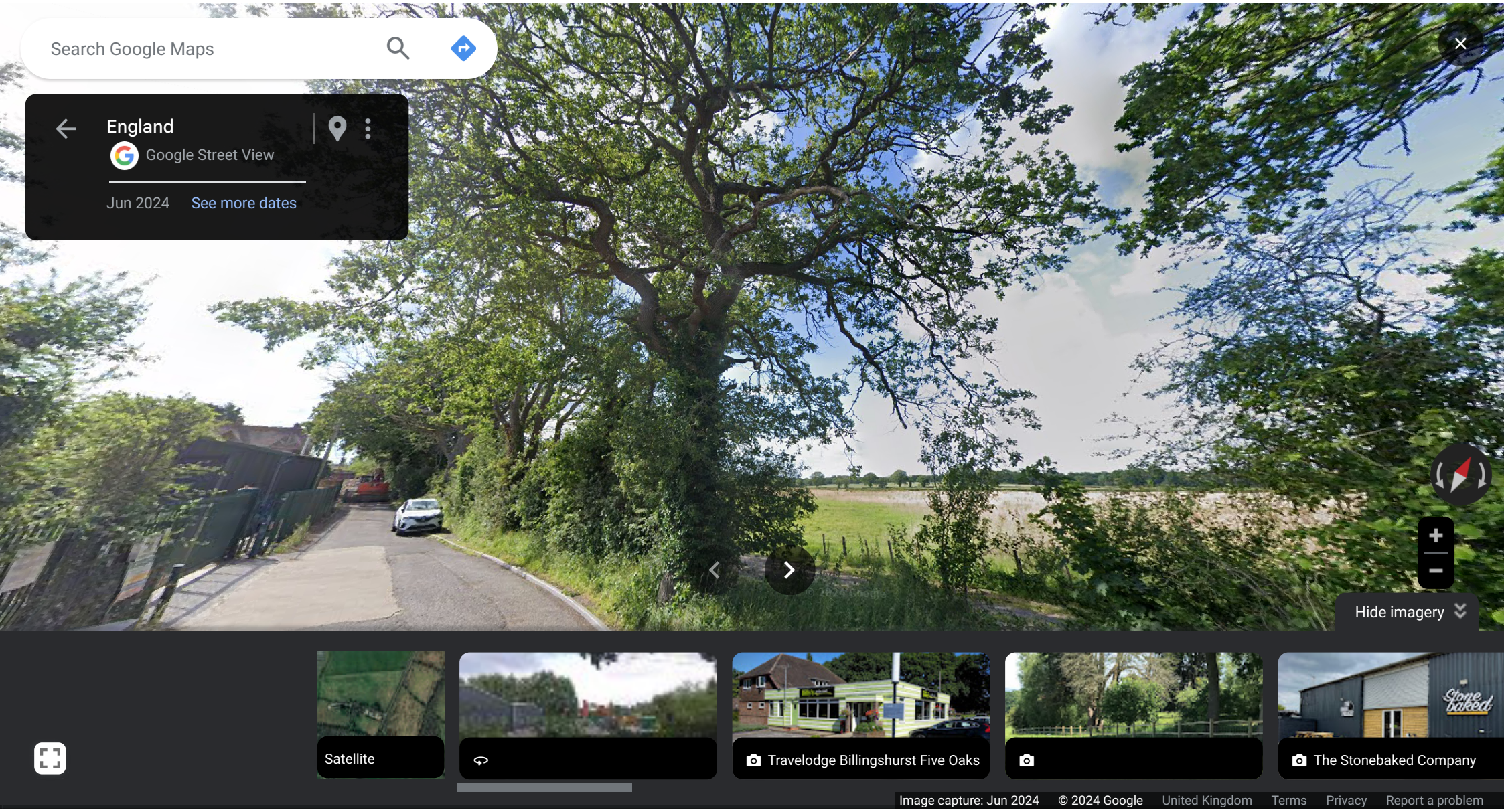
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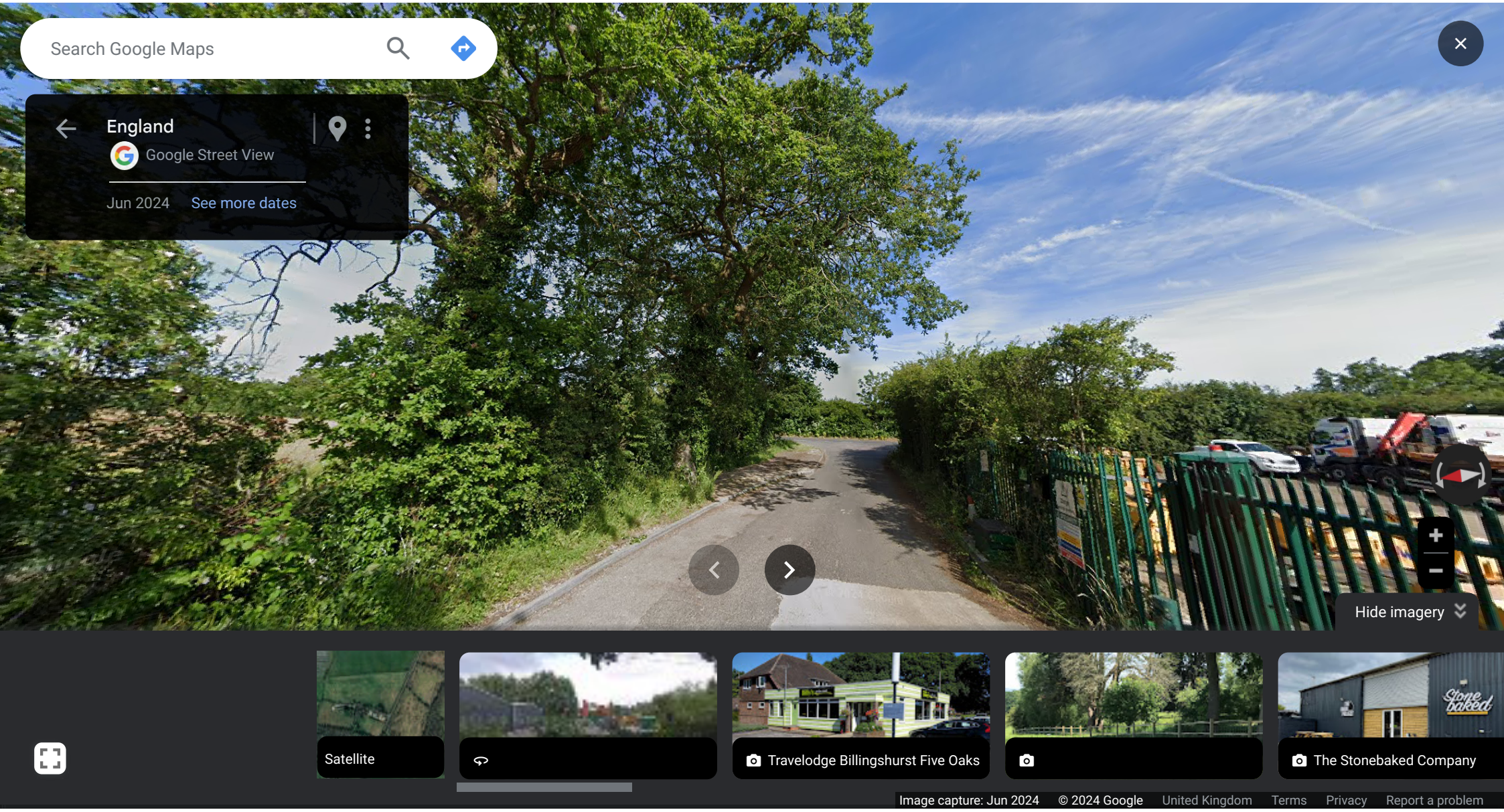
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4 | 1 | 3

