



# LIZARD

Landscape Design and Ecology

## ECOLOGICAL IMPACT ASSESSMENT

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### Single Dwelling on Land Adjacent to The Spinney, Lagness Road, Runcton

Produced For: Junnell Homes Limited

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## Appendix A – Site Photographs



## SUMMARY

Lizard Landscape Design and Ecology has been commissioned to undertake an Ecological Impact Assessment of proposals for a single dwelling on land adjacent to The Spinney, Lagness Road, Runcton (*Grid Reference: SU879024 – hereafter referred to as ‘the site’*).

A preliminary ecological appraisal (*PEA*) of the site was undertaken on 7<sup>th</sup> April 2020 to appraise the existing ecological resource within the site and surrounding area. The appraisal updates the report undertaken in 2017 as part of the application for a single dwelling (*18/00381/FUL*).

During this initial visit to the site, the site was so densely covered in bramble scrub that proper assessment of any value or habitat beneath was impossible. As such this area to the east of the site was cleared carefully under ecological supervision. The area has since been kept cleared.

The site consists of an area of land, which once was dominated by scrub but has since been cleared. The site is now largely bare ground with patches of ephemeral / short perennial vegetation, surrounded by trees, hedges and scrub.

The construction zone and immediate surroundings are largely formed of bare ground. The site is generally considered to be of ‘*very low ecological value*’, with the proposals creating very limited potential for impacts upon ecology. The site shall need ongoing maintenance to prevent it becoming suitable for protected species prior to any development works.

Once mitigation and enhancement measures have been taken into the account, the impacts of the planned development upon biodiversity will be **negligible** with proposed ecological enhancements resulting in no net loss in biodiversity in line with national planning policy guidance.

## 1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to undertake an Ecological Impact Assessment of proposals for a single dwelling on land adjacent to The Spinney, Lagness Road, Runcton (*Grid Reference: SU879024 – hereafter referred to as ‘the site’*).
- 1.2 A preliminary ecological appraisal (*PEA*) of the site was undertaken on 7<sup>th</sup> April 2020 to appraise the existing ecological resource within the site and surrounding area. The appraisal updates the report undertaken in 2017 as part of the application for a single dwelling (*18/00381/FUL*).
- 1.3 The field survey data and analysis contained in this report was undertaken and prepared by George Sayer (*MCIEEM, Senior Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by Joe Jackson (*Landscape Architect BA (Hons) LA DipLA CMLI, Principal; Lizard Landscape Design and Ecology*).

### **Site Information**

- 1.4 The site consists of an area of derelict land adjacent to the property known as The Spinney. The site is approximately 6.0 metres above sea level and measures 330.0 square metres. The site is bordered to the north by Lagness Road; to the south by a grazing paddock, and to the east and west by detached residential properties.
- 1.5 The site was subject to Preliminary Ecological Appraisal in 2017 as part of the application for a single dwelling (*18/00381/FUL*). During this initial visit to the site, the site was so densely covered in bramble scrub that proper assessment of any value or habitat beneath was impossible. As such this area to the east of the site was cleared carefully under ecological supervision.
- 1.6 Within 500.0 m there are 9 no. ponds, several ditches, the Pagham Rife and one of the Chichester gravel Pit lakes. The nearest area of woodland is immediately to the west of the site.

### ***Surrounding Landscape***

- 1.7 The site is located to the west of the village of Runcton, within a rural area 2.9 km to the south-east of the centre of Chichester. The site is just to the south of the A27 Dual Carriageway. The surroundings are dominated by arable farmland, paddocks, glasshouses and gravel pit lakes.
- 1.8 The immediate surroundings are very lightly-wooded due to the low-lying, agricultural location. There are, however, several patches of woodland locally, and a number of boundary hedges with mature trees. The nearest area listed on the *National Forest Inventory* is a 1.0 Hectare broadleaved woodland growing along a disused stretch of the *Chichester and Arun Canal*, 124.0 m to the east of the site, while the nearest *Ancient Woodland (0.89 Ha)* is located 1.1 km south-west of the site.

### ***Development Proposals***

- 1.9 Proposals include the construction of a single residential dwelling within the site, to be accompanied by a new highway access from the existing access point to the south-east.

