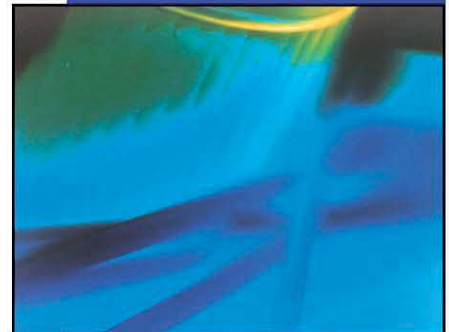




COVER STOREY ARCHITECTS LLP

Landscape Architecture

**The Willows, 11 Lower Road,
Havant**



Environmental Design

– Preliminary Ecological Appraisal Report

Approved By: Joe Jackson

Signed:

Position: Principal

Date: 18th July 2016



Landscape Planning

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Lizard Landscape Design

Lizard Landscape Design and Ecology



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SUMMARY

Cover Storey Architects LLP has commissioned Lizard Landscape Design and Ecology to undertake a preliminary ecological appraisal and protected species assessment of the land proposed for development at The Willows, 11 Lower Road, Havant (*Grid Reference: SU 701 063— hereafter referred to as 'the site'*). Due to the presence of existing buildings within the site area, a day-time bat roost assessment has been undertaken to appraise the potential for bats within the existing structures and adjacent trees. A preliminary ecological appraisal (PEA) was undertaken of the site on 11th July 2016 to appraise the existing ecological resource within the site and surrounding area.

This survey has identified habitats of existing buildings; hardstanding; amenity grassland; scattered trees; intact hedging and introduced shrub. Botanical interest on the site at the time of survey was limited with the vast majority of the site area comprised of amenity grassland. Therefore, it is suggested that the main development site area should be considered of '*low ecological value*'.

The existing building on site was assessed for its bat roost potential, which was found to be '*negligible*'. The exterior of the building was found to be in good condition with few potential points of ingress / egress noted. An interior inspection of the property did not reveal any signs of bats such as feeding remains, droppings, grease marks or urine splashes. The presence of cobwebs throughout the loft void acts as a further indicator of bat absence. The building is of no great age (constructed c. 1958) so the finding of the survey are of no great surprise.

The large trees adjacent and within the site are likely to act as a valuable foraging resource for bats within the local area. It is suggested that the design of any external lighting scheme should take into account these features and avoid excessive light spill into these areas. External lighting should be kept to the minimum level required and angled down and away from these areas to ensure their continued ecological functionality.

The 2 no. small streams on site offer the most valuable feature within the site and should be protected within any development proposals of the site. No evidence of the streams harbouring any protected species such as white-clawed crayfish, otter or water vole were noted on site however the streams are of good water quality and must be protected from any run off which may result from construction activities on site.

1.0 INTRODUCTION

- 1.1 Cover Storey Architects LLP has commissioned Lizard Landscape Design and Ecology to undertake a preliminary ecological appraisal and protected species assessment of the land proposed for development at The Willows, 11 Lower Road, Havant (*Grid Reference: SU 701 063– hereafter referred to as ‘the site’*). Due to the presence of existing buildings within the site area, a day-time bat roost assessment has been undertaken to appraise the potential for bats within the existing structures and adjacent trees.
- 1.2 A preliminary ecological appraisal (*PEA*) was undertaken of the site on 11th July 2016 to appraise the existing ecological resource within the site and surrounding area. The *PEA* was comprised of a baseline survey conforming broadly to the *JNCC Phase 1 Habitat Survey* protocol to identify the existing habitats. In addition, a protected species assessment was undertaken to identify the potential for *European and nationally protected species* within and adjacent to the site.
- 1.3 The field survey data and analysis contained within this report were undertaken and prepared by Catherine O'Reilly (*BSc; NE Class 2 Bat Licence; Project Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by Joe Jackson; (*Principal; Landscape Architect BA (Hons) LA DipLA CMLI; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The development site is a residential plot located due east of Lower Road, towards the southern edge of Bedhampton, Havant. The site is approximately 09.00 metres above sea level and measures approximately 0.3 hectares. The site is comprised in the majority of amenity grassland and existing building, as would be expected on a site of this nature. Borders of the site are made up of broadleaf trees and hedge / fence lines. The site boundaries are edged by residential properties to the north, Lower road to the west, an area of unmaintained land to the east and open farmland to the south. Soil on site is described as loamy and clayey floodplain soil with naturally high groundwater.
- 1.5 There is no woodland registered on *The National Inventory of Woodland and Trees* within or immediately adjacent to the site. 1 no. stream runs north to south across the centre of the site before flowing west to east along the southern boundary.