Under Offer

- ORIGINAL ESTATE MANAGERS HOUSE
- EDWARDIAN
- MANY ORIGINAL FEATURES
- 3 RECEPTIONS
- 4 BEDROOMS
- COMPLETE RENOVATION
- VERY RARE OPPORTUNITY
- OVERGROWN GROUNDS
- OUTBUILDINGS
- LARGE DRIVE

Description | View Map & Local Area

This impressive, detached property of Edwardian origins was originally the managers residence for a large dairy and its opulent origins are still evident in the property with generous ceiling heights, picture rails, ornate architraves, original panel doors, and ornate bannisters to staircases. The property needs complete modernisation. A very rare chance to find a period detached property with numerous original features that will allow the new owner to immerse themselves in, undoubtedly, a large commitment whilst giving them the opportunity to restore an original landmark Billingshurst property to its former glory. The large reception hall gives access to two formal reception rooms both with fireplaces in situ and large bay windows. To the rear of the property is an additional reception room and the ground floor also consists of a kitchen, rear lobby leading to rear porch and a cloakroom.

The landing is approached by a turning staircase with picture window at half landing. The landing gives access to four bedrooms, all with generous ceiling heights, picture rails, panelled doors and two of the bedrooms to the front elevation have large bays. The bathroom has a dated suite.

From the landing a small staircase leading to a small hidden landing where the loft access is located.

