

Appendix 1.3 - Hailsham South

Sites

210_1310 Bolneys Wood Land, off A22
245_1310 Land West of Sustrans Route
283_1310 Land off Sandbanks Close
305_1310 Bolneys Farm, South Road
696_1310 Land Adjoining Summerhill Lane
701_1310 Land at Coppards
711_1510 Land at Bramley Farm
719_1510 Land at Little Bramley Farm
728_1310 Land south of Hailsham
808_1310 Coldthorne Barn, Coldthorne Lane
833_1310 Land South of Summerhill Lane
845_1310 2 Summerhill Cottages, Summerhill Lane
846_1310 Summerhill Barn
851_1310 1 Summerhill Cottages, Summerhill Lane
854_1310 Creepers Cottage, Coldthorn Lane
856_1310 Byeways, Sayerland Lane
871_1510 Land on the South East Side of Sayerland Lane
872_1510 Bay Tree House, Baytree Lane
882_1310 Land on North West Site of Coldthorn Lane
890_1310 Coldthorn Cottage, Coldthorn Lane
891_1510 Land at Stockhall Farm, Summerhill Lane
895_1310 Davmau Farm, Coldthorn Lane
896_1510 (ex 256_1510) Land at and Adjoining Baytree Farm

210/1310 Bolneys Wood Land off A22, Hailsham South

Ecological Assessment

Site overview

The site is situated on the urban fringe of south Hailsham with land to the east, south and west being dominated by woodland and pasture. The site lies in close proximity to the A22 dual carriageway offering easy access to the site from the west.

The site is primarily dense ancient and/or semi-natural woodland. Open rides of semi-improved grassland are present to accommodate electricity pylons and electrical cables, which run through the site in a broadly north-south direction. There are also three ponds present within the woodland itself.

The local soils are seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels Ramsar	1.8km	E	Pevensey Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensey Levels Special Area of Conservation (SAC)	1.8km	E	Pevensey Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
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Pevensey Levels SSSI	1.8km	E	Pevensey Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and invertebrates, in addition to over 1% of the total British population of wintering lapwings.
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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	50m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	350m	SE	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	On site		A large number of ancient woodlands lie within 1km of the site, including the majority of the site itself.
Coastal and floodplain grazing marsh Priority Habitat	675m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.
Deciduous woodland Priority Habitat	On site		A large number of deciduous woodlands lie within 1km of the site, including the majority of the site itself.
Traditional orchard Priority Habitat	240m	S	Six traditional orchards lie within 1km of the site, with the nearest being 240m to the south.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Amphibians and reptiles (common lizard, slow worm, grass snake)
- Birds (hobby, red kite, raven, yellow wagtail)

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- Invertebrates (wall, white admiral, grizzled skipper, small heath and pearl-bordered fritillary butterfly; many moth species, including cinnabar, mottled rustic, lackey and buff ermine)
- Mammals (common pipistrelle, soprano pipistrelle, brown long-eared bat, Natterer's bat)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, rhododendron

Setting and green infrastructure

Despite lying on the urban fringe of Hailsham, the site lies in a strongly rural landscape with a coherent green infrastructure network. The surrounding land-use is a mixture of woodland and pasture, including Coldthorn Wood, which lies immediately to the east of the site. Vast expanses of woodland lie beyond the A22 to the west and the ponds are likely to offer foraging opportunities for some woodland species, such as birds and bats, as well as provide breeding grounds for amphibians. All of these woodland areas are connected by hedgerows and/or woodland, with a tree-line running north-south between the carriageways of the A22.

There are an estimated 20 ponds within the search area, excluding ponds which lie beyond the A22 to the west, which is considered to be a physical barrier to terrestrial newts.

A number of ancient and/or semi-natural woodlands lie within 1km of the site, including Bolney's Wood itself, Coldthorn Wood and the majority of woodland west of the A22.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The woodland appears to be largely unmanaged, except from the rides which are maintained along electricity wayleaves.

Habitat Description

Figure 210/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

The majority of the site was of this habitat type, Trees were generally mature and semi-mature, with the dominant species being oak *Quercus robur*, whilst hornbeam *Carpinus betula* is present in abundance. Other tree species present included wild service tree *Sorbus torminalis*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, ash *Fraxinus excelsior*, and sweet chestnut *Castanea sativa*. Ivy *Hedera helix* was found to cover numerous trees in the woodland. The shrub layer included Wilson's honeysuckle *Lonicera nitida*, holly *Ilex aquifolium* and dog rose *Rosa canina*. A line of conifers borders part of the northern woodland margin.

The ground flora was dominated by bramble *Rubus fruticosus* agg. Other species included primrose *Primula vulgaris*, wood avens *Geum urbanum*, remote sedge *Carex remota*, wood dock *Rumex sanguineus*, broad-leaved willowherb *Epilobium montanum*, rosebay willowherb *Chamerion angustifolium*, enchanter's nightshade *Circaea lutetiana*, clustered dock *Rumex conglomeratus*, lords and ladies *Arum maculatum*, wild privet *Ligustrum vulgare*, herb Robert *Geranium robertianum*, and bluebell *Hyacinthoides* sp (likely hybrid).

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A2.1 Dense/continuous scrub

Dense continuous scrub was associated with most of the woodland rides (along which the electricity lines run). Species in these areas included dense bramble *Rubus fruticosus* agg., with field maple *Acer campestre*, dog rose *Rosa canina*, wood sage *Teucrium scorodonia*, honeysuckle *Lonicera periclymenum*, wood spurge *Euphorbia amygdaloides*, broad-leaved willowherb *Epilobium montanum*, warty thistle *Carduus crispus*, Yorkshire fog *Holcus lanatus*, wild strawberry *Fragaria vesca*, perforate St. John's wort *Hypericum perforatum*, common knapweed *Centaurea nigra* agg., common figwort *Scrophularia nodosa*, tufted hairgrass *Deschampsia flexuosa*, soft rush *Juncus effusus*, spindle *Euonymus europaeus*, common fleabane *Pulicaria dysenterica*, primrose *Primula vulgaris*, nipplewort *Lapsana communis*, and selfheal *Prunella vulgaris*. Sapling trees were also present and included birch *Betula* spp., sweet chestnut *Castanea sativa*, goat willow *Salix caprea*, and field maple *Acer campestre*.

C3.2 Tall non-ruderal

In areas including the eastern-most part of the woodland's network of rides (associated with pylons), and small areas south of this within the woodland (mostly too small to map), small areas of tall herb fen were present, supporting mainly shade tolerant species such as wood dock *Rumex sanguineus*, wood sedge *Carex sylvatica*, remote sedge *Carex remota*, but also soft rush *Juncus effusus*, marsh bedstraw *Galium palustre*, great willowherb *Epilobium hirsutum*, orchid *Dactylorhiza* sp., hemp agrimony *Eupatorium cannabinum*, water figwort *Scrophularia auriculata*, and wild angelica *Angelica sylvestris* with a covering of scrub including goat willow *Salix caprea*, spindle *Euonymus europaeus*, hazel *Corylus avellana* and bramble *Rubus fruticosus* agg.,

G1 Standing water

Three ponds are present within the woodland; one towards the west of the site, and two close to the eastern boundary. All three ponds are completely shaded by the dense canopy, which has limited the presence of aquatic plants, though the larger more central pond within the site is more open, allowing more light penetration, and hence is covered entirely by duck weed *Lemna* sp. Water quality appears generally poor with a high quantity of leaf litter and debris present.

G2 Running water

On the banks of the stream that runs at the north of the site, species present included field rose *Rosa canina* and holly *Ilex aquifolium*, with wood sedge *Carex sylvatica* and hart's tongue *Asplenium scolopendrium*. No aquatic species were noted.

J2.6 Dry ditch

Along the banks of the dry ditches were male fern *Dryopteris filix-mas*, broad buckler fern *Dryopteris dilatata*, holly *Ilex aquifolium*, and marsh bedstraw *Galium palustre*, nettles *Urtica dioica*, enchanter's nightshade *Cicuta lutetiana*, orchid *Dactylorhiza* sp., wood sedge *Carex sylvatica*, ground ivy *Glechoma hederacea*, with shrubs of redcurrant *Ribes rubrum* and snowberry *Symphoricarpos albus*. Most of the species diversity was found at the north of the site where the dry ditch widens at its junction with the stream.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features ancient and/or semi-natural woodlands.