### ***Aims***

- 1.10 The aim of this ecological appraisal survey has been:
- *To identify whether any 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 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 Policy 49 of the Chichester Local Plan: Key Policies 2014-2029 states Planning permission will be granted for development where it can be demonstrated that all the following criteria have been met:
- *The 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, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones to connect them;*
  - *Any individual or cumulative adverse impacts on sites are avoided;*
  - *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.*

- 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 A desk study of designated and non-designated site, priority habitats and protected species was undertaken using the government MAGIC Map tool in April 2020.

#### 3.2 Field Survey

- 3.2.1 A preliminary ecological appraisal was undertaken on 7<sup>th</sup> April 2020. The site was 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. 5*).
- 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.

### 3.3 Preliminary Bat Roost Assessment

- 3.3.1 A Preliminary Bat Roost Assessment was undertaken on 7<sup>th</sup> April 2020 by an experienced, licenced bat surveyor who undertook an external and internal examination of the existing trees on site.
- 3.3.2 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.*
- 3.3.3 Once features had been assessed, buildings and 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 – Categorisation Criteria**

<b>Category</b>	<b>Buildings</b>	<b>Trees</b>
<b>`Negligible`</b>	<i>No suitable features identified.</i>	<i>No suitable features identified.</i>
<b>`Low`</b>	<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>
<b>`Moderate`</b>	<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>
<b>`High`</b>	<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>



## 4.0 BASELINE ECOLOGICAL CONDITIONS

### 4.1 Designated Sites

#### **Statutory Protected Sites**

4.1.1 MAGIC was consulted for details of statutory protected sites within the vicinity of the site. The following potential 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 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
<i>Chichester and Langstone Harbours SPA, RAMSAR and Solent Maritime SAC</i>	<i>A mosaic of estuarine and coastal habitats designated for a number of bird species and rare habitats.</i>	<i>2.7 km SW</i>
<i>Pagham Harbour SPA, RAMSAR</i>	<i>Harbour designated for areas of saltmarsh, mudflat and populations of Common tern (<i>Sterna hirundo</i>), Dark-bellied brent goose (<i>Branta bernicla bernicla</i>), Little tern (<i>Sternula albifrons</i>) and Ruff (<i>Calidris pugnax</i>).</i>	<i>3.4 km W</i>

4.1.2 There are no national statutory protected sites within 2.0 km of the development site; the nearest is *Pagham Harbour SSSI*, 2.7 km to the south-west. Given the distance to the designated site and the habitats between, the proposals are not considered to have any negative impact upon the site.

4.1.3 The international designated sites *Pagham Harbour SPA, RAMSAR* is 2.7 km south-west of the site, and *Chichester and Langstone Harbours (SPA, RAMSAR)* and *Solent Maritime (SAC)* are 3.4 km west of the site. Given that these sites are designated for their coastal habitats and separated from the development site by large residential areas, the proposals are not considered to have any negative impact upon the site. It is likely that a contribution would be required towards the strategic access management and monitoring (SAMM) programmes for the site as the site is within 3.5 km of Pagham Harbour and 5.6 km of Chichester Harbour.

#### **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 2.0km of the site:

**Table No. 03 – Non-Statutory Protected Sites**

<b>Site</b>	<b>Location</b>
<i>Chichester Gravel Pits and Leythorne Meadow</i>	<i>0.37 km NW</i>
<i>Hunston Copse</i>	<i>1.1km SW</i>
<i>Chichester Canal</i>	<i>1.52 km W</i>

## **4.2 Habitats**

4.2.1 UK Priority Habitats within 2.0 km of the site include *coastal and floodplain grazing marsh; woodpasture and parkland; deciduous woodland and traditional orchard, as well as small amounts of lowland meadow and lowland fen*. None of these habitats are present within the site and the residential and agricultural nature of the surroundings would suggest that there will be no impact upon UK Priority Habitats.

4.2.2 Habitats within and adjacent to the land include:

- *Bare (recently-cleared) Ground;*
- *Ephemeral / Short Perennial;*
- *Dense / Continuous Scrub;*
- *Defunct, Species-poor Hedgerow;*
- *Scattered Trees and Tree Lines.*

*Bare (recently-cleared) Ground*

4.2.3 The majority of the site consists of land that has been cleared in the recent past. The ground is bare and covered in chippings and remains of what appears to have been bramble (*Rubus fruticosus*). The habitat is of **negligible value**.