Outside

The property is set in a tucked away location and has right of way over a long, well maintained drive. The grounds to the property are, as to be expected, very overgrown though are of a generous size and encompass the house. Evidence of its former landscaping are visible at points and the new owner of this home will undoubtedly relish the task of clearing and landscaping the garden.

Nearer the house the property has a large drive with turning point, so there is plenty of parking for numerous vehicles.

Outbuildings

To the side of the property are several steel framed and timber outbuildings.

FOWLERS
ESTATE AGENTS

£700,000 Guide Price

Tisserand Farm House

Stane Street | Billingshurst | West Sussex | RH14 9AE

EPC Rating = G.
Council Tax = G.

This impressive, detached property of Edwardian origins was originally the managers residence for a large dairy and its opulent origins are still evident in the property with generous ceiling heights, picture rails, ornate architraves, original panel doors, and ornate bannisters to staircases. The property needs complete modernisation.

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PRELIMINARY ECOLOGICAL APPRAISAL

Land to the North of Tisserand Farm, Five Oaks

Prepared by	CO
Checked by	LB
Date	27.11.19
Project Reference	LLD1852
Revision	00

Contents

LIZARD
Landscape Design and Ecology
The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
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SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Mr R Schiller to undertake a Preliminary Ecological Appraisal of land to the North of Tisserand Farm, Five Oaks, Billingshurst, West Sussex (*Grid Reference: TQ 09393 27923– hereafter referred to as 'the site'*). A site visit was undertaken on the 12th November 2019 to appraise the existing ecological resource within the site and the surrounding area.

The site area is formed of arable land with improved grassland margins, surrounded by largely-intact native hedgerows interspersed with some mature trees.

There is 1no. pond located on site, with a further 6no. ponds within 500m. 3no. of these ponds were subject to a HSI assessment with all ponds classified as offering '*average*' habitat suitability. The site is therefore considered to offer suitable habitat for Great Crested Newts, while margins of the site offer suitable reptile habitat. Further surveys are required to allow the potential impacts of the development to be assessed.

A summary of recommendations is as follows:

- Undertake an amphibian survey of surrounding ponds during the suitable survey season (*mid-March to June with 50% of visits mid-April to mid-May*);
- Undertake a full reptile survey on site. Surveys can begin from mid-March 2019.
- Retain all trees identified as offering Bat Roost Suitability with a suitable buffer to avoid disturbance, or survey where this is not possible;
- Retain a 5.0m buffer from the western and southern hedge / tree lines to protect these areas as bat commuting corridors;
- Minimise any breaks within the eastern hedge line with new planting along visibility splays;
- Employ a sensitive lighting scheme across the site with all light spill onto trees, hedges and pond avoided;
- Remove any areas of hedging, trees or scrub outside the bird nesting season (*Nesting season: March – August inclusive*) or following inspection to ensure no active nests are present;

In addition, recommendations for enhancement which should be included within the scheme are detailed in section 7.0 below.

1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by [redacted] to undertake a Preliminary Ecological Appraisal of land to the North of Tisserand Farm, Billingshurst, West Sussex (*Grid Reference: TQ 09393 27923– hereafter referred to as 'the site'*)

1.2 A preliminary ecological appraisal (*PEA*) was undertaken on 12th November 2019, 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.

1.3 The field survey data and analysis contained in this report was undertaken and prepared by Catherine O'Reilly (*MCIEEM, Senior Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by Louise Barker *(Project Ecologist; MSc BSc (Hons); Lizard Landscape Design and Ecology).*

Site Information

1.4 The survey area covers c. 5.5hectare (*Ha*) of arable field located to the north of Tisserand Farm. The site is enclosed by mature, mixed-species hedge interspersed with some mature trees and is bordered by the farm access road to the south, the A29 to the East and farmland to the North and West.

Surrounding Landscape

1.5 The surrounding landscape is dominated by arable land separated with mature native hedgerow, with the Tissarand farm buildings to the South, followed shortly by a small patch of deciduous woodland. To the south west of the site are a number of light commercial buildings. There is also a solar farm located to the northwest of the site.

1.6 There are 6no. waterbodies located within 500metres (m) of the site, 2no. of these are located within 250m of the site area.

Development Proposals

1.7 It is understood that the development proposals include the construction of a new retirement village, with associated assess, parking, gardens and areas of public open space.

2.0 SCOPE OF THE SURVEY

2.1 The aim of the preliminary ecological appraisal survey has been:

- *To identify the main habitat types present on site;*
- *To assess the likely importance of the habitats present;*
- *To assess the likely presence of protected species;*
- *To provide recommendations for surveys of protected species where necessary;*
- *To list ecological constraints present on the site;*
- *To highlight any ecological opportunities and list potential enhancements for inclusion within the scheme.*

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 The Multi-Agency Geographical Information Centre (*MAGIC*) was consulted for information regarding priority habitats and statutory designated sites within 2.0km of the proposed construction site.