Surrounding Landscape

- 1.6 The town of Havant extends at least 1.0 kilometre to the north and east, while land to other aspects opens to a mixture of arable and pastoral farmland for approximately 250.00 metres. Land immediately to the east of the site is relatively open with good structural diversity and large amounts of flowing fresh water. South of the site the land is primarily formed of farmland for approx. 400.0 metres before meeting the A27. Beyond this to the south are expansive areas of playing field before land opens to Langstone Harbour.
- 1.7 There is a small amount of woodland cover in the local area. The nearest area listed on *The National Forest Inventory* is a 0.63 hectare plot located 420.00 metres from the western site boundary. The nearest area of *Ancient Woodland* covers an area of 1.13 hectares 1.02 kilometres to the north-east. There are no self-contained water bodies within 500.0 metres of the site; however *Hermitage Stream* and associated tributaries are located approx. 250.0 metres south-west.

Development Proposals

- 1.8 The development proposals consist of the construction of new residential units. This survey has been undertaken on the assumption that development proposals would incorporate a large percentage of the available site area; to include areas of associated building; hard standing and amenity areas.

2.0 SCOPE OF THE SURVEY

- 2.1 The aim of the preliminary ecological appraisal 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 day-time bat roost assessment survey and protected species assessment 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 METHODOLOGY

3.1 A preliminary ecological appraisal was undertaken on 11th July 2016 and the site subjected to an ecology phase 1 habitat survey using guidelines set out in the *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit (JNCC, 2003)*. This has resulted in a Site Habitat Plan (*Figure No. 01*), Species Lists for Habitat Parcels (*Table No. 01*) and Target Notes (*Table No. 02*).

3.2 Habitats within the site were classified and the presence, or potential presence, of certain protected and / or notable species of flora and fauna were identified. A summary description of the habitat within the site following the ecology phase 1 habitat survey methodology is presented in *Section 4.0*.

3.3 Due to the field survey consisting of only one site visit, certain species particularly some of the flowering plants may not have been visible or may have been otherwise inconspicuous at the time of survey and hence overlooked. These are accepted constraints associated with the standard ecology phase 1 habitat survey methodology.

3.4 Habitats within and immediately adjacent to the site were assessed for their potential for uncommon and protected fauna including mammals, birds, reptiles and amphibians. This involved identifying features which may be used by protected species, potential foraging areas and other signs of use. Stones, dead wood and rubble were turned over and any dug holes studied for recent activity by mammals.

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

Day-Time Bat Roost Assessment Survey

- 3.6 An internal day-time bat roost assessment survey was undertaken on 11th July 2016 by a licenced, experienced bat surveyor. The bat surveyor undertook an internal and external examination of the existing building including all the roof voids. The bat surveyor assessed the existing building visually and searched for evidence such as;

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

- 3.7 An external investigation assessed the fascias, soffit boards, and tiles of the buildings; including areas of weatherboarding and hanging tiles, in order to see if there were access points readily available for bats to utilise externally.

4.0 RESULTS

4.1 Desk Study – Background information

Designated Sites and Habitats

- 4.1.1 The following section outlines the ecological context of the development site, describing any designated nature conservation sites in the vicinity of the development site. The following designated sites and habitats are not necessarily representative of the existing site's ecology, but are indicative of the ecological context of the surrounding area; a factor that may be important when assessing the presence / absence potential of certain species groups.