*Ephemeral / Short Perennial*

4.2.4 Patches of ephemeral and short perennial vegetation has developed within areas of the site, particularly within the eastern section of the site. The vegetation is formed of numerous common species including annual mercury (), cleavers (*Galiu aparine*), common nettle (*Urtica dioica*), lords and ladies (*Arum maculatum*) and Italian lily (*Arum italicum*). The vegetation is of **negligible value**.

*Dense / Continuous Scrub*

4.2.5 The southern and western boundaries are lined with continuous lines of scrub, dominated by bramble. The vegetation is of **site value**.

*Defunct, Species-poor Hedgerow*

4.2.6 The northern boundary of the site is lined by a relatively sparse and uneven hedge, formed mainly of hawthorn (*Crataegus monogyna*) with interspersed common elder (*Sambucus nigra*), blackthorn (*Prunus spinosa*) and garden privet (*Ligustrum ovalifolium*). To the west is a small section of cherry laurel (*Prunus laurocerasus*) hedge. The vegetation offers some screening and a minor green corridor but is limited in extent and relatively patchy. The habitat is of **site value**.

#### *Scattered Trees and Treelines*

- 4.2.7 Only two trees are present on the site, a large ash (*Fraxinus excelsior*) and an old, twisted field maple (*Acer campestre*). Off-site to the west are a line of Leyland cypress (*Cupressocyparis x leylandii*) and a group of wild cherries (*Prunus avium*) forming the boundary of the adjacent property. The trees offer some ecological value and are of value within the **site area**.

### **4.3 Protected Species**

- 4.3.1 The following is based upon protected species records returned from TVERC, field study and any further Phase 2 Protected Species Surveys which were undertaken on site.

#### ***Amphibians***

##### *Desk Study*

- 4.3.2 There are no records of GCN within 2.0 km of the site.

##### *Site Assessment*

- 4.3.3 The site is formed of large areas of bare earth and ephemeral vegetation, which would offer very limited potential for GCN. There are numerous recorded waterbodies within 2.0 km of the site; however, these are generally unsuitable or isolated from the site. The site is considered of **negligible value** to GCN.

## Reptiles

### Desk Study

- 4.3.4 There are records of slow-worms (*Anguis fragilis*) within 2.0km of the site.

### Site Assessment

- 4.3.5 The site is formed of large areas of bare earth and ephemeral vegetation, which would offer very limited potential for GCN. The site would rapidly become suitable for reptiles in the absence of ongoing management. The habitats are of **negligible value** to reptiles.

## Bats

### Desk Study

- 4.3.6 Within 5.0 km of the site are records of barbastelle (*Barbastella barbastellus*), serotine (*Eptesicus serotinus*), noctule (*Nyctalus noctula*), Daubenton's (*Myotis daubentonii*), Natterer's (*Myotis nattereri*), Whiskered (*Myotis mystacinus*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*pipistrellus pygmaeus*) and Nathusius' pipistrelle (*Pipistrellus nathusii*) bats. Many of these are in relation to the Chichester Canal at Hunston.

### Site Assessment

- 4.3.7 There are no buildings present on the site. The two trees within the site area were considered to offer some level of bat roost potential. The results are detailed within Table No. 02 below:

**Table No. 04: Trees within Bat Roost Potential**

<b>Tree No.</b>	<b>Description</b>	<b>Category</b>
<b>T01</b>	Old twisted field maple, with no significant features but covered in heavy ivy and of an age conducive to small potential roost features.	<b>'Low'</b>
<b>T02</b>	Old ash tree, with several shallow knot holes and a torn limb which might hold small bat roosts.	<b>'Moderate'</b>

- 4.3.8 The trees and hedge are considered to offer limited potential for commuting and foraging bats, whilst the remainder of the site is of negligible value for foraging due to the lack of vegetation. The site is considered of value to bats **within the site area only**.

### ***Badgers***

#### *Desk Study*

- 4.3.9 Local badger records are confidential; badgers are likely present locally where groundwater levels allow for sett-building.

#### *Site Assessment*

- 4.3.10 Several holes suggestive of badger or rabbit were found towards the west of the site; these appeared long disused and largely collapsed. No other evidence of badgers was found (*such as snuffle holes, latrines or fur*).
- 4.3.11 The site is now largely bare of vegetation and of **negligible value** to badgers. The hedge may provide limited foraging and commuting habitat and is of **site value**.