3.2 Site Visit

3.2.1 A preliminary ecological appraisal was undertaken on 12th November 2019, and the site subjected to an ecology survey using guidelines set out in the *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit (JNCC, 2003).* This has resulted in a Site Habitat Plan *(Figure No. 01)* and Species Lists for Habitat Parcels (*Table No. 07).*

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. 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 500mof the proposed development site.

3.2.3 Due to the field survey consisting of only one site visit, certain species, particularly some of the flowering plants, may not have been visible or may have been otherwise inconspicuous at the time of the survey and hence overlooked. These are accepted constraints associated with the standard *Phase 1 Habitat Survey Methodology*.

3.2.4 The results are summarised and accompanied in large part by photographic evidence contained in *Appendix A – Site Photographs*. Recommendations for further investigation and survey are made in the following report.

Preliminary Bat Roost Assessment

3.2.5 A Preliminary Bat Roost Assessment was undertaken on 12th November 2019 by an experienced, licenced bat surveyor who undertook a ground-level assessment of all trees within the proposed construction zone.

3.2.6 Trees were visually identified from the ground, using binoculars where necessary, for features that could be used by bats such as:

- *Woodpecker Holes;*
- *Knot Holes;*
- *Tear-outs;*
- *Flush Cuts;*
- *Double Leaders.*

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

Table No. 01 – Categorisation Criteria

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

4.0 RESULTS

4.1 Desk Study – Designated Sites

4.1.1 The following designated sites 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 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
Low Weald AONB	*The area is listed as a site of outstanding natural beauty, containing a primarily consisting of pastoral landscape interspersed with wooded areas.*	*Within designation*
Coppedhall Hanger SSSI, GCR	*A 0.6Ha site of geological importance, no species or habitats feature on the citation for the site.*	*1.5km W*
The Mens, SSSI, SAC	*A site of 204HA deciduous woodland noted for its importance for Barbastelle bat populations.*	*5.9km SW*

4.1.3 The site is located within the *Impact Risk Zone* of *Coppedhall Hanger SSSI* however development proposals do not meet the criteria which would require consultation with Natural England.

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

Site	Location
Bishops Wood SNCI	*1.4km NE*

4.2 Habitats

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

4.2.2 Habitats within and adjacent to the land include:

- *Arable;*
- *Improved Grassland/ Tall Ruderal;*
- *Scattered Trees;*
- *Intact Native Hedge;*
- *Intact Native Hedge with Trees;*
- *Standing Water/Pond.*

Arable

4.2.3 The main body of the site is formed of recently seeded rye-grass (*Lolium perenne*) which is c. 15cm tall. A large area of standing water was present to the south-eastern corner of the field during the survey. This homogenous habitat is of **negligible / site value**.

Improved Grassland / Tall Ruderal

4.2.4 Margins of the site are up to 3.0m wide in places and formed of improved grassland and tall ruderal vegetation. Cocks-foot (*Dactylis glomerata*), nettle (*Urtica dioica*), dock (*Rumex obtusifolius*) and cow parsley (*Anthriscus Sylvestris*) dominate with areas of low-growing bramble. This common and widespread habitat is of **site value only**.

Scattered Trees

4.2.5 2no. mature oak (*Quercus robur*) trees are present to the north-eastern corner of the site. A row of mature oak and field maple (*Acer campestre*) are growing to the southern edge of the adjacent access driveway which runs along the southern boundary of the site.

Intact Native Hedge

4.2.6 The boundaries of the site are formed of native hedges, some of which are interspersed with trees. A summary of these boundary features and their assessment as important hedgerows under the Hedgerow Regulations 1997 is shown in table no. 04 below.

Table No. 04 – Summary of Boundary Features

Ref.	*Description*	*Qualifying Features?*	*Important Hedgerow?*
H1	*Northern hedgerow which is maintained to 1.5m height. Hawthorn dominates with frequent blackthorn. Dog rose, elm and field maple are occasionally present.*	*None*	*No*
H2	*Unmaintained hedgerow which forms the western boundary of the site. Blackthorn dominates with abundant hawthorn and occasional field maple, elder and dog rose*	*Adjacent public right of way with over 4 woody species and over 2 associated features.*	*Yes*
H3	*Hedge varies between 1.5 – 3m in height and is formed of field maple, blackthorn, crab apple, hawthorn, elder, bramble and dog rose. Trees within the hedge include white poplar, birch, oak and beech.*	*None*	*No*
H4	*Eastern boundary which reaches 2.5m height. The hedge contains and even mix of blackthorn, sycamore and hawthorn with occasional field maple and hazel.*	*None*	*No*

4.2.7 The hedgerows which bound the site are considered to be of **local value** as green corridors. It should be noted that the granting of planning permission over-rides any protection afforded to hedges under *The Hedgerow Regulations 1997*.

