



LIZARD

Landscape Design and Ecology

ECOLOGICAL IMPACT ASSESSMENT REPORT

Sports Hall Extension, Seaford College, Lavington Park, Petworth, West Sussex

- ON BEHALF OF Seaford College

Planning Issue

Prepared by	WM
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SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Seaford College to undertake a Preliminary Ecological Appraisal of land at Seaford College, Lavington Park, Petworth, West Sussex (*Grid Reference: SU 944 164 – hereafter referred to as 'the site'*).

A Preliminary Ecological Appraisal (*PEA*) was undertaken on 26th March 2020, to appraise the existing ecological resource within the land and the surrounding area.

No further surveys for protected species were recommended, due to no suitable habitat for protected species being affected as part of the proposals.

The existing site is formed of existing buildings, amenity grassland and bare ground. The site itself is of **low ecological value** with no habitats of interest noted.

Once avoidance and mitigation measures have been taken into account, the impacts of the planned development upon biodiversity will be **negligible, non-significant** with proposed ecological enhancements resulting in a **net gain** and a **long-term positive increase** in biodiversity in line with national planning policy guidance.

1.0 INTRODUCTION

- 1.1 1.1 Lizard Landscape Design and Ecology has been commissioned by Seaford College to undertake a Preliminary Ecological Appraisal of land at Seaford College, Lavington Park, Petworth, West Sussex (*Grid Reference: SU 944 164 – hereafter referred to as ‘the site’*).
- 1.2 A Preliminary Ecological Appraisal (*PEA*) was undertaken on 26th March 2020, to appraise the existing ecological resource within the land and the surrounding area. The *PEA* comprised a baseline survey conforming broadly to the *JNCC Ecology Phase 1 Habitat Survey* protocol, to identify the existing habitats. In addition, a protected species assessment was undertaken to identify the potential for European and nationally protected species within and adjacent to the land. A full *EclA* was then undertaken using the baseline data.
- 1.3 A summary of the results and potential impacts of the proposals, and details of avoidance, mitigation and compensation measures have been detailed within this report. Will Mills (*Assistant Ecologist MSci (Hons); Lizard Landscape Design and Ecology*). The report has been reviewed by Catherine O’Reilly (*Senior Ecologist; MCIEEM; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The site consists of a steep bank to the rear of the existing sports hall, situated within the confines of Seaford College. The site covers approximately 0.1 ha of amenity grassland, bare ground and existing building. The site is bordered by deciduous woodland to the south-west, amenity grassland to the west, the sports hall building to the north and the design and technology building to the south.
- 1.5 The site is located c.65.0 metres above sea level. Soils on site are described as *Slightly acid loamy and clayey soils with impeded drainage*.

Surrounding Landscape

- 1.6 The surrounding landscape is rural, and is part of the South Downs National Park. The nearest settlement is the village of Graffam approximately 1.9km north-west. The surrounding landscape is dominated by arable land interspersed with patches of woodland and mature tree / hedge lines.
- 1.7 There are no waterbodies located within 500m.

Development Proposals

- 1.8 It is understood that the development proposals include the construction of a new extension to the existing sports hall.
- 1.8 The aim of this ecological appraisal survey has been:
- *To identify habitats and protected species present, and any other features of ecological value;*
 - *Identify any potential ecological constraints;*
 - *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures.*
 - *To provide suggestions for enhancements to 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 EclA 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 The Chichester Local Plan: Key Policies 2014 – 2029 - Policy 49 (*Biodiversity*) states that development will only be permitted where:
- *Biodiversity value of the site is safeguarded;*
 - *Demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided or mitigated;*
 - *The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development;*
 - *The proposal protects, manages and enhances the District's network of ecology, biodiversity and geological sites;*
 - *The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.*

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 The Multi-Agency Geographic Information for the Countryside (*MAGIC*) was consulted for all designated sites, priority habitats and protected species licence records within 2.0km of the site. The desk search was conducted on 20th March 2020. Due to the small scale of the proposals a full data search was not considered proportionate.