### ***Breeding Birds***

- 4.3.12 Numerous bird species are present within the local area, including notable water birds using the local harbours and gravel pits.

#### *Site Assessment*

- 4.3.13 No rare or protected bird species were seen or heard during the site visit. Several common bird species were noted during the survey. The site is bare and of **negligible value** to breeding and wintering birds. The trees and hedges are of **site value** to breeding birds.

## ***Invertebrates***

### *Site Assessment*

- 4.3.14 The main body of the site consists of bare ground, with mulched remains of bramble giving some habitat to detritivores. The habitat lacks structure or larger deadwood for species such as stag beetle (*Lucanus cervus*). The hedges and trees offer some potential for invertebrates but are of limited extent. Given the scale and nature of the habitat, the habitats are of **site value** to invertebrates.

## **5.0 ASSESSMENT OF EFFECTS AND MITIGATION MEASURES**

### **5.1 Designated Sites**

#### *Potential Impacts*

- 5.1.1 No designated sites are present within 2.0 km of the site. No direct impacts upon designated sites are predicted. Indirect impacts may include increased recreational use of footpaths surrounding the harbours, resulting in increased disturbance of water birds. The impacts are of low magnitude given the scale of the site and presence of footpaths and open spaces nearby.

#### *Mitigation and Compensation*

- 5.1.2 To mitigate for indirect impacts on designated sites, it is likely that a contribution would be required towards the strategic access management and monitoring (SAMM) programmes for the site as the site is within 3.5 km of Pagham Harbour and 5.6 km of Chichester Harbour. This is to be determined with the Local Planning Authority. No other mitigation for direct impacts is required.

#### *Residual Impacts*

- 5.1.3 There will be **no likely significant effect** upon any surrounding protected site as a result of this development.

## 5.2 Habitats

### *Potential Impacts*

- 5.2.1 Development proposals will result in the loss of areas of bare ground, ephemeral / short perennial vegetation, one scattered tree, small areas of dense scrub and a section of defunct, species-poor hedgerow. These habitats are common and widespread and will be replaced post development. The site was originally formed of very dense bramble scrub, which was cleared to enable survey and assessment of the site.

### *Mitigation and Compensation*

- 5.2.3 Post-development, habitats lost will be replaced with areas of amenity grassland, shrub, tree and ornamental planting.
- 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 priority habitat.
- 5.2.5 All works shall be carried out in accordance with BS5837 to ensure the protection of trees. All fuel will be stored in an appropriate compound outside of tree RPAs. Appropriate capture systems will be in place for the spillage of oil and fuel to prevent pollution events.

### *Residual Impacts*

- 5.2.6 No priority or other important habitats or plant species will be affected by this development, the impact of which is **negligible**.



### 5.3 Amphibians

#### *Potential Impacts*

- 5.3.1 In the absence of avoidance / mitigation, the development could result in killing or injuring of widespread amphibians.

#### *Mitigation and Compensation*

- 5.3.2 The site shall be maintained regularly prior to construction to prevent it becoming more suitable for amphibians.

#### *Residual Impacts*

- 5.3.3 No protected amphibian species will be affected by this development, the impact of which is **negligible**.

### 5.4 Reptiles

#### *Potential Impacts*

- 5.4.1 In the absence of avoidance / mitigation, the development could result in killing or injuring of widespread reptiles. The impact would be of moderate magnitude, but highly unlikely due to the poor condition of the site for reptiles.

#### *Mitigation and Compensation*

- 5.4.2 The site shall be maintained regularly prior to construction to prevent it becoming more suitable for reptiles.

#### *Residual Impacts*

- 5.4.3 The overall impact of the scheme will be negligible.

## 5.5 Bats

### *Potential Impacts*

- 5.5.1 In the absence of mitigation impacts may include habitat fragmentation, loss of foraging areas, increased predation and killing or injuring of individual bats. One tree offering 'low' bat roost potential requires removal, as does much of the northern hedge which may offer a low quality commuting corridor at present.

### *Mitigation and Compensation*

- 5.5.2 The tree offering 'low' bat roost potential shall be removed under ecological supervision. The loss of the tree shall be mitigation by the planting of new trees and installation of a bat box to the remaining mature tree. The large ash tree shall be retained.
- 5.5.3 A sensitive lighting scheme will be employed with lighting kept to the minimum levels and angled down and away from surrounding hedge lines and mature trees.