Standing Water/*Pond*

4.2.8 A small pond c. 5 x 15m is present to the north-western corner of the site. The pond was approximately 30cm deep at the time of the survey with abundant floating sweet grass present. Scrub, tall ruderal and rough grassland surrounds.

4.3 Protected Species Assessment

Amphibians

Desk Study

4.3.1 Although no records of GCN were returned within 2.0km of the site, extensive records of GCN exist within Billingshurst and Slinfold Golf Club therefore it is highly likely that they are present in the local area.

Site Assessment

4.3.2 Rough grassland and hedgerows to the site margins provide some suitable terrestrial habitat for GCN and common toad, while amphibians may also commute across the site to reach nearby ponds. A total of 6no. ponds are located within 500m of the site, 3no. of which were accessible at the time of the survey. The HSI assessment of the ponds is summarised in table no. 05 below:

Table No. 05 – Summary of HSI Results

HSI Criteria	***P1***	***P2***	***P3***
Location	1	1	1
Pond Area	0.1	0.2	0.4
Permanence	0.5	0.5	0.9
Water Quality	0.67	0.33	0.33
Shade	1	0.6	0.6
Waterfowl	1	1	1
Fish	1	1	1
Pond Count	1	1	1
Terrestrial Habitat	0.67	1	0.67
Macrophytes	1	0.35	0.3
HSI Score	**0.68**	**0.61**	**0.65**
Suitability	**Average**	**Average**	**Average**

4.3.3 Based upon the likely presence of GCN within the vicinity of the site and suitability of surrounding ponds, the site is likely to be of **site level value** to GCN and other amphibians.

Reptiles

Desk Study

4.3.4 No records of reptiles within the 2.0km radius were returned. Records of grass snake, slow worm and common lizard do however exist within Billingshurst to the south of the site.

Site Assessment

4.3.5 Grassland and tall ruderal to the margins of the site provide optimal habitat for common, widespread reptile species such as slow worm and grass snake. Due to the small extent of the suitable areas the area is of value within the **site area only**.

Bats

Desk Study

4.3.6 No.3 records of Common Pipistrelle (*Pipistrellus pipistrellus)* have been recorded within 2.0km of the site area with the closest record being approximately 0.5km South-West from site.

Site Assessment

4.3.7 3no. trees were identified on site as offering some level of bat roost suitability.

Table no. 06 – Trees with potential roost features

Ref.	*Description*	*Category*
T01	*Mature oak tree with large tear-out to the south at 5m height, raised bark plates, shedding collar to the east at 3m height, deadwood and large cracks to the centre of the crown at 6m height. Tree is isolated within a well-maintained hedgerow.*	*Moderate*
T02	*Mature oak tree to the northern boundary with deadwood to the north at 3-6m height, light ivy along the bole.*	*Low*
T03	*Mature oak tree to the southern boundary. Light ivy coverage. Minor deadwood throughout with lateral cracks.*	*Low*

4.3.8 The southern boundary hedge / treeline is considered likely to support foraging and commuting by numerous bat species. This habitat is likely to be of **local importance** to the local bat community. The other boundaries however are considered to be too small and well-maintained to be of any real value to the local bat community.

4.3.9 The main body of the site is formed of arable farmland which is of **negligible value** to foraging and commuting bats.

Dormouse

Desk Study

4.3.10 No records of dormice were returned within 2.0km of the site.

Site Assessment

4.3.11 The eastern and northern hedgerows are well-maintained and of too small a size to support a population of dormice. Although the western and southern hedge / treelines are suitable, they are isolated from other areas of suitable habitat in the wider landscape which reduces their overall suitability. The habitat on site is therefore of no more than **negligible/site value** to dormice.

[redacted]

[redacted]

Other Mammals

4.3.14 Numerous records of common mammals including rabbit exist within 2.0km of the site area. A number of mammal holes (*likely rabbit*) were identified around the site, particularly within the southern and western hedge line.

Birds

Desk Study

4.3.15 A total of 82no. bird species have been returned within 2.0km of the site, including 3no. Schedule I species and 14no. species listed on the BoCC Red List.

Site Assessment

4.3.16 Optimal nesting habitat is limited to the surrounding hedge / tree lines. The margins of the site are too narrow to provide suitable nesting habitat for birds such as skylark. The area overall is of **site value** to breeding / foraging birds.

Invertebrates

Desk Study

4.3.17 The data search returned records of numerous species of invertebrates within 2.0km of the site including stag beetle.