3.2 Field Survey

3.2.1 A preliminary ecological appraisal was undertaken on 26th March 2020, 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 500 metres 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.

Preliminary Bat Roost Assessment

3.2.5 A Preliminary Bat Roost Assessment was undertaken on 26th March 2020 by an experienced bat surveyor who undertook an assessment of all buildings within the proposed construction zone.

3.2.6 The bat surveyor assessed the existing buildings visually and searched for evidence such as:

- Grease Marks;
- Urine Stains;
- Bat Droppings;
- Feeding Remains;
- Dead or Live Bats.

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

Table No. 01 – Categorisation Criteria

Category	Buildings
`Negligible`	<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>
`Moderate`	<i>A building with features which, could be used regularly by a small number of bats.</i>
`High`	<i>A building with features suitable for use by a large number of bats on a regular basis.</i>

3.3 Ecological Impact Assessment

3.3.1 The methodology for Ecological Impact Assessment (EclA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2018). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

3.3.2 Each ecological feature within the site has been considered within a defined Geographic context such as:

- *International and European*
- *National*
- *Regional*
- *County*
- *District*
- *Local*
- *Site Level*
- *Negligible*

3.3.3 Based upon CIEEM guidance, value was determined with reference to the following factors:

- *Its inclusion as a Designated Site or other protected area;*
- *The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);*
- *The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);*
- *The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;*
- *The sites social and economic value.*

- 3.3.4 The ecological impacts resulting from the proposals were then described according to a defined set of characteristics as defined within '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (CIEEM, 2018). This assessment considers residual impacts (once all mitigation has been taken into account), with any significant effects highlighted. A significant effect is defined as "*an effect which either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general*".
- 3.3.5 The confidence that a certain activity will result in a significant adverse effect has been ranked as follows:
- *Highly probable;*
 - *Probable;*
 - *Unlikely;*
 - *Highly unlikely;*
- 3.3.6 Where initial impacts have been identified as significant, avoidance, mitigation and compensation measures have been proposed to avoid, prevent or offset such effects. Enhancement has been proposed to ensure that the development represents a net gain in biodiversity in accordance with National Policy.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Designated Sites

Statutory Protected Sites

- 4.1.2 The following zones of influence have been utilised when identifying designated sites in the local area: Local Nature Reserves and Sites of Special Scientific Interest (*within 2.0km of the site*) and European Designated sites including RAMSAR's, SAC's and SPA's (*within 10km of the site*). Statutory protected areas in the vicinity of the site include:

Table No. 02 – Statutory Protected Sites

Site	Description	Location
South Downs National Park	Covering over 1700km ² of varied habitats including chalk downland and woodland which supports a range of fauna and flora.	within
Duncton to Bignor Escarpment, SAC, SSSI	An area covering 229ha of mature beech woodland and calcareous grassland, noted for its populations of a rare fern and snail and its notable moth community.	1.1km E
Chantry Mill SSSI	A geological site which provides the best available exposure of the unusual 'iron-grit' horizon which characterises the Gault/Folkestone Beds junction in this part of Sussex.	1.2km SW
Singleton and Cocking Tunnels SAC.	Disused railway tunnels now forming a significant bat hibernation site, in particular for Bechstein's bat and barbastelle.	6.7 km W
Amberly Wild Brooks (Arun Valley), RAMSAR, SAC, SPA, SSSI	An extensive area (322.6ha) of alluvial grazing marsh noted for its rare flora and importance to breeding bird populations.	7.7km E
Ebernoe Common, SAC, SSSI	An area covering 234.05ha of ancient woodland with a wide range of floral diversity. Noted for its national importance as incorporating maternity roosts for barbastelle and Bechstien's bats.	9.4km N
The Mens, SAC, SSSI	An area covering 203.28ha of mature beech woodland rich in bryophytes, fungi, and saproxylic invertebrates. Noted for supporting an important population of barbastelle bats.	9.9km NE

4.1.3 The site is located within the *Impact Risk Zone* of *Duncton to Bignor Escarpment*, *Amberly Wild Brooks*, *Ebernoe Common* and *The Mens SSSI* sites. However, development proposals do not meet the criteria which would require consultation with Natural England. The site is located within the 12km Wider Conservation Area of *The Mens SAC*, whereby all bat flight-lines should be retained.

