Description (Refer to Appendix A – Site Photographs)

Hard / Bare Ground

- 5.2.3 The gravel driveway provides access to the site from North End Road to the east. The parking and driveway area is located to the south eastern corner of Clay's Farm, (*the 'proposed site'*).

Existing Building

- 5.2.4 A total of 3 no. buildings are located on the site. The buildings are a mixture of constructions and ages, with further details provided in the Preliminary Bat Roost Assessment below. All are in use as storage or stables.

Improved Grassland

- 5.2.5 The bulk of the site area is dominated by improved grassland with a sward height which varies between 5.0cm and 20.0cm, with longer vegetation found to the borders of the site. Species composition is typical of improved grassland being dominated by Perennial Rye-grass (*Lolium perenne*) and Yorkshire Fog (*Holcus lanatus*) interspersed with occasional Clover (*Trifolium repens*) and Creeping Buttercup (*Ranunculus repens*) with small stands of Common Nettle (*Urtica dioica*), mostly to the field boundaries.

Defunct Species-Poor Hedge with Trees

- 5.2.6 The field boundaries are formed by defunct species poor hedgerows with scattered trees with wind-break trees lines on northern and western aspects.

5.3 Preliminary Bat Roost Assessment***Site Description (Refer to Appendix B – Site Photographs)***

- 5.3.1 The existing buildings within the site were assessed for their potential to support roosting bats, a description of each building is included below.

Building B1

- 5.3.2 A large single storey, double width wooden barn. The building has a corrugated roof along the central valley with the northern and southern roof aspects covered in felt roof tiles, all with a tight seal between the walls and the roof. The weatherboard walls were mostly tightly sealed or covered with dense cobweb covering, those which appeared suitable were investigated with high powered torch light and found to contain no evidence of bat usage. Inside the building there is no loft cavity, it is open throughout to roof height. The exposed rafters also covered in cobwebs showed very few gaps, upon inspection no signs of bats were found within the building. A few uninhabited bird nests were noted on the rafters. The building is considered to offer '*negligible*' bat roost suitability.

Building B2

- 5.3.3 A single storey wooden stable with corrugated iron roof. Some gaps shown along the roof ridge and these were inspected closely with a high-powered torch though no signs of bats were found. The building contains seven internal stables, separated by wooden walls. No loft cavities were present, only exposed wooden rafters. Air vents located on the gable end walls provided the stable with high levels of natural light exposure. The building is considered to offer 'negligible' bat roost suitability.

Building B3

- 5.3.4 A small single walled wooden chipboard shed, with chipboard roof. At the time of the site visit it is in use as a horse stable. The building is fairly new and in good condition with no potential access points or bat signs noted. The building is considered to offer 'negligible' bat roost suitability.

5.4 Constraints / Considerations

- 5.4.1 No major constraints which would cast doubt on these results were encountered. Full access was available to all areas of the site including internal access to all buildings.

6.0 EVALUATION

- 6.1 The site is dominated by improved grassland with some boundary line areas of defunct hedgerow with scattered tree and hard / bare ground nearer the buildings. The plant species on site were common and widespread species; no rare or unusual species were recorded.
- 6.2 The site is in use as paddocks for horses. The grassland is well maintained with heights ranging between 5.0 and 30.0 cm. Longer grassland to the margins of the site may provide some suitable reptile habitat therefore it is recommended that a suitable buffer (c. 5m) be left around the margins of the site to protect areas of suitable reptile habitat. If this is unachievable within the proposed plans, further reptile surveys should be carried out to determine the presence or absence of reptiles on site.

- 6.3 The existing buildings on site were extensively examined for any evidence of bats such as droppings, urine marks, feeding remains or grease stains; no evidence of bats was found. The low thermal mass of the stable buildings, their single skin construction and lack of enclosed roof void all reduce the suitability of the buildings for supporting a bat roost.
- 6.4 Trees bordering the site are generally semi-mature specimens which offer no discernible bat roost features.
- 6.5 No suitable habitat for any other protected species was noted on site. The existing site provides very little in the way of floral diversity and is considered to be of '*low ecological value*'. The proposed landscape scheme should seek to provide enhancements where possible, recommendations are provided in Section 7.0 below.

7.0 PROTECTED SPECIES – CONCLUSIONS AND RECOMMENDATIONS

Bats

- 7.1 Buildings on site have all been assessed as providing 'negligible' bat roost suitability.