Statutory Protected Sites

4.1.2 Statutory Protected Sites within 2.0 kilometres of the site are listed below:

Table No. 01 – Statutory Protected Sites

Name	Reason for Designation	Distance
Chichester and Langstone Harbours SSSI, SPA, RAMSAR,	An extensive area of saltmarsh and tidal mudflats, rich in invertebrates and algae, and of national importance for breeding, overwintering and migrating wildfowl and wading birds.	950m S
Farlington Marshes LNR	125 hectares of flower-rich grazing marsh which is also of international importance for the bird populations it supports.	1.4km SW

4.1.3 The site is located within the *Impact Risk Zone (IRZ)* of *Chichester and Langstone Harbour* whereby all planning applications (*except householder applications*) require consultation with Natural England to assess the impacts on nearby protected sites. The development proposals however are considered unlikely to have a negative impact upon this protected area and do not propose to remove or alter any area of *Statutory Protected Site*. Given the large intervening distances and the fact that proposals focus on areas of '*low ecological value*' the proposed construction is not considered to be detrimental to the above *Statutory Protected Area*.

Non-Statutory Protected Sites

4.1.4 *Sites of Importance for Nature Conservation (SINC)* are non-statutory designations given to areas of high, local conservation value. Despite being non-statutory, *SINC*'s are still recognised by local planning authorities in their policies and plans. *SINC*'s located within 2.0km of the site are detailed in *Table No. 02* below;

Table No. 02 – Non-Statutory Protected Sites

Site	Grid Reference	Distance
Manor Farm A	SU 700 061	200.0m SW
Broadmarsh Playing Field	SU 700 056	610.0m SW
Fields off Havant Road	SU 691 061	830.0m W
Little Park Wood (East)	SU 695 071	1.0km N
Camp Down Grassland Remnants	SU 690 065	1.19km NW
Farlington Marshes Grassland	SU 692 055	1.2km SW
Forty Acres Farm B	SU 690 056	1.3km SW
Field East of Farlington Redoubt	SU 687 063	1.3km W
Littlepark Wood (West)	SU 692 075	1.4km NW
Portsmouth Golf Club East	SU 685 066	1.5km NW
Southmoor Reserve	SU 712 052	1.5km SE
Gundymoor Wood	SU 690 750	1.6km NW
Southmoor- Big Field	SU 709 048	1.7km SE
Hulbert Road Meadow	SU 695 080	1.8km NW
Nevilles Park Areas 4-10	SU 698 081	1.8km N
Meadow Adj. Johnstons Copse	SU 692 078	1.8km NW
Johnstons Coppice	SU 691 079	1.9km N
Wade Court Park	SU 719 053	2.0km SE

- 4.1.5 The site is neither located within nor adjacent to any *Non-Statutory Designated Site*. The intervening distance and discrepancy between habitats suggest that the development proposals would not have an adverse effect upon any of the above sites.

UK Priority Habitats

- 4.1.6 Within 2.0 kilometres of the site, there are *UK Priority Habitats* of *deciduous woodland, mudflats, ancient woodland, lowland meadow and lowland calcareous grassland*. The small scale of the development; the intervening distance; and the discrepancy between the habitats strongly suggest the development proposals would not impact on these *UK Priority Habitats*.

UK Priority Species

- 4.1.7 Species relevant within West Sussex include bats such as common pipistrelle bats (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pygmaeus pipistrellus*) bats and brown long-eared bats (*Plecotus auritus*). Relevant reptiles would include slow worm (*Anguis fragilis*).
- 4.1.8 All species of bat and their roosts are protected under *Regulation 41 of The Conservation of Habitats and Species Regulations 2010 (as amended)*. It is an offence for anyone to intentionally kill or injure 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.

4.2 Field Survey

- 4.2.1 The following habitats and features were recorded within the development site and the extended survey area. The general site character has been described along with a brief description of the habitat's physical characteristics. These are shown on the Site Habitat Plan in *Figure No. 01*. *Table No. 01* contains a Species List for Site Habitats Parcels; and Target Notes are listed in *Table No. 02*.
- 4.2.2 Habitats within and adjacent to the development site area include:
- *Amenity grassland;*
 - *Existing building;*
 - *Scattered trees;*
 - *Hard / bare ground.*

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

- 4.2.3 The site is laid out in a typical manner for a residential property, with access and parking to the west, building to the centre and formal garden to the east.