Site Assessment

4.3.18 Suitable habitat for invertebrates is limited to the small pond to the north-western corner, and hedgerows which border the site. The site in general lacks the floral diversity to support a good range of invertebrates and is likely to be of value within the **site area only**.

Others

4.3.19 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 EVALUATION, CONSTRAINTS AND RECOMMENDATIONS

5.1 Habitats

5.1.1 The main body of the site is dominated by arable land with narrow field margins. The plant species on site were common and widespread species; no rare or unusual species were recorded. The habitats which are to be directly affected by the development proposals are of **value within the site area** only.

5.1.2 Scattered mature trees and boundary hedge lines have been identified as being of local value and should be retained and protected within the scheme proposals. Where hedgerow removal is required for access, this should be minimal with new hedgerow planting along any visibility splays.

5.1.3 The site is located 1.3km from *Coppedhall Hanger SSSI*. This designated site is designated for its geological importance; therefore, the proposed development is highly unlikely to detrimentally effect this area.

5.1.4 The site is 5.5km from *The Mens SAC*, and the site is located within the *Bat Sustenance Zone*. Development should employ a suitable buffer (c. 5m) from the western and southern boundaries of the site and should employ a sensitive lighting scheme to allow the continued use of boundary vegetation as a bat commuting corridor.

5.2 Protected Species

Amphibians

5.2.1 The surrounding ponds should be subject to amphibian surveys during the optimal survey season (*mid-March to June, with 50% of visits undertaken during the peak month of mid-April to mid-May*). Should Great Crested Newts be present, the data will be used to formulate a mitigation strategy suitable for planning submission.

Reptiles

5.2.2 Areas of suitable reptile habitat exist to the margins of the site; reptile surveys should be undertaken to assess the potential impact of the scheme and allow a mitigation strategy to be formulated (*if required*).

Bats

5.2.3 Trees which have been identified as offering bat roost suitability will require further survey work should they be scheduled for removal, major tree surgery works or disturbance through excessive noise and vibration.

5.2.4 Hedgerows which surround the site are likely to form foraging and commuting corridors for bat species; the removal of hedgerows has the potential to cause habitat fragmentation which may adversely affect the local bat population. Hedge removal should be minimal with any areas removed for visibility splays replaced.

5.2.5 Development should employ a suitable buffer (c. 5m) from the western and southern boundaries of the site. A sensitive lighting scheme must be employed with excessive light spill upon the surrounding trees and hedges avoided.

Dormice

5.2.6 The northern and eastern hedgerows lack the size and structure to be considered suitable dormouse habitat. The southern and western hedgerow should be retained and enhanced.

[redacted]

Other Mammals

5.2.8 All wild mammals are protected against intentional crushing or asphyxiation under the *Wild Mammals (Protection) Act 1996*. Care should be taken when excavating around any rabbit holes etc to ensure no wild mammal is intentionally harmed.

Breeding Birds

5.2.9 Removal of suitable nesting habitat (*trees/dense scrub/hedges*) should be undertaken outside the nesting season (*avoiding March-August*) or following inspection by a suitability qualified ecologist to ensure no active nests are present.

Invertebrates

5.2.10 All hedging should be retained where possible. Proposals do not affect habitat of any value to invertebrates; no constraints have been identified.

Summary of Recommendations

5.2.11 A summary of recommendations is as follows:

- Undertake an amphibian survey of surrounding ponds during the suitable survey season (*mid-March to June with 50% of visits mid-April to mid-May*);
- Undertake a full reptile survey on site. Surveys can begin from mid-March 2019;
- Retain all trees identified as offering Bat Roost Suitability with a suitable buffer to avoid disturbance, or survey where this is not possible;
- Retain a 5m buffer from the western and southern hedge / tree lines to protect these areas as bat commuting corridors;
- Minimise any breaks within the eastern hedge line with new planting along visibility splays;
- Employ a sensitive lighting scheme across the site with all light spill onto trees, hedges and pond avoided;
- Remove any areas of hedging, trees or scrub outside the bird nesting season (*Nesting season: March – August inclusive*) or following inspection to ensure no active nests are present.

6.0 ECOLOGICAL ENHANCEMENTS / OPPORTUNITIES

6.1 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 should be considered as part of development proposals include:

- The use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list within the soft landscape scheme to provide year-round interest for invertebrates;
- The provision of nesting boxes for a variety of bird species within trees;
- Bat boxes suitable for a range of species to be incorporated into the southern aspect of mature trees within hedgerows / tree lines;
- Re-enforce and gap-up existing hedges with species-rich planting. Species should include hazel, blackthorn, crab apple, dogwood, oak, spindle, and guelder rose;
- Creation of a habitat corridor areas along the boundaries of the site to provide suitable habitat for reptiles as well as a commuting corridor for bats and terrestrial mammals. This area should be planted with a suitable wildflower grassland mix;
- Retention and enhancement of the existing pond on site, with a suitable buffer to the margins (*c. 5m*) which should be left as rough grassland;
- The use of log piles in habitat creation areas to provide refugia for reptiles and amphibians.