### *Residual Impacts*

- 5.5.4 The overall impact of the scheme will be negligible.

## 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, disruption of commuting corridors and disturbance / damage of a badger sett.

### *Mitigation and Compensation*

- 5.6.2 During the construction phase, all trenches deeper than 1.0m will be covered overnight or have a ramp installed to avoid trapping any badgers or other mammals on site. All trenches will be checked each morning for the presence of any animals. Any habitat with potential for badger foraging or commuting shall be replaced post-construction.

### *Residual Impacts*

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

## 5.7 Birds

### *Potential Impacts*

- 5.7.1 In the absence of avoidance / mitigation, the development could result in the damage / destruction of a bird nest and loss of commuting habitats.

### *Mitigation and Compensation*

- 5.7.2 The clearance of any hedges, scrub or trees will be undertaken outside the bird nesting season. Should this not be possible, vegetation shall be checked prior to removal by a Suitably Qualified Ecologist. The loss of suitable vegetation on site will be compensated through the incorporation of a nest box into the new building.

- 5.7.3 Valuable foraging habitat in the form of hedges and tree lines will be retained.

### *Residual Impacts*

- 5.7.4 The overall impact of the scheme will be **negligible**.

## 5.8 Invertebrates

### *Potential Impacts*

- 5.8.1 In the absence of mitigation, the development could result in the removal of suitable stag beetle habitat, destruction of larvae and increased predation. No stag beetles have been directly observed on site therefore these impacts are unlikely to occur.

### *Mitigation and Compensation*

- 5.8.2 Any clearance of any other fallen wood, log piles etc will be undertaken by hand. Any larva found during clearance of these areas will be moved to areas of retained deadwood within the boundaries. Any log piles removed shall be replaced within the boundary vegetation

### *Residual Impacts*

- 5.8.3 The overall impact of the scheme will be **negligible**.

## 6.0 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 development proposals include:

- *The use of flowering plants as listed within the RHS 'Plants for Pollinators' within areas of ornamental planting;*
- *The provision of at least one integrated nest box for bird species such as house sparrow, swift, swallow or house martin to the northern aspects of the new building;*
- *Log and compost piles to be installed to the site boundaries;*
- *An integrated bat box to the southern aspect of the new building;*
- *Hedgehog friendly gravel boards incorporating 13x13cm gap to allow movement of hedgehogs around the site.*

## 7.0 CONCLUSIONS

- 7.1 The development site is formed of common, widespread habitats of very low ecological value. Floral diversity in general was very low, with the bulk of the site dominated by bare ground. The site has recently been cleared; however, this is broadly in line with the original ecological recommendations for the site following an earlier application.
- 7.2 Regardless of whether the application site is considered in its current or previous state, the site offers limited potential for protected species; appropriate mitigation has been proposed to protect these species and enhance the site for protected species. The site shall need ongoing management prior to development to ensure it does not become suitable for further protected species.
- 7.3 Once mitigation measures have been taken into the account, the impacts of the planned development upon biodiversity will be **negligible** with proposed ecological enhancements resulting in no net loss 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. 5 – Species List for Habitat Parcels****Ephemeral / Short Perennial Vegetation**

<b>Common Name</b>	<b>Scientific Name</b>	<b>DAFOR</b>
Annual mercury	<i>Mercurialis annua</i>	<b>LA</b>
Bramble	<i>Rubus fruticosus</i>	<b>O</b>
Broadleaved Dock	<i>Rumex obtusifolius</i>	<b>R</b>
Caper Spurge	<i>Euphorbia lathyris</i>	<b>O</b>
Cleavers	<i>Galium aparine</i>	<b>LD</b>
Cocksfoot	<i>Dactylis glomerata</i>	<b>O</b>
Common Nettle	<i>Urtica dioica</i>	<b>LF</b>
Common Nettle	<i>Urtica dioica</i>	<b>LF</b>
Common Thistle	<i>Cirsium vulgare</i>	<b>O</b>
Cow Parsley	<i>Anthriscus sylvestris</i>	<b>O</b>
Daffodil	<i>Narcissus sp.</i>	<b>O</b>
Field Bindweed	<i>Convolvulus arvensis</i>	<b>O</b>
Field Mallow	<i>Malva Sylvestris</i>	<b>O</b>
Hogweed	<i>Heracleum sphondylium</i>	<b>R</b>
Italian Lily	<i>Arum italicum</i>	<b>LA</b>
Ivy	<i>Hedera helix</i>	<b>LD</b>
Lords and Ladies	<i>Arum maculatum</i>	<b>A</b>
Meadow Buttercup	<i>Ranunculus acris</i>	<b>R</b>
Mosses	<i>Byophyta spp.</i>	<b>O</b>
Red Dead-nettle	<i>Lamium purpureum</i>	<b>R</b>
Smooth Sow Thistle	<i>Sonchus oleraceus</i>	<b>O</b>
Spanish Bluebell	<i>Hyacinthoides hispanica</i>	<b>F</b>