- 4.2.4 The building frontage is formed of a gravel driveway which joins the road at 2 no. junctures. A mature tree group formed of laurel (*Prunus lusitanica*); sycamore (*Acer pseudoplatanus*); and oak (*Quercus robur*) delineates the western boundary of the site. These trees are of a size and age conducive to supporting a bat roost although no definitive bat roost features were identified during the survey. It is understood these trees are to be retained within the development proposals.
- 4.2.5 The rear garden of the property is formed of amenity grassland with poor species diversity. Grasses including perennial rye-grass (*Lolium perenne*) and fescue (*Fescue sp.*) dominate while Yorkshire fog (*Holcus lanatus*) becomes more prevalent towards the northern boundary. Very few forbs are present within the lawn. Those which are include white clover (*Trifolium repens*), bristly ox-tongue (*Helminthotheca echinoides*), prickly sow-thistle (*Sonchus asper*) and common yarrow (*Achillea millefolium*).
- 4.2.6 Boundaries of the site are largely formed of closedboard fencing which has been colonised by ivy (*Hedera helix*) and hedge bindweed (*Calystegia sepium*). Scattered weeping willow trees can be found to the edge of the site while a line of cypress trees form the north-eastern corner. Ground flora in this area is formed of typical species including wood avens (*Geum urbanum*), herb robert (*Geranium robertianum*) and dog's mercury (*Mercurialis perennis*).
- 4.2.7 The stream which runs north to south and east to west within the site had a moderate flow at the time of the survey with a depth of approximately 15.0cm. Banks are formed of large stones while a gravel substrate results in low turbidity. Few macrophytes were present within the stream with water crowfoot (*Ranunculus aquatilis*) being the only species of note. Bankside vegetation includes harts-tongue fern (*Asplenium scolopendrium*), curly dock (*Rumex crispus*), ragwort (*Jacobaea vulgaris*), nipplewort (*Lapsana communis*) and hemlock water-dropwort (*Oenanthe crocata*).

Day-Time Bat Roost Assessment – External

- 4.2.8 The building on site is large and roughly square in shape. The building is of a two storey brick construction with a tile roof (*Refer to Photograph No. 01 – Appendix No. 01*). The roof was in good condition at the time of the survey with no potential access points noted. A single missing tile was recorded above a window to the ground floor; no evidence to suggest bats are using this point was noted during the survey.
- 4.2.9 Hanging tiles are present to the eastern and southern aspects of the building. (*Refer to Photographs No. 02 - 03 – Appendix No. 01*). The tiles are largely intact with 2 no. slipped / missing tiles noted. These potential points were found to be cobweb covered or showed no signs of bat use e.g. bat droppings / urine marks below.
- 4.2.10 Soffit boxes appeared to be in good condition at the time of the survey, and flashing around the chimney also appeared to be tightly fitting. Ground-floor windowsills were inspected and no evidence of roosting bats, such as droppings, urine marks or feeding remains, were located.

Day-Time Bat Roost Assessment – Internal

- 4.2.11 An internal assessment of the property was carried out on 11th July 2016 by an experienced bat surveyor. The entire roof void was visually inspected as part of this survey.
- 4.2.12 The roof void is formed of 2 no. distinct areas: the void of the main building; and a separate void over an extension which runs east-west. Both these sections of the roof are of traditional wooden rafter construction, with bitumen roofing membrane. The roof void over the extension is approximately 1.6 metres to the ridge beam and is fully lined.
- 4.2.13 The main roof void is approximately 3.0 metres tall from floor to ridge beam. The roof is of a rafter and purlin construction with a regular square shape resulting in a large, clear roof void. The void is clear of clutter and not used for storage of items. A large water tank is present to the centre while 2 no. chimneys are present; one to the centre and one to the west of the void.

- 4.2.14 No evidence of bats such as droppings, grease marks, urine splashes or feeding remains were located in any part of the roof void. Numerous mouse, rat and squirrel droppings were located in both roof voids, with the smaller void holding a considerable amount of squirrel droppings to the northern aspect.