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	If this habitat is likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	There are no records of rare plants within 1km of the site. The survey identified presence of habitats likely to support uncommon species.
<i>Rare and scarce invertebrates</i>	A number of records for butterflies and moths were returned. The woodland and wetland habitats have potential to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Some site habitats (woodland and woodland rides etc.) are suitable for this group and there are a number of ponds in the local area, including on site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	The following habitats are suitable for this species group (woodland rides, ditch margins etc.) and presence on site is possible.
<i>Breeding/Wintering birds</i>	The woodland is likely to support nesting birds The proximity to high quality bird nesting and foraging habitats including a large tract of woodland and pasture means that the presence of less common species cannot be ruled out. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	No records of dormouse within 1km of the site were returned with the data search. The woodland and surrounding network of hedgerow habitats have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The habitats on site are not considered to be suitable for these species; the watercourse being too small and heavily shaded.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and presence cannot be ruled out.
<i>Bats (roosting potential)</i>	None of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. However, detailed bat inspections have not been undertaken and presence cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity along rides and woodland margins.

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Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Neutral	Probable	
<i>Sites of national importance</i>	High	National	Neutral	Probable	
<i>Sites of local importance</i>	Medium	County	Unknown		
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	
<i>Veteran trees</i>	Unknown	Unknown			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	Unknown	Unknown			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	✓
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X

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Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- The majority of the higher quality woodland habitat must be protected.
- All site boundary features including scrub and woodland at the periphery of the site should be protected in the built scheme.
- All mature trees should be retained in-situ.
- All three ponds should be retained.
- Retention of linear features wherever possible throughout the site.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of potential enhancements could be used at the site in order to increase value for wildlife, including the following:

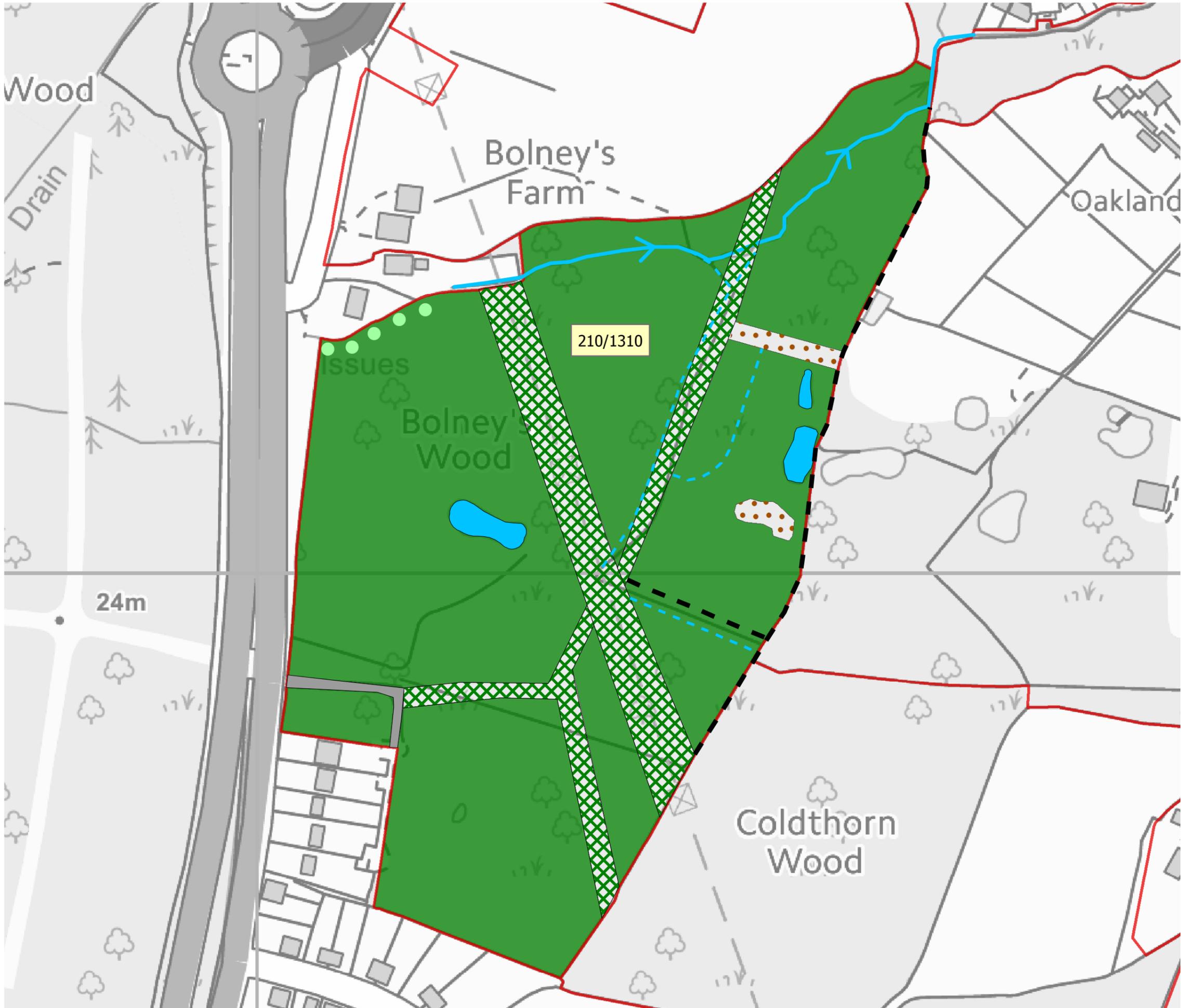
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- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the watercourse, dry ditches and ponds on site through de-silting and removal of overhanging woody vegetation.
- The boundary vegetation should be strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Enhancements to retained woodland habitat, including thinning out non-native deciduous tree species, and replacement planting with native species.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (woodland, hedgerow etc.).
- Supplementary planting in gaps in tree and hedge-lines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any potential SUDs features using native wetland plants, and trees, shrubs etc.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

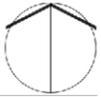


Locations of features indicative only

L16416 Hailsham Area Action Plan
 Hailsham South
 210/1310 Bolneys Wood Land, off A22

Phase 1 Habitat Survey

Figure 210/1310/E01
 1:2000@A3



September 2016



the **landscape** partnership

245/1310 Land to the west of the Sustrans Route, Ersham Farm, Ersham Road

Ecological Assessment

Site overview

The site is situated immediately to the south of Hailsham and is strongly rural in character, albeit with the urban fringe to the north and a cemetery to the west. The site comprises a number of grazed improved pastures, with the internal boundaries being formed by mature hedgerows and a vegetated stream corridor.

The local soils are typically seasonally wet, slightly acid but base rich loams and clays; however the northern part of the site features an area of slightly acid loams.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	800m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	475m	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	225m	W	A large number of ancient woodlands lie within 1km of the site, the closest being Coldthorn Wood lying 225m to the west.

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Coastal and floodplain grazing marsh Priority Habitat	15m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	225m	W	A large number of deciduous woodlands lie within 1km of the site, the closest being Coldthorn Wood lying 225m to the west.
Traditional orchard Priority Habitat	20m	SW	Five traditional orchards lie within 1km of the site, with the nearest being 20m to the southwest.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (lesser quaking-grass, box, broad-leaved spurge, arum)
- Amphibians and reptiles (common lizard, slow worm, grass snake)
- Birds (hobby, raven)
- Invertebrates (wall, small heath and white admiral butterfly; many moth species, including cinnabar, mottled rustic, lackey and buff ermine; girdled mining bee; Roesel's bush-cricket; the fly *Volucella inanis*)
- Mammals (common pipistrelle, soprano pipistrelle, brown long-eared bat, Natterer's bat)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, three-cornered garlic, giant knotweed
- Invertebrates; harlequin ladybird
- Mammals; American mink

Setting and green infrastructure

The sites lies in a strongly rural landscape albeit on the edge of Hailsham with a coherent green infrastructure network. The surrounding land use to the south and west and is a mixture of woodland and pasture; Bolney's Wood lies a short distance to the west, beyond the cemetery, and Worth Way, a cycleway, provides a strong N-S green corridor. A small group of buildings associated with Ersham House lies just to the southwest, across the B2104. A minor tree-lined watercourse flows through the site towards the Pevensy Levels. The site itself is dissected into 7 small grass fields by a hedgerow network, which extends to link the site with the wider countryside to the south of the town.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

There are an estimated 15 ponds within the search area. These include an on-site pond. Fishing lakes at Seymours Farm have not been included in this count.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

245/1310 Land to the west of the Sustrans Route, Ersham Farm, Ersham Road

Management and habitat condition

Much of the site comprises sheep-grazed grassland, which has a short sward. The hedgerows both within the site and on the boundaries are kept closely-cut.

Habitat Description

Figure 245/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

The wooded corridor of Worth Way is considered to comprise this habitat, but is off-site.

A2.2 Scattered scrub

A small quantity of scattered scrub, mainly hawthorn *Crataegus monogyna* and willow *Salix cinerea* is present by a pond.

A3.1 Scattered broad-leaved trees

The watercourse which flows through the site features a discontinuous tree-line, with some associated scrub.