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 arable land with narrow grassland margins with limited species diversity; this habitat is of limited ecological value.

7.2 Further survey work is required to allow suitable mitigation to be formulated, however the findings are unlikely to represent any major constraints to development (*subject to any required layout changes*). With appropriate mitigation the proposed development could have a negligible impact upon biodiversity in the local area while the proposed enhancements above would result in biodiversity gains in accordance with national and local planning policy.

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. 07 – Species List for Habitat Parcels

Arable (recently sown grassland)

Common Name	Scientific Name	DAFOR
Perennial Ryegrass	*Lolium perenne*	**D**

Improved Grassland / Tall Ruderal

Common Name	Scientific Name	DAFOR
Common Nettle	*Urtica dioica*	**LF**
Dock	*Rumex sp.*	**O**
Cow Parsley	*Anthriscus sylvestris*	**F**
Cocks Foot	*Dactylis glomerate*	**D**
Perennial ryegrass	*Lolium perenne*	**O**
Bramble	*Rubus fruticosus*	**LF**
Herb Robert	*Geranium robertanum*	**O**
Ground Ivy	*Glechoma hederacea*	**O**

Dense / Continuous Scrub

Common Name	Scientific Name	DAFOR
Bramble	*Rubus fruticosus*	**LF**
Elder	*Sambucas nigra*	**LF**

Scattered Trees

Common Name	Scientific Name	DAFOR
Oak	*Quercus robur*	**D**
Field Maple	*Acer campestre*	**LF**

Intact Native Hedge

Common Name	Scientific Name	DAFOR
Blackthorn	*Prunus spinosa*	**D**
Bramble	*Rubus fruticosus*	**LD**
Crab Apple	*Malus sylvestrus*	**R**
Dog Rose	*Rosa canina*	**F**
Elder	*Sambucus nigra*	**O**
Elm	*Ulmus sp.*	**O**
Field Maple	*Acer campestre*	**F**
Hawthorn	*Crataegus monogyna*	**D**
Hazel	*Corylus avellane*	**O**
Sycamore	*Acer pseudoplatanus*	**LF**
Wild Service	*Sorbus torminalis*	**R**

Intact Native Hedge with Trees

Common Name	***Scientific Name***	***DAFOR***
Beech	*Fagus sylvatica*	***O***
Blackthorn	*Prunus spinosa*	***D***
Bramble	*Rubus fruticosus*	***LD***
Crab Apple	*Malus sylvestrus*	***R***
Dog Rose	*Rosa canina*	***O***
Downy Birch	*Betula pubescens*	***R***
Elder	*Sambucus nigra*	***O***
Hawthorn	*Crataegus monogyna*	***LD***
Oak	*Quercus robur*	***LF***
White Poplar	*Populus alba*	***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 across the site looking towards the west.

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

APPENDIX A - SITE PHOTOGRAPHS

Photograph No. 3 - View across the site looking towards the east.

Photograph No. 4 - View across the site looking towards the north.

APPENDIX A - SITE PHOTOGRAPHS

Photograph No. 5 - Arable land and grassland margins which forms the main body of the site.

Photograph No. 6 - Tree T01 (left) and T02 (right) which were assessed as providing 'moderate' and 'low' bat roost suitability.

APPENDIX A - SITE PHOTOGRAPHS

Photograph No. 7 - Tree T03 which was assessed as providing 'low' bat roost suitability.

Photograph No. 8 - Pond P1, which provides 'average' habitat suitability for GCN.

APPENDIX A - SITE PHOTOGRAPHS

Photograph No. 9 - Pond P2, which provides 'average' habitat suitability for GCN.

Photograph No. 10 - Pond P3, which provides 'average' habitat suitability for GCN.

Legend

- Site Boundary.
- Arable Land.
- Dense Scrub.
- Fenceline.
- Improved Grassland / Tall Ruderal.
- Intact Hedge.
- Intact Hedge with Trees.
- Pond.
- Scattered Trees.
- Trees with Bat Roost Suitability.