Non-Statutory Protected Areas

- 4.1.4 *Sites of Nature Conservation Importance (SNCIs)* are designations applied to the most important non-statutory nature conservation sites. They are recognised by the *National Planning Policy Framework (2019)* and as such are material considerations when assessing planning applications. The following SNCIs were identified within 2.0 km of the site:

Table No. 03 – Non-Statutory Protected Sites

SINC	Locations
<i>Graffham Down SNCI.</i>	<i>1.6 km W</i>
<i>Barlavington Down SNCI.</i>	<i>1.8 km SE</i>

4.2 Habitats

- 4.2.1 Within 2.0 km of the site there are *Priority Habitats* of *Ancient Woodland*, *Deciduous Woodland*, *Traditional Orchard* and *Woodpasture and Parkland*.

- 4.2.2 Habitats within and adjacent to the land include:

- *Existing Buildings;*
- *Amenity Grassland;*
- *Bare Ground;*

Existing Buildings

- 4.2.3 The existing sports hall building (B01) is constructed from brick with metal fascia. The roof is constructed out of corrugated metal. The building is of a recent construction and was in good condition at the time of the survey. The building is of **negligible value**.

Amenity Grassland

- 4.2.4 Amenity Grassland habitat dominates the site. This habitat is routinely maintained with a sward height of <5cm. Few forb species are present within the sward including frequent common knapweed (*Centaurea nigra*), lesser celandine (*Ficaria verna*) and cleavers (*Galium aparine*). This common and widespread habitat is of **site value only**

Bare Ground

- 4.2.5 The site also includes a small area of bare ground surfaced with gravel currently being used as car parking space. This habitat is of **negligible value**.

4.3 Protected Species Assessment

Amphibians

Desk Study

- 4.3.1 There are no records of Great Crested Newts (*Triturus cristatus*) within 2.0 km 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 Great Crested Newt or to damage, destroy or block access to areas of suitable habitat.

Site Assessment

- 4.3.2 There are no ponds within 250m of the site and no suitable terrestrial habitat on site. Therefore, habitats onsite are considered to be of **negligible value** to amphibians.

Reptiles

Desk Study

- 4.3.3 A detailed search returned limited records of common lizard and adder within 2.0km of the site, with the nearest being 1.3km south-east 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)*.

Site Assessment

- 4.3.4 There is no suitable habitat for reptiles on site. Therefore, habitats onsite are considered to be of **negligible value** to reptiles.

Bats

Desk Study

- 4.3.5 Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Brown Long-eared bat (*Plecotus auritus*), Noctule (*Nyctalus noctula*), Lesser Noctule (*Nyctalus leisleri*), Serotine (*Eptesicus serotinus*), Brandts (*Myotis brandtii*), Natterers (*Myotis nattererii*), Daubentons (*Myotis daubentonii*) and Barbastelle (*Barbastella barbastelus*) Alcahoo bat (*Myotis alcahoo*) bats have been recorded within 2.0km of the site area.

Site Assessment

- 4.3.6 The existing building on site was assessed for its potential to support roosting bats, a summary of the assessment is shown below:

Table No. 04 – Building Assessment

Ref.	Description	Category
B01	The building is of a recent construction and was in excellent condition and well maintained. No evidence of bats was observed and no suitable crevices or access points were recorded.	Negligible

- 4.3.7 The ancient woodland located off-site towards the south-west is likely to provide a foraging resource and commuting route for numerous bat species. Given the rural nature of the site, the area is likely to be utilised by light-adverse species such as *Myotis* sp. The woodland is likely to be of **local value** to foraging and commuting bats. Habitat within the proposed construction zones however is of **negligible value**.