Species present along the watercourse include Alder *Alnus glutinosa*, Oak *Quercus robur*, Ash *Fraxinus excelsior* and field maple *Acer campestre*.

Some crack willow *Salix fragilis* and oak *Quercus robur* is present beside the pond.

Standard oaks *Quercus robur* are present in several locations close to field boundaries.

B4 Improved grassland

The main habitat on site is improved pasture, which was sheep-grazed at the time of survey. The sward is grazed short, and is species poor, being dominated by perennial rye grass *Lolium perenne*. Other species present in small quantity include common bent *Agrostis capillaris*, creeping bent *Agrostis stolonifera*, meadow barley *Hordeum secalinum*, crested dog's tail *Cynosurus cristatus* and Yorkshire fog *Holcus lanatus*.

There are few associated forbs; those present include white clover *Trifolium repens*, red clover *Trifolium pratense* and meadow buttercup *Ranunculus acris*.

At the very southern end of the site, there is a patchy presence of hairy sedge *Carex hirta*.

Relict step-lynchets are also present in the southernmost field.

G1 Standing water

A small pond is present in the south of the site. The pond is heavily-shaded by overhanging scrub and trees. Water plants include duckweed *Lemna* sp. which covers the pond entirely.

G2 Running water

A minor watercourse flows through the site. This is associated with overhanging trees and water is quite heavily shaded in some places. Hemlock water dropwort *Oenanthe crocata* was the only species observed growing directly in association with the water. On the banks above the stream, enchanter's nightshade *Circaea lutetiana*, gipsywort *Lycopus europaeus*, giant fescue *Schedonorus giganteus*, remote sedge *Carex remota*, pendulous sedge *Carex pendula*, male fern *Dryopteris filix-mas* and hart's tongue *Asplenium scolopendrium* were present. The stream is fenced off only on one side. Water vole may be present.

J1.3 Ephemeral/short perennial

A pit is present at the southern end of the northernmost field, which had been backfilled with manure; although few plants were observed within it, indicating that it is a recent feature, it is likely that it will rapidly become colonised by ruderal and ephemeral species.

245/1310 Land to the west of the Sustrans Route, Ersham Farm, Ersham Road

A surfaced track runs along part of the northern boundary. Soil has been tipped on top of this, and is beginning to become colonised by ephemeral vegetation.

J2.1.1 Native species-rich hedge, intact

Most of the hedges within the site and on the boundaries are intact species-rich native hedges.

These hedgerows are dominated by hawthorn *Crataegus monogyna* with associated woody species including blackthorn *Prunus spinosa*, hazel *Corylus avellana*, oak *Quercus robur*, gorse *Ulex europaeus* and also climbers and scramblers such as bramble *Rubus fruticosus* agg. and ivy *Hedera helix*. Near the cemetery, some non-native species were present including Japanese spindle *Euonymus europaeus*.

Climbers and scramblers are present and include ivy *Hedera helix*, honeysuckle *Lonicera periclymenum*, black bryony *Tamus communis* and bramble *Rubus fruticosus* agg.

The ground flora associated with the hedgerow was species poor; with the interior boundaries often being sheep-grazed and of a composition similar to that of the adjacent grassland. Where grazing is light, or absent, broad leaved ruderal species and woodland plants make up the ground flora component, with species present including ivy *Hedera helix*, hogweed *Heracleum spondylium*, nettle *Urtica dioica*, false brome *Brachypodium sylvaticum*, tufted vetch *Vicia cracca*, male fern *Dryopteris filix-mas* and cuckoo pint *Arum maculatum*.

J2.3.1 Native species-rich hedge with trees

One hedge features standard trees including aspen *Populus tremula*, goat willow *Salix caprea*, field maple *Acer campestre*, elm *Ulmus* sp., and ash *Fraxinus excelsior*.

Otherwise the hedge composition is as J2.1.1.

J2.3.2 Species-poor hedge with trees

Conifer hedge is found on the northern garden boundary.

A gorse *Ulex europaeus* hedge dissects two of the northern fields.

J2.4 Fence

Sheep-mesh fencing demarcates some boundaries within the site.

J2.6 Dry ditch

A dry ditch follows part of the western boundary. Vegetation on the upper slopes is similar to that of the adjacent field, albeit with a higher proportion of fine-leaved grass species. The base of the ditch is typically dominated by soft rush *Juncus effusus*. Other species include stinging nettle *Urtica dioica*, gorse *Ulex europaeus*, bramble *Rubus fruticosus* agg., hairy willowherb *Epilobium hirsutum* and creeping thistle *Cirsium arvense* on the bank side.

J4 Hardstanding and bare ground

A surfaced track runs along part of the northern boundary. Soil has been tipped on top of this, and is beginning to become colonised by ephemeral vegetation.

Target Notes

1	Dung pit
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245/1310 Land to the west of the Sustrans Route, Ersham Farm, Ersham Road

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow, a pond and a tree-lined watercourse If these habitats are likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	The site is considered unlikely to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Although short-sward grassland is not optimal habitat for this group, hedge bases and other linear features may be used by amphibians. There are a number of ponds in the local area, including on site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	The following habitats are suitable for this species group (hedgerow stream corridor) and presence on site is not unlikely.
<i>Breeding/Wintering birds</i>	The hedgerow habitats are likely to support nesting birds. The proximity to high quality bird nesting and foraging habitats including large tracts of woodland and pasture means that the presence of less common species cannot be ruled out. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	The closely managed hedges are not considered to have potential to support dormouse, but dormouse may nevertheless be present on site on occasion due to the likely use of the adjacent Worth Way by this species.
<i>Aquatic mammals including water vole and otter</i>	Although suboptimal for both species, the presence of water vole along the watercourse cannot be ruled out.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.
<i>Bats (roosting potential)</i>	None of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. However, detailed bat inspections have not been undertaken and presence cannot be ruled out.

245/1310 Land to the west of the Sustrans Route, Ersham Farm, Ersham Road

Bats (foraging and commuting)

The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Unknown		
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	Unknown	Unknown			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓

245/1310 Land to the west of the Sustrans Route, Ersham Farm, Ersham Road

Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	✓
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All external site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- The pond should be retained.
- Retention of linear features such as hedgerows and the vegetated stream corridor.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

245/1310 Land to the west of the Sustrans Route, Ersham Farm, Ersham Road

Potential enhancements

A number of potential enhancements could be used at the site in order to increase value for wildlife, including the following:

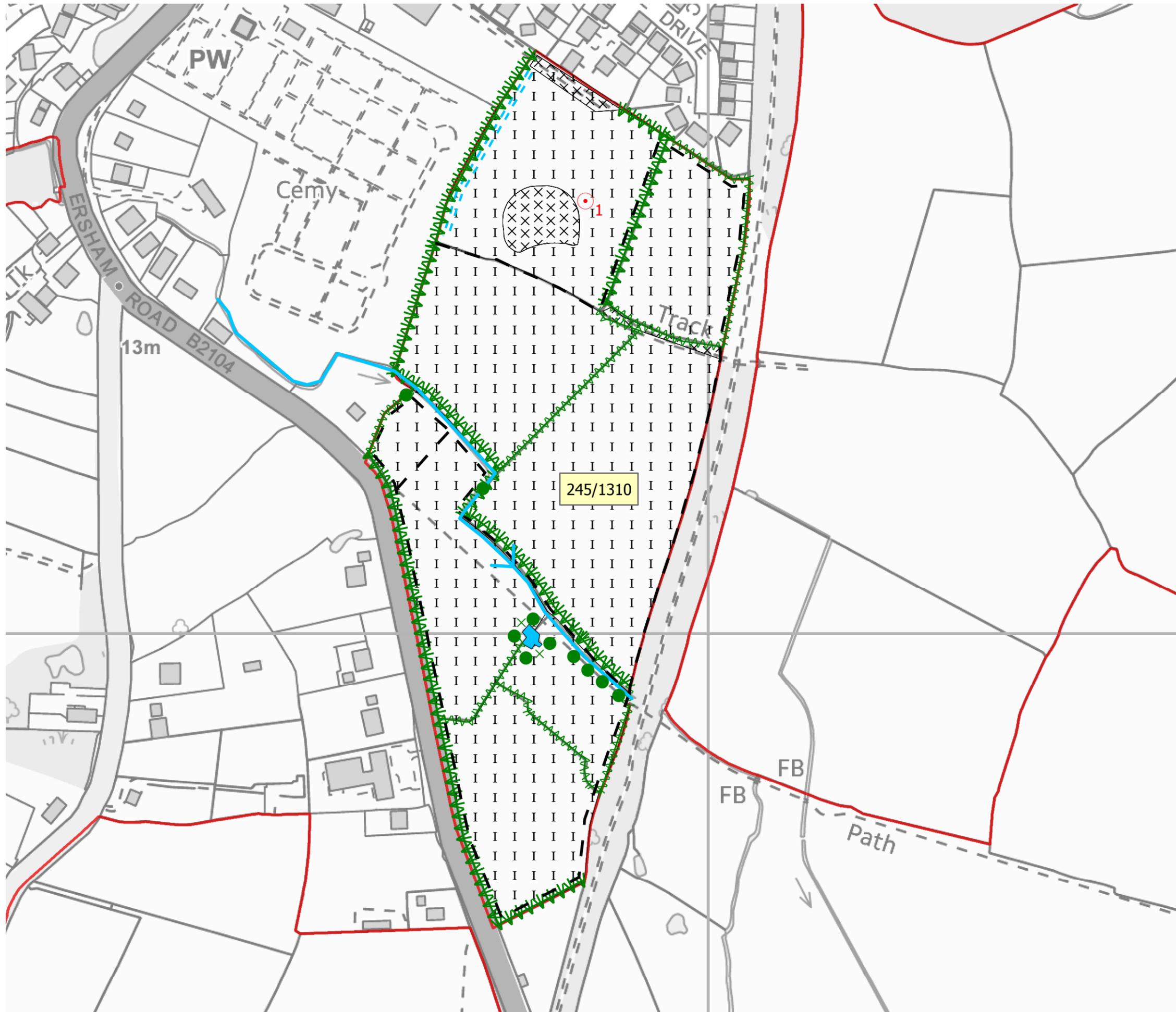
- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the watercourse through selective removal of overhanging woody vegetation and sensitive reprofiling.
- Retention and enhancement of the pond on site through de-silting and removal of overhanging woody vegetation.
- Creation of new wildlife ponds in a secluded corner of the site.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas.
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only