5.0 EVALUATION

- 5.1 This survey has identified habitats of existing buildings; hardstanding; amenity grassland; scattered trees; intact hedging and introduced shrub. Botanical interest on the site at the time of survey was limited with the vast majority of the site area comprised of amenity grassland. Therefore, it is suggested that the main development site area should be considered of '*low ecological value*'.
- 5.2 The existing building on site was assessed for its bat roost potential, which was found to be '*negligible*'. The exterior of the building was found to be in good condition with few potential points of ingress / egress noted. An interior inspection of the property did not reveal any signs of bats such as feeding remains, droppings, grease marks or urine splashes. The presence of cobwebs throughout the loft void acts as a further indicator of bat absence. The building is of no great age (*constructed c. 1958*) so the finding of the survey are of no great surprise.
- 5.3 Mature trees to the site frontage are of a size and age conducive to supporting a bat roost, although no direct features were distinguished from the ground. Should these trees require removal a full Potential Roost Feature (*PRF*) survey is recommended to inspect all potential roost features identified within the trees, followed by emergence / re-entry surveys should they be deemed necessary. The *PRF* survey can be undertaken at any time of the year.
- 5.4 The large trees adjacent and within the site are likely to act as a valuable foraging resource for bats within the local area. It is suggested that the design of any external lighting scheme should take into account these features and avoid excessive light spill into these areas. External lighting should be kept to the minimum level required and angled down and away from these areas to ensure their continued ecological functionality.

- 5.5 The 2 no. small streams on site offer the most valuable feature within the site and should be protected within any development proposals of the site. No evidence of the streams harbouring any protected species such as white-clawed crayfish, otter or water vole were noted on site however the streams are of good water quality and must be protected from any run off which may result from construction activities on site.

6.0 PROTECTED SPECIES – CONCLUSIONS AND RECOMMENDATIONS

Reptiles

- 6.1 The bulk of the site is formed of well-maintained amenity grassland and offers '*negligible*' habitat suitability for reptile species. No further reptile surveys are recommended for this site.

Bats

- 6.2 The building on site was assessed as offering '*negligible*' bat roost potential, while no trees are to be removed which may offer potential roost sites. The scheme should be subject to a sympathetic lighting scheme. The use of timers, low level bollard lighting, angled lighting and the avoidance of white-blue short wavelength lights should be incorporated. Light spill upon the stream and tree lines should be avoided to ensure the ecological functionality of these areas is maintained.

GCN

- 6.3 Water courses on site are of a moderately fast flow and offer limited material which may be suitable for egg laying; therefore watercourses on site are considered to offer '*poor*' habitat suitability for GCN. In addition, the short amenity grassland on site is considered to offer '*poor*' terrestrial habitat for protected species of amphibians. No further surveys with regard to GCN are required for this site area.

Birds

- 6.4 All active birds' nests are protected against damage / destruction under *The Wildlife and Countryside Act 1981 (As amended)*. Should the existing building be demolished during the nesting season (*1st March-31st July inclusive*) care should be taken to ensure no birds are nesting within or upon the building.

Water Vole

- 6.5 The stream on site was extensively checked for signs of water vole including latrines, feeding remains and burrows; no evidence was found. Nothing to suggest that water voles may be impacted by the development was identified on site.

Others

- 6.6 No evidence of otter or white-clawed crayfish was noted on site. No suitable habitat for dormouse or other protected species was noted within the site area. Flora on site were typical species; no rare or unusual plant species were found.

7.0 ECOLOGICAL ENHANCEMENTS

- 7.1 The design of the proposed development should consider ecological enhancements for the benefit of wildlife in line with the *National Planning Policy Framework* and *Local Planning Policy*. Recommendations for ecological enhancements that could be considered as part of development proposals could include:

- *The use of native berry and seed-producing shrubs / trees within the planting scheme to provide a foraging resource for birds, such as: hawthorn (*Crataegus monogyna*); whitebeam (*Sorbus aria*); guelder rose (*Viburnum opulus*); rowan (*Sorbus aucuparia*); wayfaring tree (*Viburnum lantana*); alder (*Alnus glutinosa*); beech (*Fagus sylvatica*); and hazel (*Corylus avellana*);*
- *The use of flowering shrubs as listed within the RHS 'Perfect 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, such as evening primrose (*Oenothera fruticosa*); cornflower (*Centaurea cyanus*); knapweed (*Centaurea nigra*); yarrow (*Achillea millefolium*); honeysuckle (*Lonicera*); and lavenders (*Lavandula*);*
- *The provision of nesting boxes for a variety of bird species and the incorporation of open fronted areas / access holes to outbuildings to allow swallow access;*
- *Use of a sympathetic lighting scheme across the site, with lighting angled down and away from the stream and surrounding tree lines;*
- *Planting a species-rich native hedge / tree lines to the boundaries of the site to provide connectivity. Species could include hawthorn; blackthorn (*Prunus spinosa*); field maple (*Acer campestre*); hazel; alder buckthorn (*Frangula alnus*); dogwood (*Cornus sanguinea*); and spindle (*Euonymus europaea*).*