Nesting Birds

- 7.2 A number of nest were noted within Building 1 and within the Pine trees in the north west corner of the site. All active birds' nests are protected against damage / destruction under *The Wildlife and Countryside Act 1981 (as amended)*. Clearance of any trees / dense scrub should take place outside of the bird nesting season (*Season: March – August inclusive*) or after inspection to ensure no active birds' nests are present.

Reptiles

- 7.3 Longer grassland/tall ruderal vegetation to the margins of the site may provide some suitable reptile habitat therefore it is recommended that a suitable buffer (c. 5m) be left around the margins of the site to protect these areas. If this is unachievable within the proposed plans, further reptile surveys should be carried out to determine the presence or absence of reptiles on site.

Amphibians

- 7.4 Due to the intervening distance between the site and any ponds in the wider environment, and limited terrestrial habitat within the site area, development of this area is highly unlikely to result in an offence under *The Conservation of Habitats and Species Regulations 2017*, therefore no further survey work is required.

Others

- 7.5 No suitable habitat for any other species was recorded on site. All hedgerows are species-poor, with no features which qualify them as important hedgerows, while all flora on site was common and widespread.

8.0 ECOLOGICAL ENHANCEMENTS

8.1 The design of any proposed development should consider ecological enhancements for the benefit of wildlife in line with the *National Planning Policy Framework* and *Local Planning Policy*. Recommendations for ecological enhancements that 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;*
- *The provision of nesting boxes for a variety of bird species within trees / the northern aspects of the new buildings;*
- *The use of bug hotels such as NHBS Bee and Bug Biome to provide additional habitat for invertebrates;*
- *Integrated bat boxes could be incorporated into the southern aspect of the new buildings;*
- *Creation of a wildflower meadow incorporating a suitable wildflower mix. The meadow should be regularly mown in the first 12 months, then should be cut annually once in late summer once the flowers have set seed;*
- *Creation of a new native species rich hedgerow to the boundaries of the site with ground flora seeded with a suitable wildflower seed mix e.g. Emorsgate Seeds EH1;*
- *The use of wildflower grassland within areas of public open space, with a suitable management regime to maximise diversity.*

9.0 REFERENCES

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

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

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

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

www.magic.gov.uk.

Table No. 04 – Species List for Habitat Parcels**Improved Grassland**

Common Name	Scientific Name	DAFOR
Bind Weed	<i>Convolvulus arvensis</i>	O
Black Medic	<i>Medicago lupulina</i>	R
Broad-leaved Dock	<i>Rumex obtusifolius</i>	LF
Cleavers	<i>Galium aparine</i>	LA
Common Chickweed	<i>Stellaria media</i>	R
Common Nettle	<i>Urtica dioica</i>	LD
Common self-heal	<i>Prunella vulgaris</i>	R
Common Yarrow	<i>Achillea millefolium</i>	R
Creeping Buttercup	<i>Ranunculus repens</i>	F
Creeping Thistle	<i>Cirsium arvense</i>	O
Dandelion	<i>Taraxacum officinale</i>	O
Fescue sp.	<i>Festuca sp.</i>	LF
Meadow Buttercup	<i>Ranunculus acris</i>	R
Perennial Rye-grass	<i>Lolium perenne</i>	D
Red Clover	<i>Trifolium pratense</i>	F
Ribwort Plantain	<i>Plantago lanceolata</i>	A
Scarlett Pimpernel	<i>Anagallis arvensis</i>	R
White Clover	<i>Trifolium repens</i>	F
Yorkshire Fog	<i>Holcus lanatus</i>	LA

Intact Species-Poor Hedge with Trees

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	LD
Broadleaf Plantain	<i>Plantago major</i>	O
Broad-leaved Dock	<i>Rumex obtusifolius</i>	F
Common Daisy	<i>Bellis perennis</i>	O
Common Ivy	<i>Hedera helix</i>	O
Dandelion	<i>Taraxacum officinale</i>	F
Elder	<i>Sambucus nigra</i>	O
Hawthorn	<i>Crataegus</i>	O
Pine sp.	<i>Pinus sp.</i>	O
Poplar sp.	<i>Populus sp.</i>	F
Red Campion	<i>Silene dioica</i>	R
Ribwort Plantain	<i>Plantago lanceolate</i>	F
Rough Meadow Grass	<i>Poa trivialis</i>	LD
Sycamore	<i>Acer pseudoplatanus</i>	O
Willow	<i>Salix sp.</i>	O
Yorkshire Fog	<i>Holcus lanatus</i>	LA

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

Table No. 05 – Target Notes

No.	Feature	Description
TN01	Bird nest	Uninhabited bird nest noted in pine tree.
TN02	Dead Tree	Standing dead tree noted within the field boundary.
TN03	Bird nests	Uninhabited bird nests noted in building.