L16416 Hailsham Area Action Plan
Hailsham South
241/1510 Land West of Sustrans Route

Phase 1 Habitat Survey

Figure 241/1510/E01
1:2500@A3

September 2016



283/1310 Land off Sandbanks Close

Ecological Assessment

Site overview

The site is situated immediately to the south of Hailsham and comprises a narrow strip of woodland and scrub alongside a minor watercourse.

The local soils are slightly acid loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 500m

Ponds and waterbodies: 250m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	400m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Ancient woodland	Adjacent		A number of ancient woodlands lie within 500m of the site, including Bolney's Wood which lies adjacent to the west of the site.
Deciduous woodland Priority Habitat	On site		A number of deciduous woodlands lie within 500m of the site, including the site itself.
Traditional orchard Priority Habitat	230m	S	Two traditional orchards lie within 500m of the site, with the nearest being 230m to the south.

283/1310 Land off Sandbanks Close

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (box, broad-leaved spurge)
- Amphibians and reptiles (common lizard, grass snake)
- Birds (hobby)
- Invertebrates (feathered gothic, Webb's wainscot, centre-barred sallow, and dusky thorn moths)
- Mammals (common pipistrelle, brown long-eared bat, Natterer's bat)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel

Setting and green infrastructure

The site lies on the edge of Hailsham, but has strong connectivity with seminatural habitats to the south, east and west via vegetated stream corridors, hedgerows and strips of woodland. The wider landscape is strongly rural, with a coherent green infrastructure network. The surrounding land use is a mixture of woodland and pasture, including Bolney's Wood, which is contiguous with the site to the southwest.

A minor watercourse flows along the northwestern boundary but other boundaries are not well demarcated.

There are an estimated 6 ponds within the search area, most of which are situated in Bolney's Wood.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The site is unmanaged.

Habitat Description

Figure 283/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below. Please note: most of the site was inaccessible by foot due to being very dense woodland and all site observations were found the North of the site.

A1.1.1 Broadleaved semi-natural woodland

The site includes an area of semi-mature woodland, which supports a range of species including ash *Fraxinus excelsior*, oak *Quercus robur*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, goat willow *Salix caprea*, holly *Ilex aquifolium*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, bramble *Rubus fruticosus* agg., and field maple *Acer campestre*, with climbers and scramblers including bittersweet *Solanum dulcamara*, ivy *Hedera helix*, honeysuckle *Lonicera periclymenum* and dog rose *Rosa canina*.

The woodland is dense and so understorey vegetation is limited, but includes giant fescue *Festuca gigantea*, hogweed *Heracleum spondylium*, wood dock *Rumex sanguineus*, wood avens *Geum urbanum*, herb robert *Geranium robertianum*, garlic mustard *Alliaria petiolata* and cuckoo pint *Arum maculatum*, together with the ferns male fern *Dryopteris filix-mas* and broad-buckler fern *Dryopteris dilatata*.

283/1310 Land off Sandbanks Close

Wilson's honeysuckle *Lonicera nitida* and bay *Laurus nobilis* are present in the woodland close to adjacent gardens.

The roadside margin is kept trimmed so as to form a hedge.

A2.2 Scattered scrub

Small areas of scattered scrub and young saplings are present within the eastern part of the site. Species present include elder *Sambucus nigra*, hawthorn *Crataegus monogyna* and ash *Fraxinus excelsior*, over an understorey of tall non-ruderal vegetation in which greater willow herb *Epilobium hirsutum* is dominant.

C3.2 Tall non-ruderal

The central eastern portion of the site supports coarse, eutrophic dry tall herb fen vegetation dominated by hairy willowherb *Epilobium hirsutum* with associated species including gypsywort *Lycopus europeus* hedge bindweed *Calystegia sepium*, goosegrass *Galium aparine*, nettle *Urtica dioica*, wood dock *Rumex sanguineus*, pendulous sedge *Carex pendula* and hogweed *Heracleum spondylium*, with bramble *Rubus fruticosus* agg.

G2 Running water

A minor watercourse flows along the northwestern boundary. The stream was very shallow at the point of survey. This stream is heavily shaded and appears not to support much in the way of aquatic or emergent vegetation, with bank-side plant cover including ground ivy *Glechoma hederacea*, soft shield fern *Polystichum setiferum*, wood sedge *Carex sylvatica*, nettles *Urtica dioica*, wood dock *Rumex sanguineus* and pendulous sedge *Carex pendula*.

J2.4 Fence

Sections of the boundary are fenced by garden or wire mesh fencing.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features young woodland habitat.
<i>Rare and scarce plants</i>	The site is considered unlikely to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	The site habitats (woodland, marsh and scrub) are suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Nearby records exist for common lizard and grass snake. The site habitats (woodland, marsh and scrub) are suitable for this species group and presence on site is likely.

283/1310 Land off Sandbanks Close

<i>Breeding/Wintering birds</i>	<p>The scrub and woodland habitats are likely to support nesting birds.</p> <p>The proximity to high quality bird nesting and foraging habitats including a large tract of woodland and pasture means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	The woodland habitats have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	There are no habitats on site suitable for these species.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.
<i>Bats (roosting potential)</i>	None of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. However, detailed bat inspections have not been undertaken and presence cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			

283/1310 Land off Sandbanks Close

<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	X
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features including the watercourse, and woodland at the periphery of the site should be protected in the built scheme
- All mature trees should be retained in-situ
- Retention of areas of scrub and trees wherever possible throughout the site

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.

283/1310 Land off Sandbanks Close

- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the watercourse through selective removal of overhanging woody vegetation.
- Creation of a new wildlife pond in a secluded corner of the site.
- The boundary vegetation should be strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- Enhancements to the retained woodland habitat, including thinning out any non-native deciduous tree species, and replacement planting with native species.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (woodland etc).
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.

283/1310 Land off Sandbanks Close

- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only

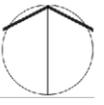


283/1310

L16416 Hailsham Area Action Plan
Hailsham South
283/1510 Land off Sandbanks Close

Phase 1 Habitat Survey

Figure 283/1310/E01
1:750@A3



September 2016



305/1310 Bolneys Farm, South Road

Ecological Assessment

Site overview

The site is situated on the urban fringe of south Hailsham with land to the east, south and west being dominated by woodland and pasture. The site lies in close proximity to the A22 dual carriageway offering easy access to the site from the west.

The site is primarily pasture used by grazing cattle, with two large barns located in the southwest corner of the site. There are some small areas of tall ruderal vegetation present, and several semi-mature trees scattered across the field. An electricity pylon and electrical cables run through the site in a broadly north-south direction.

The local soils are seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 250m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	70m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	750m	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.