Badger

Desk Study

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

Site Assessment

- 4.3.9 Evidence of badger including tracks has been previously recorded within 50m of the site, located within the grassland bordering the western edge of the carpark adjoining the Johnson sports building. Given the large area of suitable badger foraging habitat surrounding the site, the area is considered to be of **site value** to commuting badgers.

Other Mammals

- 4.3.10 Numerous records of common mammals including rabbit, weasel and stoat exist within 2.0km of the site area.

Birds*Desk Study*

- 4.3.11 A total of 142 no. bird species have been returned within 2.0km of the site, including 19 no. Schedule I species and 32 no. species listed on the BoCC Red List.

Site Assessment

- 4.3.12 Due to the high levels of disturbance within the site, short sward length together and the lack of suitable nesting habitat within the proposed construction zone, the area is of **negligible value** to breeding / foraging birds.

Invertebrates*Desk Study*

- 4.3.13 The data search returned records of numerous species of invertebrates within 2.0km of the site including Pearl bordered fritillary and white admiral UK BAP butterflies and stag beetle.

Site Assessment

- 4.3.14 Suitable habitat for invertebrates is limited to the off-site woodland towards the south-west. The proposed construction zone is well-maintained and lacks the floral diversity to support a good range of invertebrates. This area is of **negligible value** to invertebrates.

Others

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

4.4 Survey Constraints / Considerations

- 4.4.1 No major constraints which would cast doubt on these results were encountered, full access was available to all areas of the site.

5.0 ASSESSMENT OF EFFECTS AND MITIGATION MEASURES

5.1 Designated Sites

Potential Impacts

- 5.1.1 The site is located within the *Impact Risk Zone of Duncton to Bignor Escarpment, Amberly Wild Brooks, Ebernoe Common and The Mens SSSI sites* in addition to being within the *South Downs National Park*. In the absence of mitigation, impacts could include increased recreational pressure leading to disturbance within the national park at night which may conflict with the National Parks *Dark Skies* policy. The impacts on the surrounding SSSI's are unlikely to be of any significance due to intervening distances and the small scale of proposals.

Mitigation and Compensation

- 5.1.2 Lighting proposals will be designed to comply with Dark Skies technical advice note, April 2018.

Residual Impacts

- 5.1.4 **No likely significant effect** upon surrounding European designated sites will arise from the proposed development.

5.2 Habitats

Potential Impacts

- 5.2.1 Development proposals will result in the loss of amenity grassland and bare ground, while inappropriate construction methods could result in smothering of nearby ancient woodland by dust, as well as disturbance through noise, vibration and emissions. Inappropriate lighting of ancient woodland during the operational phase could cause loss of commuting corridors for birds and bats. Given the scale of the development the potential impacts would be of minor impact magnitude and likely to occur.

Mitigation and Compensation

- 5.2.2 All construction will be undertaken in accordance with best practise guidelines with regards to control of dust, noise and emissions. The site is located 30m from an area of Ancient Woodland which lies to the south-west. This habitat is to be retained and protected during construction in accordance with BS5837 and Natural England standing advice with a 15m buffer zone maintained between the construction zone and ancient woodland. No machinery, welfare units or storage of materials will be permitted within the 15m exclusion zone.

Residual Impacts

- 5.2.3 Once mitigation is taken into account, the impacts will be **negligible** in the short and long-terms.

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 event that GCN are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Residual Impacts

- 5.3.3 The impacts will be negligible and **non-significant**.

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 event that reptiles are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Residual Impacts

- 5.4.3 The impacts will be negligible and **non-significant**.

5.5 Bats

Potential Impacts

- 5.5.1 In the absence of mitigation impacts may include loss of foraging areas, increased predation and killing or injuring of individual bats. Impacts would be of minor impact magnitude and likely to occur.