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)

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Table No. 3 – Target Notes (TN) for Ecology Phase 1 Habitat Survey and Protected Species Assessment

TN	Description	Protected Species	Potential	Photo No.
<i>TN 01</i>	Location of missing hanging tile. The feature was thoroughly examined; no evidence of bats using this area was noted.	<i>Bats</i>	<i>'Negligible'</i>	07
<i>TN 02</i>	Location of missing hanging tile. The feature was thoroughly examined; no evidence of bats using this area was noted.	<i>Bats</i>	<i>'Negligible'</i>	08
<i>TN 03</i>	Location of missing roof tile. The feature was thoroughly examined; no evidence of bats using this area was noted.	<i>Bats</i>	<i>'Negligible'</i>	06
<i>TN 04</i>	Western tree line. Light spill should be avoided onto this area.	<i>Bats</i>	<i>'High'</i>	n/a

Table No. 4 – Species List - Preliminary Ecological Appraisal Survey

Amenity Grassland

Common Name	Scientific Name	DAFOR
Bristly Ox-tongue	<i>Helminthotheca echioides</i>	O
Clover	<i>Trifolium repens</i>	O
Common Yarrow	<i>Achillea millefolium</i>	O
Daisy	<i>Bellis perennis</i>	O
Dandelion	<i>Taraxacum officinale</i>	O
Perennial Ryegrass	<i>Lolium perenne</i>	D
Prickly Sowthistle	<i>Sonchus asper</i>	O
Yorkshire Fog	<i>Holcus lanatus</i>	LA

Boundary Vegetation/Tall Ruderal/Ground Flora

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	LF
Broadleaf Dock	<i>Rumex obtusifolius</i>	O
Cleavers	<i>Galium aparine</i>	LD
Dogs Mercury	<i>Mercurialis perennis</i>	LF
Hedge Bindweed	<i>Calystegia sepium</i>	LD
Herb Robert	<i>Geranium robertianum</i>	O
Ivy	<i>Hedera helix</i>	LD
Nettle	<i>Urtica dioica</i>	O
Willow	<i>Salix sp.</i>	R
Wood Avens	<i>Geum urbanum</i>	LF
Yew	<i>Taxus baccata</i>	R

Riparian Vegetation

Common Name	Scientific Name	DAFOR
Black Medic	<i>Medicago lupulina</i>	O
Bramble	<i>Rubus fruticosus</i>	R
Bristly Oxtongue	<i>Helminthotheca echioides</i>	F
Cocks-Foot	<i>Dactylis glomerata</i>	LA
Curly Dock	<i>Rumex crispus</i>	O
Dandelion	<i>Taraxacum officinale</i>	O
Hart Tongue Fern	<i>Asplenium scolopendrium</i>	O
Hemlock Water Dropwort	<i>Oenanthe crocata</i>	R
Herb Robert	<i>Geranium robertianum</i>	O
Nipplewort	<i>Lapsana communis</i>	R
Ragwort	<i>Jacobaea vulgaris</i>	R
Wood Avens	<i>Geum urbanum</i>	O

DAFOR SCALE:

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

APPENDIX NO. 01 - SITE PHOTOGRAPHS



Photograph No. 01 - View of the western aspect of the existing building on site.



Photograph No. 02 - View of the southern aspect of the existing building on site.

APPENDIX NO. 01 - SITE PHOTOGRAPHS



Photograph No. 03 - View of the eastern aspect of the existing building on site.



Photograph No. 04 - View of the amenity grassland which forms the eastern section of the site.

APPENDIX NO. 01 - SITE PHOTOGRAPHS



Photograph No. 05 - Small stream which runs north-south through the site.



Photograph No. 06 - Potential access point noted where 1 no. roof tile was missing. No evidence of bats using this point was noted.

APPENDIX NO. 01 - SITE PHOTOGRAPHS



Photograph No. 07 - Potential access point noted where 1 no. hanging tile was missing. No evidence of bats using this point was noted.



Photograph No. 08 - Potential access point noted where 1 no. hanging tile was missing. No evidence of bats using this point was noted.