305/1310 Bolneys Farm, South Road

Ancient woodland	Adjacent		A large number of ancient woodlands lie within 1km of the site, including immediately to the north and south of the site.
Coastal and floodplain grazing marsh Priority Habitat	700m	SE	This habitat type is found over 700m from the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	Adjacent		A large number of ancient woodlands lie within 1km of the site, including immediately to the north and south of the site.
Traditional orchard Priority Habitat	325m	SE	Four traditional orchards lie within 1km of the site, with the nearest being 325m to the south.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (large-leaved lime)
- Amphibians and reptiles (common lizard, slow worm, grass snake)
- Birds (hobby, red kite)
- Invertebrates (white admiral and small heath butterfly; feathered gothic, centre-barred sallow, cinnabar, dusky thorn and Webb's wainscot moths; wasp spider)
- Mammals (water vole, dormouse, common pipistrelle, soprano pipistrelle, whiskered bat, brown long-eared bat)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; winter heliotope, Indian balsam
- Invertebrates; harlequin ladybird

Setting and green infrastructure

Despite lying on the urban fringe of Hailsham, the site lies in a strongly rural landscape with a coherent green infrastructure network. The surrounding land-use is a mixture of woodland and pasture, including Bolney's Wood, which runs around a large part of the site boundary. Vast expanses of woodland lie beyond the A22 to the west and the pasture at the site may offer foraging opportunities for some woodland species, such as birds and bats. All of these woodland areas are connected by hedgerows.

There are an estimated 12 ponds within the search area, excluding ponds which lie beyond the A22 to the west, which is considered to be a physical barrier to terrestrial newts.

A number of ancient and/or semi-natural woodlands lie within 1km of the site, including Bolney's Wood, which lies adjacent to the site from the northeast corner clockwise round to the southwest corner.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

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Management and habitat condition

The improved grassland of the site is grazed by cattle. The remainder of the on-site vegetation appears to be largely unmanaged, although the hedgerows along the west and north boundaries are likely to be flailed annually.

Habitat Description

Figure 305/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

Woodland surrounds the site on 2 sides, but is outside the site boundary (see description of this habitat in report for site 210/1310).

A3.1 Scattered broadleaved trees

Several scattered trees are present in a row towards the centre of the site, with a few individual trees also found towards the south of the site. Trees were generally semi-mature or immature and species present include oak *Quercus robur*, ash *Fraxinus excelsior*, apple *Malus pumila*, pear *Pyrus communis* and plum *Prunus domestica*.

B2.2 Semi-improved neutral grassland

The majority of habitat on the site was semi-improved grassland which was being grazed by sheep at the time of the survey. Fields were dominated by perennial rye grass *Lolium perenne*. Other species identified include Yorkshire fog *Holcus lanatus*, timothy *Phleum pratense*, common bent *Agrostis capillaris*, crested dog's tail *Cynosurus cristatus* and cock's foot *Dactylis glomerata*.

Associated forbs include tufted vetch *Vicia cracca*, red clover *Trifolium pratense*, white clover *Trifolium repens*, warty thistle *Carduus crispus*, lesser trefoil *Trifolium dubium*, ground ivy *Glechoma hederacea*, meadow vetchling *Lathyrus pratensis*, common bird's foot trefoil *Lotus corniculatus*, greater bird's foot trefoil *Lotus pedunculatus*, creeping buttercup *Ranunculus repens*, ribwort plantain *Plantago lanceolata*, creeping cinquefoil *Potentilla reptans*, common mouse-ear *Cerastium fontanum*, self-heal *Prunella vulgaris* and agrimony *Agrimonia eupatoria*.

C3.2 Tall non-ruderal

Tall ruderal vegetation was present in the southwest of the site. Species present in this community included tall grasses such as Yorkshire fog *Holcus lanatus*, cock's foot *Dactylis glomerata* and timothy *Phleum pratense* with sparse stinging nettles *Urtica dioica*, creeping sowthistle *Sonchus asper*, wild marjoram *Origanum vulgare*, ground ivy *Glechoma hederacea* and creeping thistle *Cirsium arvense*, and clumps of bramble *Rubus fruticosus* agg. with associated shade-loving species such as wood dock *Rumex sanguineus* and wood sedge *Carex sylvatica*.

Areas with impeded drainage also supported hard rush *Juncus inflexus* and soft rush *Juncus effusus*.

J2.2.2 Species-poor defunct hedge

A small section of defunct hedge contained a number of standard trees; oak *Quercus robur*, ash *Fraxinus excelsior* and field maple *Acer campestre*.

J2.3.1 Native species-rich hedge with trees

Hedges running along the western and northern boundaries were of this type. Most sections were kept trimmed, especially along the northern boundary, with some semi-mature and immature trees present primarily along the western boundary.

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The hedgerows are dominated by blackthorn *Prunus spinosa* with associated species including hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, oak *Quercus robur*, ash *Fraxinus excelsior*, field maple *Acer campestre* and elder *Sambucus nigra*; and also climbers and scramblers such as bramble *Rubus fruticosus* agg., ivy *Hedera helix*, and dog rose *Rosa canina*.

The standard trees are mainly oak and ash.

The ground flora associated with the hedge sections where sheep could easily graze the understorey was similar to that of the adjacent grassland. That associated with the less easily accessed hedge sections included false-brome *Brachypodium sylvaticum*, ivy *Hedera helix*, hogweed *Heracleum spondylium*, great willowherb *Epilobium hirsutum*, spear thistle *Cirsium vulgare*, prickly sowthistle *Sonchus asper*, silverweed *Potentilla anserina* and nettle *Urtica dioica*.

J2.4 Fence

Sheep fencing and other boundary fencing was present in various locations.

J3.6 Buildings

There are three buildings on the site, two of which are barns associated with the management of livestock, and the other is a brick storage shed.

The barns are both of brick construction with slightly pitched rooves made of asbestos or corrugated iron. Large metal sliding doors provide access into the buildings, and a number of timber/metal casement windows are found on the southern wall of both buildings, with some windows having panes of glass broken and/or missing.

The brick storage shed is of similar construction, though much smaller in size, and has a dense coverage of ivy on the eastern roof aspect and wall.

J4 Hardstanding and bare ground

An area of concrete forms the access track into the site and runs around the buildings.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow. If these habitats are likely to be impacted by development proposals then surveys would be advisable.
<i>Rare and scarce plants</i>	There are nearby records for large-leaved lime. The presence of uncommon plant species in the hedge bases and damp non-ruderal habitats cannot be ruled out.

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<i>Rare and scarce invertebrates</i>	<p>A number of butterfly and moth records were returned, in addition to one record of wasp spider.</p> <p>The site is considered unlikely to support rare or scarce invertebrates.</p>
<i>Amphibians including great crested newts</i>	<p>Some site habitats (hedgerow bases, woodland, grassland) are suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.</p>
<i>Reptiles</i>	<p>Common lizard, slow worm and grass snake have been recorded within 1km of the site.</p> <p>The following habitats are suitable for this species group (hedgerow bases, south-facing woodland edges in the north of the site, grassland) and presence on site is likely.</p>
<i>Breeding/Wintering birds</i>	<p>The hedgerow and woodland boundary habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible.</p> <p>The proximity to high quality bird nesting and foraging habitats including a large tract of woodland and pasture means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	<p>There are records of dormouse within 1km of the site.</p> <p>The surrounding woodland and on-site hedgerow habitats have potential to support dormouse.</p>
<i>Aquatic mammals including water vole and otter</i>	<p>Despite records being returned for water vole, there are no habitats on site suitable for these species.</p>
<i>Terrestrial mammals including badger</i>	<p>No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.</p>
<i>Bats (roosting potential)</i>	<p>None of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. However, detailed bat inspections have not been undertaken and presence cannot be ruled out.</p> <p>The buildings on site are unlikely to be used by a significant population of roosting bats as single-skin structures tend not to offer sufficient insulation. However, the local landscape features a number of habitats which are highly suited to bat foraging use and detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.</p>
<i>Bats (foraging and commuting)</i>	<p>The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.</p>

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Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principle has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Minor-Moderate Adverse	Probable	
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓

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Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features including scrub and woodland at the periphery of the site should be protected in the built scheme
- All mature trees should be retained in-situ
- Retention of areas of scrub and trees, and linear features such as hedgerows wherever possible throughout the site

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

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Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- The boundary vegetation should be strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (woodland, hedgerow etc.).
- Supplementary planting in gaps in tree and hedge-lines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only



L16416 Hailsham Area Action Plan
Hailsham South
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Phase 1 Habitat Survey

Figure 305/1310/E01
1:1250@A3

September 2016



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Ecological Assessment

Site overview

The site is situated a short distance to the south of Hailsham in an area with a strongly rural character. The site comprises a number of grazed and mown improved and semi-improved grass fields, with the internal boundaries being formed by mature hedgerows and a vegetated stream corridor. Two small woodlands are also present. The site is divided in two by Summerhill Lane.

To the west is Bolney's Wood, and beyond the A22 lies Folkington Wood, which forms part of a much larger complex of woodland.