**Dense Scrub**

<b>Common Name</b>	<b>Scientific Name</b>	<b>DAFOR</b>
Bramble	<i>Rubus fruticosus</i>	<b>D</b>
Elder	<i>Sambucas nigra</i>	<b>O</b>
Traveller's Joy	<i>Clematis vitalba</i>	<b>LF</b>

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

**Table No. 5 – Species List for Habitat Parcels Contd...****Scattered Trees, Hedges and Treelines**

<b>Common Name</b>	<b>Scientific Name</b>	<b>DAFOR</b>
Ash	<i>Fraxinus excelsior</i>	<b>R</b>
Blackthorn	<i>Prunus spinosa</i>	<b>O</b>
Cherry Laurel	<i>Prunus laurocerasus</i>	<b>LD</b>
Common Elder	<i>Sambucus nigra</i>	<b>O</b>
Field Maple	<i>Acer campestre</i>	<b>O</b>
Garden Privet	<i>Ligustrum ovalifolium</i>	<b>LF</b>
Hawthorn	<i>Crataegus monogyna</i>	<b>LF</b>
Leyland Cypress	<i>Cupressocyparis x leylandii</i>	<b>LA</b>
Wild Cherry	<i>Prunus avium</i>	<b>LA</b>

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



**FIGURES:****Figure No. 01 – Site Habitat Plan**

## Appendix A – Site Photographs

**Photograph No. 01 – The site is dominated by bare (recently cleared) ground.**



**Photograph No. 02 – Patches of ephemeral / short perennial vegetation are present within the cleared ground.**





**Photograph No. 03 – Tree T01 requires removal and is of ‘low’ bat roost potential.**



**Photograph No. 04 – Tree T02 shall be retained and is of ‘moderate’ bat roost potential.**





**Photograph No. 05 – The southern and western boundaries are partly lined with dense bramble scrub.**



**Photograph No. 06 – The northern boundary is lined with a defunct, species-poor hedge.**





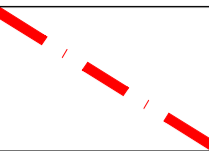

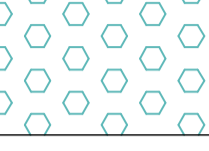

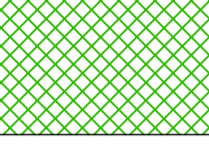
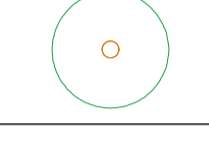
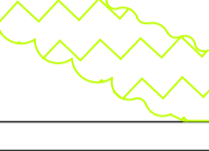

**Photograph No. 07 – Mammal holes on the site appear long out of use.**







**Legend**

-  Development Site Boundary.
-  Existing Buildings.
-  Bare (Recently-cleared) Ground.
-  Ephemeral / Short Perennial Vegetation.
-  Dense / Continuous Scrub.
-  Scattered Trees.
-  Defunct, Species-poor Hedge.
-  Trees with Bat Roost Potential.

**T01**

**Planning Issue**

Rev	Description	Date	Initials
00	Planning Issue	15.03.21	GS



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*Client*  
Junnell Homes Limited

*Project Title and Location*  
**Single Dwelling on Land Adjacent to The Spinney, Lagness Road, Runcton**

*Drawing Title*  
**Figure No.1 - Site Habitat Plan**

Scale	Drawn	Approved	Date
1:200@A1	GS	JJ	15.03.21

Drawing No	Revision
LLD1975-ECO-FIG-001	00



Scale 1:200

**Figure No.1 - Site Habitat Plan**  
**Single Dwelling on Land Adjacent to The Spinney, Lagness Road, Runcton**