APPENDICES – SITE PHOTOGRAPHS

DOMUSEA DEVELOPMENTS
CLAYS FARM, YAPTON, WEST SUSSEX
PRELIMINARY ECOLOGICAL APPRAISAL REPORT
LLD1472-ECO-REP-001

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 01 - Northern aspect of all buildings on site and surrounding paddock.



Photograph No. 02 - Building 1 - South eastern aspect of the double barn and access driveway.

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CLAY'S FARM, NORTH END ROAD
YAPTON

LLD1472-ECO-REP-001

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 03 - Western border of proposed site with adjacent arable fields beyond the treeline.



Photograph No. 04 - Taller vegetation in the southwestern corner, dominated by nettles and docks.

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 05 - Southwestern corner of the site. defunct hedgrows and scattered trees form the border.



Photograph No. 06 - Building 3, surrounded by improved grassland and adjacent hedgerow, along the southern border.

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CLAY'S FARM, NORTH END ROAD
YAPTON

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APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 07 - Eastern boundary, bordered by neighbouring gardens.



Photograph No. 08 - Vegetation surrounding the buildings.

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CLAY'S FARM, NORTH END ROAD
YAPTON

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APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 09 - Northeastern tree line, dominant species is Pine sp.



Photograph No. 10 - Improved grassland, dominated by broadleaved docks and creeping buttercups.

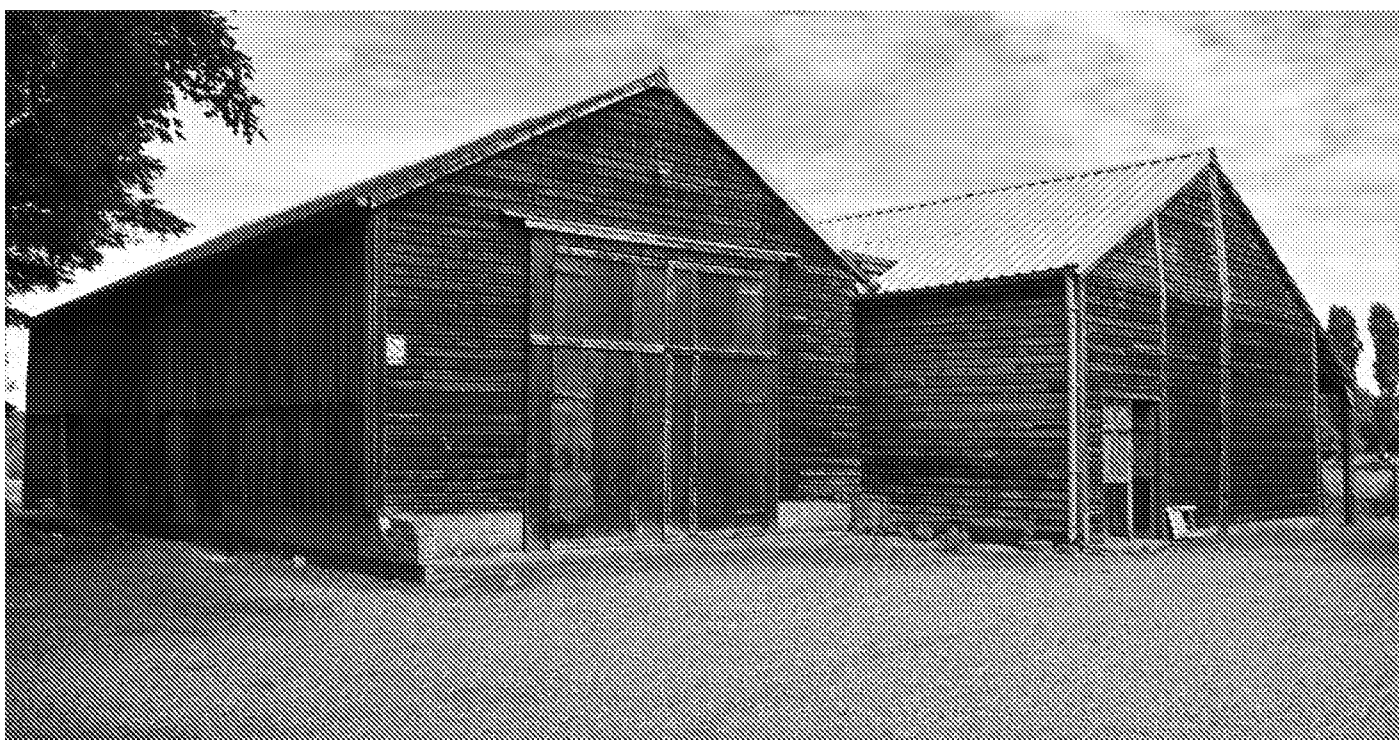
DOMUSEA DEVELOPMENTS
CLAY'S FARM, NORTH END ROAD
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LLD1472-ECO-REP-001

APPENDIX B - SITE PHOTOGRAPHS



Photograph No. 01 - Building 1 - Northern aspect of all buildings on site and surrounding paddock.