The local soils are typically seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 2km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels Ramsar	1.1km	E	Pevensy Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensy Levels Special Area of Conservation (SAC)	1.1km	E	Pevensy Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels SSSI	1.1km	E	Pevensy Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and invertebrates, in addition to

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			over 1% of the total British population of wintering lapwings.
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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	550m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	On site		A large number of ancient woodlands lie within 1km of the site, including part of the site itself.
Coastal and floodplain grazing marsh Priority Habitat	60m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.
Deciduous woodland Priority Habitat	On site		A large number of deciduous woodlands lie within 1km of the site, including part of the site itself.
Traditional orchard Priority Habitat	Adjacent	NE	Five traditional orchards lie within 1km of the site, with the nearest being adjacent to the north of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (spiked rampion, lesser quaking-grass, large-leaved lime, hairlike pondweed, galingale, box, frogbit, French oat-grass, broad-leaved spurge)
- Amphibians and reptiles (great crested newt, common lizard, slow worm, grass snake, adder)
- Birds (hobby, red kite, raven, yellow wagtail, kingfisher, swift, grey heron, hawfinch, lesser spotted woodpecker, common crossbill, snipe, osprey, firecrest, barn owl)
- Invertebrates (a number of butterflies including wall, white admiral, grizzled skipper, small heath and pearl-bordered fritillary; many moth species, including cinnabar, mottled rustic, lackey and buff ermine; little whirlpool ram's-horn snail, large-mouthed valve snail, pea mussel *Pisidium pseudosphaerium* and the shining ram's-horn; the beetle *Leptura quadrifasciata*; scarce chaser dragonfly; Roesel's bush-cricket, woodland grasshopper; true bug *Corizus hyoscyami*; true fly *Volucella inanis*)
- Mammals (hedgehog, dormouse, water vole, common pipistrelle, soprano pipistrelle, serotine, noctule bat, brown long-eared bat, Natterer's bat)
- Fish (European eel)

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Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, rhododendron, winter heliotope, three-cornered garlic, Japanese knotweed, fringed water-lily, Himalayan cotoneaster, Japanese rose, New Zealand pigmyweed, giant knotweed
- Invertebrates; harlequin ladybird, horse-chestnut leaf miner
- Mammals; American mink

Setting and green infrastructure

The site lies in a strongly rural landscape with a coherent green infrastructure network. The surrounding land-use is a mixture of woodland and pasture; Bolney's Wood lies a short distance to the west, and Worth Way, a cycleway, provides a strong N-S green corridor. A small group of buildings associated with Ersham House lies just to the northeast. A minor tree-lined watercourse flows through the site towards the Pevensy Levels. The site itself is dissected into a number of small grass fields by a hedgerow network, which extends to link the site with the wider countryside. The site is bisected by Summerhill Lane.

There are over 20 ponds within the search area. These include several on-site ponds.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Much of the site comprises horse-grazed grassland, which has a short sward; other fields are mown for hay. The hedgerows in the northern part of the site are kept close-cut; those in the south are less frequently managed but are nevertheless in good condition.

Habitat Description

Figure 696/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

The wooded corridor of Worth Way is considered to comprise this habitat, but is off-site.

A further area of woodland lies in the west of the site. The woodland is oak *Quercus robur* dominated, with associated species including hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, elm *Ulmus* sp., bramble *Rubus fruticosus* agg, field maple *Acer campestre*, hazel *Corylus avellana*, with honeysuckle *Lonicera periclymenum* and black bryony *Tamus communis*. There is a thick understory of holly *Ilex aquifolium*.

Ivy *Hedera helix* is present in the groundlayer. Other species present include lesser celandine *Ficaria verna*, cuckoopint *Arum maculatum*, primrose *Primula vulgaris* and a dense coverage of bluebells *Hyacinthoides non-scripta*.

Lots of burrowing activity and rabbit droppings were observed within the woodland.

Within the woodland, a depression was observed which is considered to be a seasonally wet pond.

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A2.1 Dense/continuous scrub

An area of continuous scrub within the horse fields is mainly comprised of hawthorn *Crataegus monogyna*, brambles *Rubus fruticosus* agg. and gorse *Ulex europaeus*.

A2.2 Scattered scrub

The ponds are typically partly shaded by associated overhanging scrub habitats, this typically comprising willow *Salix cinerea* and other willows *Salix* sp., but other woody species present include standard oaks *Quercus robur*, hawthorn *Crataegus monogyna*, bramble *Rubus fruticosus* agg., dog rose *Rosa canina*, blackthorn *Prunus spinosa* and field maple *Acer campestre*.

B2.2 Semi-improved neutral grassland

Semi-improved horse-grazed fields are dominated by perennial rye grass *Lolium perenne* or Yorkshire fog *Holcus lanatus*. Other species include timothy *Phleum pratense* and common bent *Agrostis capillaris*, creeping bent *Agrostis stolonifera*, crested dog's tail *Cynosurus cristatus* and hard rush *Juncus inflexus*.

Associated forbs include creeping thistle *Cirsium arvense*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, ribwort plantain *Plantago lanceolata*, dandelion *Taraxacum* agg., broad-leaved dock *Rumex obtusifolius*, daisy *Bellis perennis*, prickly sow thistle *Sonchus asper*, self-heal *Prunella vulgaris*, agrimony *Agrimonia eupatoria*, white clover *Trifolium repens*, red clover *Trifolium pratense*, common sorrel *Rumex acetosa* and bristly ox-tongue. Common fleabane *Pulicaria dysenterica*, meadow vetchling *Lathyrus pratensis* and greater bird's foot trefoil *Lotus pedunculatus* occur in damper areas.

Bare areas around gateways etc support grassland intermixed with species of bare disturbed ground such as field woundwort *Stachys arvensis*, sharp-leaved fluellin *Kickxia elatine*, creeping cinquefoil *Potentilla reptans*, petty spurge *Euphorbia peplus*, redshank *Persicaria maculata* and scarlet pimpernel *Anagallis arvensis*

The strips of semi-improved grassland habitat present around the margins of the improved grassland fields also contain blackthorn *Prunus spinosa* suckers.

B4 Improved grassland

The main habitat on site is improved pasture, some of which is horse-grazed and some mown for hay

The sward is species poor, being dominated by perennial rye grass *Lolium perenne* or Yorkshire fog *Holcus lanatus*. Other grass species include timothy *Phleum pratense* and common bent *Agrostis capillaris*.

There are few associated forbs; those present include creeping cinquefoil *Potentilla reptans*, creeping buttercup *Ranunculus repens*, common sorrel *Rumex acetosa* white clover *Trifolium repens* and red clover *Trifolium pratense*.

B5 Marshy grassland

There is a marshy depression within the horse-grazed field. Associated species include abundant greater willowherb *Epilobium hirsutum*, marsh bedstraw *Galium palustre*, clustered dock *Rumex conglomeratus*, nettles *Urtica dioica*, ground ivy *Glechoma hederacea*, soft rush *Juncus effusus* and hard rush *Juncus inflexus*.

C3.2 Tall non-ruderal

This habitat is dominated by coarse grasses such as cock's-foot *Dactylis glomerata* and false oat grass *Arrhenatherum elatius* with tall herbs typically of marshy habitats including common fleabane *Pulicaria dysenterica*, nettle *Urtica dioica*, greater willowherb *Epilobium hirsutum*, creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, gypsy wort *Lycopus europaeus*, meadow buttercup *Ranunculus acris*, ragwort *Senecio jacobaea*, common sorrel *Rumex acetosa*, creeping cinquefoil *Potentilla reptans*, meadowsweet *Filipendula ulmaria*, and hairy bird's foot trefoil *Lotus pedunculatus*. Bramble *Rubus fruticosus* agg. is also present.

G1 Standing water

A number of small ponds are present in the fields, with a further seasonal pond located in the woodland. The field ponds are all fringed with trees and scrub (see above), and some extent shaded, although open water

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habitat is also present. Associated species include soft rush *Juncus effusus*, water plantain *Plantago anagallis-aquatica* and bitter-sweet *Solanum dulcamara*.

The most southerly pond is completely covered by duckweed *Lemna* sp. and is very shallow.

G2 Running water

A minor watercourse flows through the site. This is associated with a hedgerow and overhanging trees and the water is quite heavily shaded in some places. No aquatic species were noted. Associated species include field rose *Rosa arvensis*, hart's tongue *Asplenium scolopendrium*, soft shield fern *Polystichum setiferum*, wood sedge *Carex sylvatica* and giant fescue *Festuca gigantea*.

J2.1.1 Native species-rich hedge, intact

Most of the hedges within the site and on the boundaries are intact species-rich native hedges.