Mitigation and Compensation

- 5.5.2 Given the location of the site in the SDNP, external lighting should be avoided to comply with the Dark Night Skies policy. Should lighting be absolutely essential, the lighting should be designed in accordance with ILP Guidance Note 08 – Bats and Artificial Lighting and any external luminaries should use a warm white light (ideally <2700 kelvins) with a peak wavelength higher than 550nm. All lighting should be angled down and away from the adjacent woodland.

Residual Impacts

- 5.5.3 The overall impact of the scheme will be **negligible** in the short-term and long-term.

5.6 Badgers

Potential Impacts

- 5.6.1 In the absence of mitigation, impacts would include the trapping of badgers in footings/trenches, fragmentation of habitat and disruption of commuting corridors. Impacts would be of low impact magnitude and unlikely to occur.

Mitigation and Compensation

- 5.6.2 Any trenches will be covered or have a ramp installed overnight to prevent any mammals becoming trapped. Commuting corridors around the margins of the site will be retained.

Residual Impacts

- 5.6.3 The overall impact of the scheme will be **negligible, non-significant**.

5.7 Breeding Birds

Potential Impacts

- 5.7.1 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

- 5.7.2 Clearance of any scrub or trees will be undertaken outside the bird nesting season (*season: March-August inclusive*). Should this not be possible, vegetation / buildings will be checked prior to removal by a Suitably Qualified Ecologist to ensure no active nests are present.

Residual Impacts

- 5.7.3 The overall impact of the scheme will be **negligible, non-significant**.

5.10 Invertebrates

Potential Impacts

- 5.9.1 None predicted, current land-use (amenity grassland) is unsuitable for invertebrates.

Mitigation and Compensation

- 5.9.2 None required.

Residual Impacts

- 5.9.3 The overall impact of the scheme will be **negligible, non-significant**.

6.0 ECOLOGICAL ENHANCEMENTS

- 6.1 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*. Ecological enhancements which will be incorporated into the wider parkland and estate as part of the development proposals include;

- The use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list within the wider landscape scheme 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 buildings;
- Bat boxes suitable for a range of species to be incorporated into the southern aspect of mature trees within woodland;
- Seeding areas of bare ground resulting from construction with a suitable wildflower mix, or using a pre-grown wildflower turf. With an appropriate management regime, the area will provide vital habitat for pollinators, reptiles, birds and invertebrates.

7.0 CONCLUSIONS

- 7.1 No evidence was recorded on site which would suggest that the development proposals are likely to have a major adverse effect upon biodiversity. The main body of the site is formed of amenity grassland, bare ground and existing building with limited species diversity; this habitat is of **limited ecological value**.
- 7.3 Once avoidance and mitigation measures have been taken into account, the impacts of the planned development upon biodiversity will be **negligible, non-significant** with proposed ecological enhancements resulting in a **net gain** and a **long-term positive increase** in biodiversity in line with national planning policy guidance.

8.0 REFERENCES

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

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

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

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

www.magic.gov.uk.

Table No. 05 – Species List for Habitat Parcels**Amenity Grassland**

Common Name	Scientific Name	DAFOR
Broad-leaved Dock	<i>Rumex obtusifolius</i>	R
Cleavers	<i>Galium aparine</i>	F
Common Ivy	<i>Hedera helix</i>	D
Common Knapweed	<i>Centaurea nigra</i>	F
Common Nettle	<i>Urtica dioica</i>	O
Common Vetch	<i>Vicia sativa</i>	O
Cow Parsley	<i>Anthriscus sylvestris</i>	O
Creeping Cinquefoil	<i>Potentilla reptans</i>	R
Dandelion	<i>Taraxacum officinale</i>	O
Dovesfoot Cranesbill	<i>Geranium mole</i>	O
Lesser Celandine	<i>Ficaria verna</i>	F
Lords and Ladies	<i>Arum maculatum</i>	R
Moss	<i>Bryophyte sp.</i>	D
Oxeye Daisy	<i>Leucanthemum vulgare</i>	R
Purple Ryegrass	<i>Lolium perenne</i>	LF
Rosebay Willowherb	<i>Chamerion angustifolium</i>	R
Rough Hawkbit	<i>Leontodon hispidus</i>	R
Spanish Bluebell	<i>Hyacinthoides hispanica</i>	R
Travelers Joy	<i>Clematis vitalba</i>	R
Wild Parsnip	<i>Pastinaca sativa</i>	O
Wild Primrose	<i>Primula vulgaris</i>	R
Wild Strawberry	<i>Fragaria vesca</i>	R