Photograph No. 02 - Building 1 - South eastern aspect of the double barn and access driveway.

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APPENDIX B - SITE PHOTOGRAPHS



Photograph No. 03 - Building 1, Northern aspect, stable door access points not in use.



Photograph No. 04 - Building 1, western aspect of the double barn.

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CLAY'S FARM, NORTH END ROAD
YAPTON

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APPENDIX B - SITE PHOTOGRAPHS



Photograph No. 05 - Building 1, internal view of section 1. Exposed rafters, tightly sealed to wooden panels.



Photograph No. 06 - Building 1, internal view of section 2, rafters sealed to wooden panneling.

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APPENDIX B - SITE PHOTOGRAPHS



Photograph No. 07 - Building 2, northern aspect showing the corrugated iron roof and open stables.



Photograph No. 08 - Building 2, western aspect and gable end with open vent.

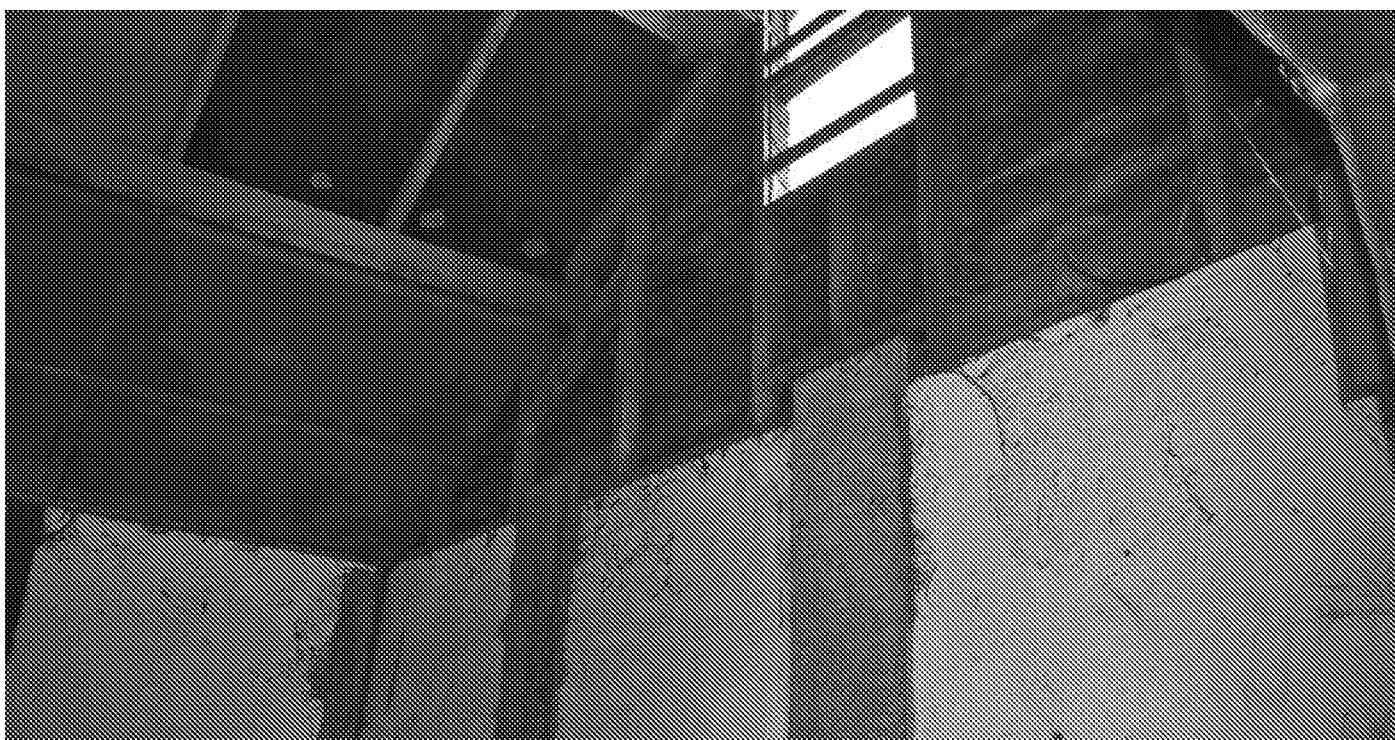
DOMUSEA DEVELOPMENTS
CLAY'S FARM, NORTH END ROAD
YAPTON

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APPENDIX B - SITE PHOTOGRAPHS



Photograph No. 09 - Building 2 - No loft cavity and tightly sealed panels against the rafters.