N

0 12.5 25 50 m

Scale 1:500

Figure No.01- Site Habitat Plan
Land North of Tisserand Farm, Billingshurst, West Sussex

PLANNING ISSUE

Rev	Description	Date	Initials
00	Planning Issue	28.11.19	JH

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Client
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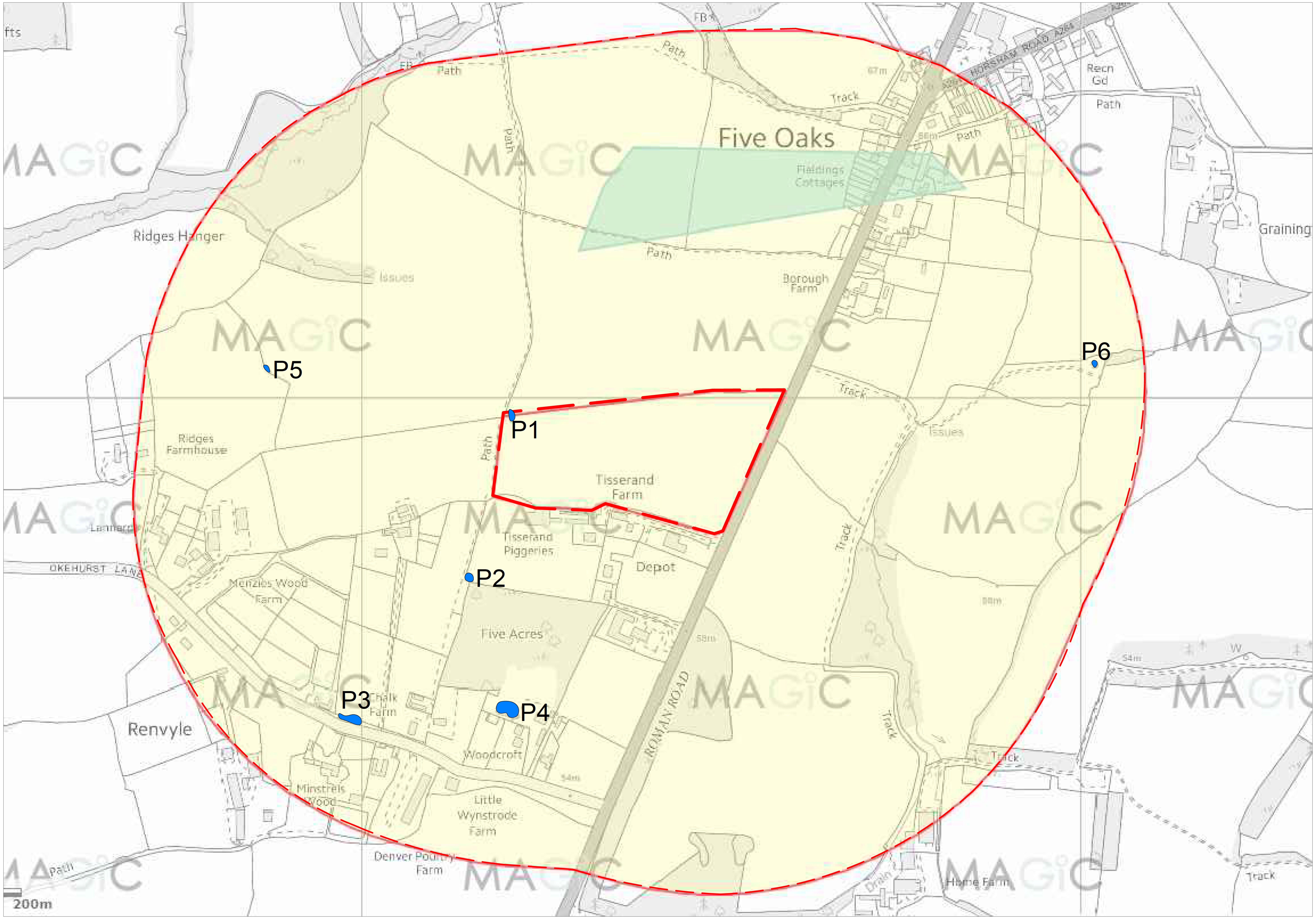
Project Title and Location
Land North of Tisserand Farm
Billingshurst, WEst Sussex

Drawing Title
Figure No.1 - Site Habitat Plan

Scale	Drawn	Approved	Date
1:500@A0	JH	CO	28.11.19

Drawing No. **LLD1582-ECO-FIG-001**
Revision 00



Legend

- Site Boundary.
- 500m Buffer.
- Ponds.
- P5 — Pond Numbers.

PLANNING ISSUE

Rev	Description	Date	Initials
00	Planning Issue	28.11.19	JH

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Project Title and Location
Land North of Tisserand Farm
Billingshurst, WEst Sussex

Drawing Title
Figure No.2 - Location of Ponds

Scale	Drawn	Approved	Date
1:2000@A0	JH	CO	28.11.19

Drawing No **LLD1582-ECO-FIG-002** *Revision* 00

Figure No.02- Location of Ponds
Land North of Tisserand Farm, Billingshurst, West Sussex