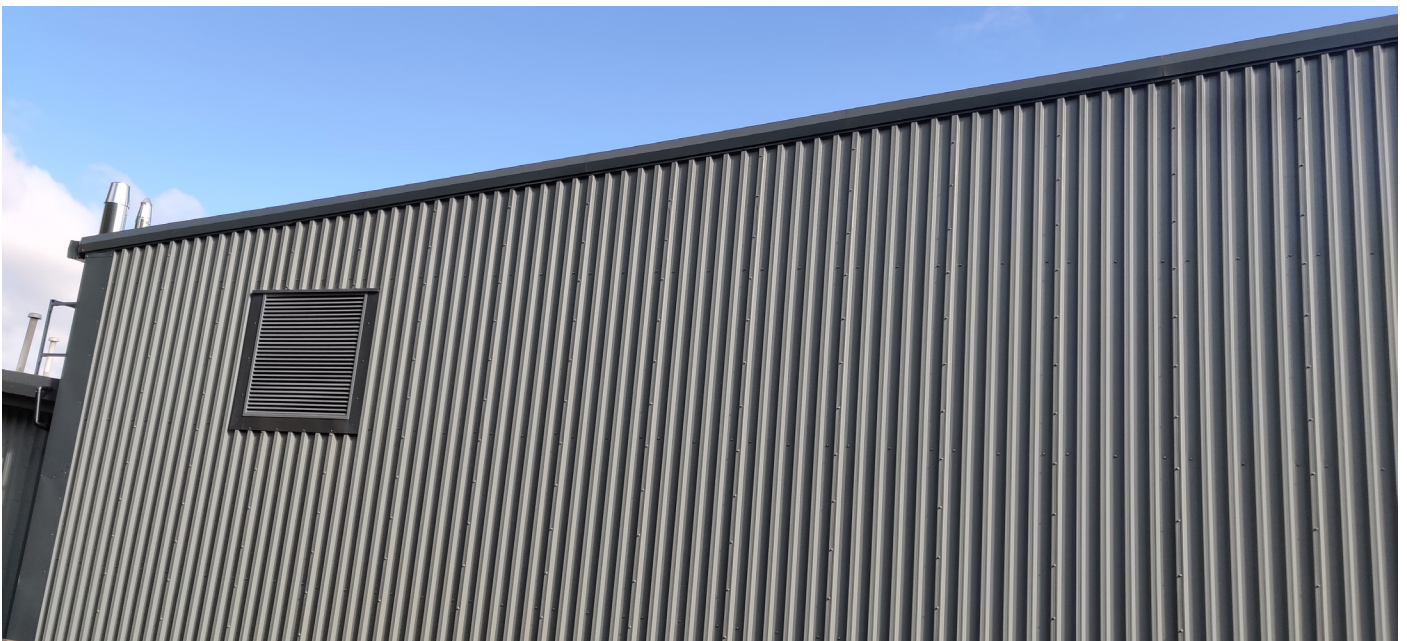
D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally

Appendix A – Site Photographs

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 1 - View of the existing sports hall (B1) which is to be extended within the proposed development.



Photograph No. 2 - The building is split into two joined halves.

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 3 - The construction of the building is relatively new and in an excellent state of repair, with no signs of bats present.



Photograph No. 4 - The building is situated within a depression into the ground. Some of the adjacent bank was relatively bare as above whilst the rest was vegetated with amenity grassland.

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 5 - View of the eastern-side bank of amenity grassland



Photograph No. 6 - view of the western-side bank of amenity grassland.