These hedgerows are dominated by hawthorn *Crataegus monogyna* with associated species including elm *Ulmus* sp, field maple *Acer campestre*, blackthorn *Prunus spinosa*, ash *Fraxinus excelsior*, spindle *Euonymus europaeus*, holly *Ilex aquifolium*, hazel *Corylus avellana* and cherry-plum *Prunus cerasifera*; and also climbers and scramblers such as bramble *Rubus fruticosus* agg, dog rose *Rosa canina* and ivy *Hedera helix*.

The ground flora associated with the hedgerows is variable, with internal boundaries being similar to the adjacent grassland habitat and the external boundaries featuring coarse broad leaved ruderal species, with species present including ivy, hogweed *Heracleum spondylium*, nettle *Urtica dioica*, hairy willowherb *Epilobium hirsutum*, bracken *Pteridium aquilinum*, , common bent *Agrostis capillaris*, self-heal *Prunella vulgaris*, cuckoo pint *Arum maculatum*, wood dock *Rumex sanguineus*, spear thistle *Cirsium vulgare*, stone parsley *Sison amonum*, prickly sowthistle *Sonchus asper*, creeping thistle *Cirsium arvense*, greater plantain *Plantago major*, hard rush *Juncus effusus* and bird's foot trefoil *Lotus pedunculatus*.

J2.2.2 Species-poor defunct hedge

A small section of defunct hedge is present in the west of the site.

J2.1.1 Native species-rich hedge with trees

Several hedge sections feature standard oak *Quercus robur*, field maple *Acer campestre*, sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior*, and goat willow *Salix caprea*. Otherwise the hedge composition is as J2.1.1.

J2.3.2 Species-poor hedge with trees

A small section of hedge was dominated by holly *Ilex aquifolium*, bramble *Rubus fruticosus* agg. and blackthorn *Prunus spinosa*.

J2.4 Fence

Fencing demarcates some boundaries within the site.

J2.6 Dry ditch

The watercourse becomes a dry ditch in the east of the site. This is likely to be seasonally wet. Flora is as that of the adjacent marshy grassland.

J4 Hardstanding and bare ground

Several areas of hardstanding or bare ground are present on site, these typically being associated with field entrances.

J3.5 Buildings

A number of small stable buildings are present in the horse-grazed fields.

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Target Notes

1	Seasonally wet depression
2	Dung pile

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerows, a number of ponds, a small woodland and a tree-lined watercourse If these habitats are likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	A number of rare and scarce plant species were returned with the data search. The site is considered to have some potential to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	A large quantity and diversity of invertebrate records were returned with the data search. The site is considered to have some potential to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	A lot of great crested newt records exist within 1km of the site. Although short-sward grassland is not optimal habitat for this group, hedge bases and other linear features may be used by amphibians. There are a number of ponds in the local area, including on site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	All four common species of native reptile have been recorded within 2km of the site. The following habitats are suitable for this species group: hedgerow, woodland, stream corridor and presence on site is not unlikely.
<i>Breeding/Wintering birds</i>	The hedgerow and woodland habitats, and also the more mature standard trees are likely to support nesting birds.

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	<p>The proximity to high quality bird nesting and foraging habitats including large tracts of woodland and pasture means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	The woodland and hedges may have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	Although suboptimal for both species, the presence of water vole along the watercourse cannot be ruled out. Otter presence is deemed unlikely.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.
<i>Bats (roosting potential)</i>	Some of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. Detailed bat inspections have not been undertaken and presence cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Unknown		
<i>Sites of national importance</i>	High	National	Unknown		
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	
<i>Habitats</i>	Lower	District	Major Adverse	Probable	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	Unknown	Unknown			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			

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<i>Aquatic mammals including water voles and otters</i>	Unknown	Unknown			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	✓
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	✓
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All external site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- The ponds and woodland should be retained.
- Retention of linear features such as hedgerows and the vegetated stream corridor.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.

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- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the watercourse through selective removal of overhanging woody vegetation.
- Retention and enhancement of the ponds on site through de-silting and removal of overhanging woody vegetation
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Enhancements to retained woodland habitat, including thinning out non-native deciduous tree species, and replacement planting with native species.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (woodland, hedgerow etc).
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.

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- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

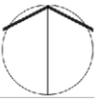
Locations of features indicative only



L16416 Hailsham Area Action Plan
 Hailsham South
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Site location

Figure 696/1310/E01
 1:3000@A3



September 2016



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Ecological Assessment

Site overview

The site is situated to the south of Hailsham in an area with a strongly rural character. The site comprises a number of grazed improved and semi-improved grass fields and small areas of woodland, with the internal boundaries being formed by mature hedgerows.

Beyond the A22 lies Folkington and Nate Wood, which form part of a much larger complex of woodland.

The local soils are typically seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 2km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels Ramsar	1.2km	E	Pevensy Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensy Levels Special Area of Conservation (SAC)	1.2km	E	Pevensy Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels SSSI	1.2km	E	Pevensy Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and invertebrates, in

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			addition to over 1% of the total British population of wintering lapwings.
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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	350m	NW	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	200m	N	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	225m	S	A large number of ancient woodlands lie within 2km of the site, with the nearest, Nightingale Place Shaw, lying within 225m to the south of the site.
Coastal and floodplain grazing marsh Priority Habitat	200m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	50m	S	A large number of deciduous woodlands lie within 2km of the site, with the nearest lying within 50m to the south of the site.
Traditional orchard Priority Habitat	Adjacent	NE	Six traditional orchards lie within 2km of the site, with the nearest forming part of the site itself.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (spiked rampion, lesser quaking-grass, large-leaved lime, hairlike pondweed, galingale, box, frogbit, French oat-grass, broad-leaved spurge, greater broomrape)
- Amphibians and reptiles (great crested newt, common toad, common lizard, slow worm, grass snake, adder)
- Birds (hobby, red kite, raven, yellow wagtail, kingfisher, grey heron, hawfinch, lesser spotted woodpecker, common crossbill, snipe, osprey, firecrest, barn owl)
- Invertebrates (a number of butterflies including wall, white admiral, grizzled skipper, small heath and pearl-bordered fritillary; many moth species, including cinnabar, mottled rustic, lackey and buff ermine; little whirlpool ram's-horn snail, large-mouthed valve snail, pea mussel *Pisidium pseudosphaerium* and

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the shining ram's-horn; the beetle *Leptura quadrifasciata*; scarce chaser dragonfly; Roesel's bush-cricket, woodland grasshopper; true bug *Corizus hyoscyami*; true flies *Volucella inanis* and *Volucella zonaria*)

- Mammals (dormouse, water vole, common pipistrelle, soprano pipistrelle, serotine, noctule bat, brown long-eared bat, Natterer's bat)
- Fish (European eel)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, rhododendron, three-cornered garlic, Japanese knotweed, fringed water-lily, New Zealand pigmyweed
- Invertebrates; harlequin ladybird
- Mammals; American mink

Setting and green infrastructure

The site lies in a strongly rural landscape with a coherent green infrastructure network comprised of mature hedgerows interspersed by small blocks of woodland. The surrounding land-use is a mixture of woodland, hay-meadows and pasture; Bolney's Wood lies a short distance to the northwest, the Wilmington Wood complex lies just beyond the A22 to the west, and Worth Way, a cycleway, provides a strong N-S green corridor to the east. The site includes a former farmstead, Coppards, which is now a residential dwelling.

The site is dissected into a number of small grass fields by a hedgerow network, which extends to link the site with the wider countryside.

There are over 15 ponds within the search area. These include four on-site ponds.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Much of the site comprises mown grassland, which is cut for hay. Some of the fields are horse-grazed, with grazing being at a low-intensity. The hedgerows along the lane which leads to Coppards are kept close-cut; those elsewhere in the site are less frequently managed but are nevertheless in good condition.

Habitat Description

Figure 701/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

The wooded corridor of Worth Way is considered to comprise this habitat, but is off-site.

Small areas of broadleaved woodland are present in the centre, south and southeast of the site and are presumed to have developed from hedge sections or represent relicts of formerly more extensive ancient woodland. Species present include crack willow *Salix x fragilis*, field maple *Acer campestre*, oak *Quercus robur*, hornbeam *Carpinus betulus* and ash *Fraxinus excelsior*. Understory species include dog rose *Rosa canina*, elder *Sambucus nigra*, and hawthorn *Crataegus monogyna*.

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A1.1.2 Broadleaved plantation woodland

There are five areas of plantation woodland present on site including one young orchard with greengage and other plums *Prunus domestica*, cherry plum *Prunus cerasifera*, cherry *Prunus avium* and apple *Malus pumila*. There are also two plantations near the western boundary of the site, one of which comprises mostly oak *Quercus robur*, and another long strip of plantation in the very southern field which contains a wide range of native broadleaved tree and shrub species. A further plantation is located in the north west corner of one of the improved grassland fields which comprises holly *Ilex aquifolium* exclusively.