Photograph No. 10 - Building 2, High light levels inside from open vents and open doors.

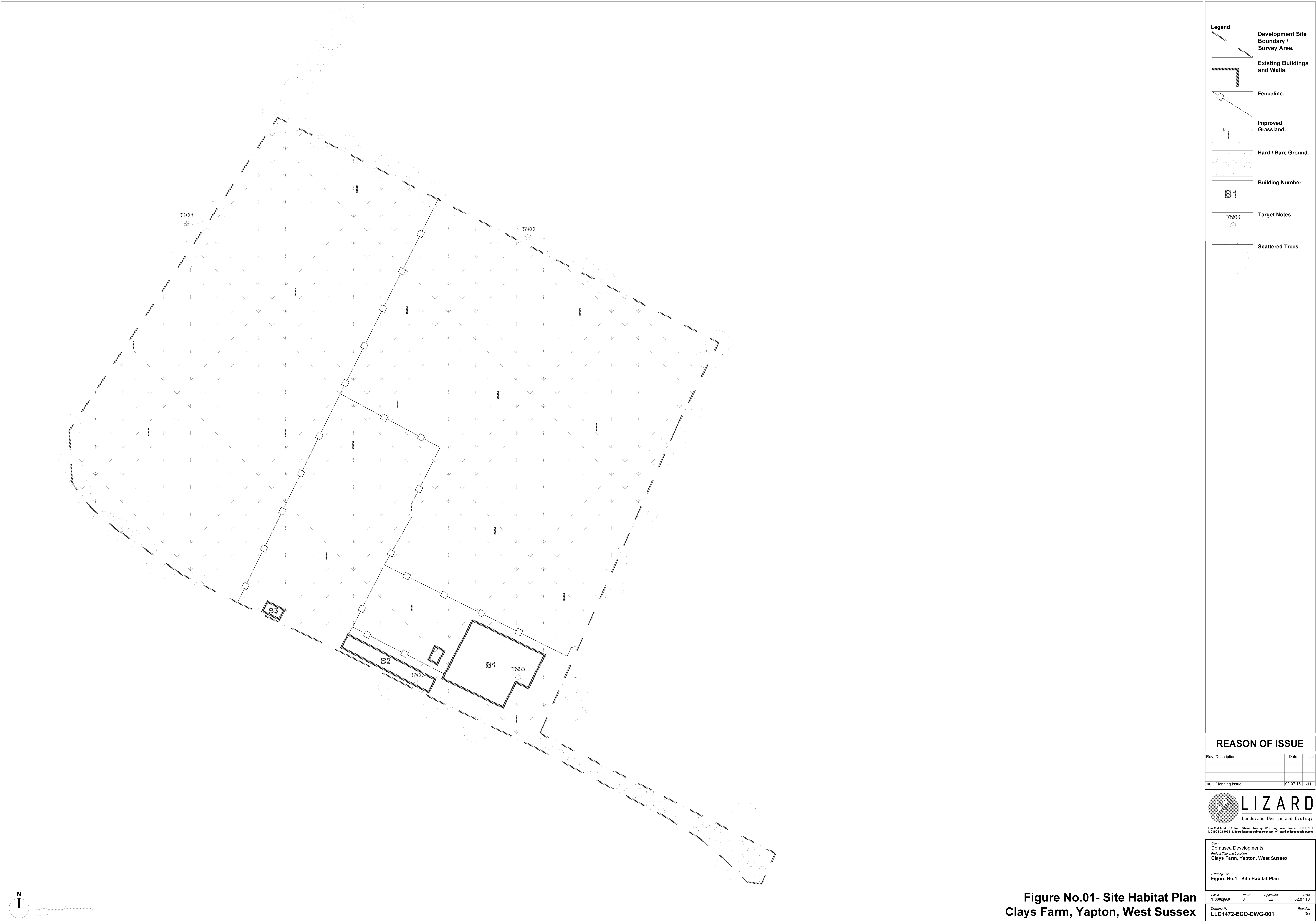


Figure No.01- Site Habitat Plan
Clays Farm, Yapton, West Sussex