A2.1 Dense/continuous scrub

A small area of dense scrub is present in the south of the site. Species present include blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna* and bramble *Rubus fruticosus* agg.

A2.2 Scattered scrub

Scattered scrub, mainly hawthorn *Crataegus monogyna*, with some elm *Ulmus minor*, is present where sections of fields are not mown or grazed.

The ponds also have associated scrub habitats, this typically comprising willow *Salix cinerea* and goat willow *Salix caprea*, with hazel *Corylus avellana*, elder *Sambucus nigra* and bramble *Rubus fruticosus* agg.

A3.1 Scattered broad-leaved trees

Standard oaks *Quercus robur*, copper beech *Fagus sylvatica*, field maple *Acer campestre*, sycamore *Acer pseudoplatanus*, Norway maple *Acer platanoides* and poplar *Populus* spp. are present in several locations close to field boundaries. Juvenile oaks are also present along the northern boundaries.

B2.2 Semi-improved neutral grassland

Fields in the west, south and east of the site are semi-improved grassland. These are dominated by Yorkshire fog *Holcus lanatus*. Other common grasses include tall fescue *Schedonorus arundinaceus*, common bent *Agrostis capillaris*, creeping bent *Agrostis stolonifera*, timothy *Phleum pratensis* and meadow barley *Hordeum secalinum*. Associated forbs include silverweed *Potentilla anserina*, white clover *Trifolium repens*, red clover *Trifolium pratense*, meadow vetchling *Lathyrus pratensis*, meadow buttercup *Ranunculus acris*, common sorrel *Rumex acetosa*, common bird's-foot trefoil *Lotus corniculatus*, creeping cinquefoil *Potentilla reptans*, lesser stitchwort *Stellaria graminea*, spear thistle *Cirsium vulgare* and hairy sedge *Carex hirta*.

The larger eastern grassland is less frequently mown/managed and so grasses dominate and there is a reduced diversity of forbs. The most western central grassland (which includes broad-leaved plantation) has a more balanced diversity between grasses and forbs (i.e. Yorkshire fog and bird's-foot trefoil have equal dominance), and contains a number of ant hills. Species that were found to occur exclusively within this field include cock's-foot *Dactylis glomerata*, yarrow *Achillea millefolium* and selfheal *Prunella vulgaris*.

B4 Improved grassland

Most of the fields within this site conform to this category. These appear to be mown for hay.

The sward is species poor, being dominated by perennial ryegrass *Lolium perenne*. Other grasses include Yorkshire fog *Holcus lanatus*, and meadow grass *Poa* sp.

There are few associated forbs; those present include creeping cinquefoil *Potentilla reptans*, meadow buttercup *Ranunculus acris*, common sorrel *Rumex acetosa* and curly dock *Rumex crispus*. In the most western field, there is an abundance of white clover *Trifolium repens*.

C3.1 Tall ruderal

Areas of former paddocks around the farmstead now support ruderal habitats in field corners etc. Species present (ruderal and other associated forbs) include great willowherb *Epilobium hirsutum* and rosebay willowherb *Chamerion angustifolium*, ragwort *Senecio jacobaea*, spear thistle *Cirsium vulgare*, bramble *Rubus fruticosus* agg. and broadleaved dock *Rumex obtusifolius*. Associated species in this habitat include small amounts of soft rush

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Juncus effusus, common sorrel *Rumex acetosa*, meadow vetchling, *Lathyrus pratensis*, silverweed *Potentilla anserina*, bindweed *Calystegia sepium*, nettle *Urtica dioica* and garlic mustard *Alliaria petiolata*.

C3.2 Tall non-ruderal

This area of habitat appears to have developed through neglect of marshy grassland, with a degree of disturbance. The vegetation supports common fleabane *Pulicaria dysenterica*, hairy sedge *Carex hirta*, broadleaved dock *Rumex obtusifolius*, creeping cinquefoil *Potentilla reptans*, common mouse-ear *Cerastium fontanum*, silverweed *Potentilla anserina* and hogweed *Heracleum spondylium*. Hard rush *Juncus inflexus* and soft rush *Juncus effusus* are also present. Some areas are more grass dominated and support a coarse sward featuring Yorkshire fog *Holcus lanatus*. Other common grasses include tall fescue *Schedonorus arundinaceus*, creeping bent *Agrostis stolonifera*, and cock's-foot *Dactylis glomerata*.

G1 Standing water

A number of small ponds are present around the farmstead and along the access track. These ponds are all fringed with trees and scrub, and to some extent shaded by trees and shrubs including goat willow *Salix caprea*, hazel *Corylus avellana*, sycamore *Acer pseudoplatanus*, elder *Sambucus nigra* and bramble *Rubus fruticosus* agg., although open water habitat is present. There is no obvious aquatic flora.

Plants dominating the understory surrounding the ponds include false brome *Brachypodium sylvaticum*, greater willowherb *Epilobium hirsutum*. Bindweed *Calystegia sepium* and soft rush *Juncus effusus*.

A fifth waterbody comprises a small swimming pool.

J1.2 Amenity grassland

An area of mown lawns is associated with the farmstead. The grassland is dominated by perennial ryegrass *Lolium perenne*, with associated species including Yorkshire fog *Holcus lanatus*, which has a locally frequent and patchy presence.

J2.1.1 Native species-rich hedge, intact

Most of the hedges within the site and on the boundaries are intact species-rich native hedges.

These hedgerows are dominated by hawthorn *Crataegus monogyna* and elm *Ulmus minor*, with associated woody species including field maple *Acer campestre*, blackthorn *Prunus spinosa*, ash *Fraxinus excelsior* and oak *Quercus robur*. Plum *Prunus domestica* is also present in some areas.

Climbers and scramblers include bramble *Rubus fruticosus* agg., ivy *Hedera helix*, honeysuckle *Lonicera periclymenum*, dog rose *Rosa canina* and field rose *Rosa arvensis*.

The ground flora associated with the hedgerows is variable, with ungrazed and external boundaries featuring coarse broad leaved ruderal species, with species present including barren brome *Anisantha sterilis*, ivy *Hedera helix*, hogweed *Heracleum spondylium*, nettle *Urtica dioica*, hairy willowherb *Epilobium hirsutum*, stone parsley *Sison amonum*, ragwort *Senecio jacobaea* and bristly oxtongue *Helminthotheca echioides*.

J2.2.2 Species-poor defunct hedge

A small section of defunct hedge is present in the west of the site which includes such species as field maple *Acer campestre* and bramble *Rubus fruticosus* agg. There is a garden hedgerow of Wilson's honeysuckle *Lonicera nitida* in the north western corner of the site.

J2.3.1 Native species-rich hedge with trees

Several hedge sections feature standard oak *Quercus robur*, ash *Fraxinus excelsior*, willow *Salix* sp. and poplar *Populus* sp. with associated hedgerow shrub species as J2.1.1.

J2.4 Fence

Fencing demarcates some boundaries within the site.

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J3.6 Buildings

There are a number of buildings and structures on the site, including storage sheds, cartsheds and the former farmhouse, which appears to date from at least the 19th century.

J4 Hardstanding and bare ground

There are hardstandings associated with the farmstead. The access track is also surfaced. Within the western improved grassland field there is a cricket strip located centrally.

Target Notes

1	Gardens surround complex of buildings
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Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerows, a number of ponds, diverse grassland habitats and small areas of woodland. If these habitats are likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	A number of rare and scarce plants were returned with the data search. The habitats on site are considered to have some potential to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	A large quantity and diversity of invertebrate species are known to exist within 2km of the site. The site is considered to have some potential to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Although short-sward grassland is not optimal habitat for this group, the taller grassland and ruderal and non-ruderal habitats, hedge bases and other linear features may be used by amphibians. There are a number of ponds in the local area, including on site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	All four of the common native reptile species have been recorded within 2km of the site. The following habitats are suitable for this species group: hedgerow, woodland, ruderal and non-ruderal habitats and tall grassland; and presence on site is likely.

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<i>Breeding/Wintering birds</i>	<p>The hedgerow and woodland habitats, and also the more mature standard trees are likely to support nesting birds.</p> <p>The proximity to high quality bird nesting and foraging habitats including large tracts of woodland and pasture means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	<p>Numerous dormouse records exist within 2km of the site.</p> <p>The woodland areas and hedges may have potential to support dormouse.</p>
<i>Aquatic mammals including water vole and otter</i>	<p>The site is not considered to have potential to support these species.</p>
<i>Terrestrial mammals including badger</i>	<p>No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.</p>
<i>Bats (roosting potential)</i>	<p>Some of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. Detailed bat inspections have not been undertaken and presence cannot be ruled out.</p> <p>The site buildings are of an age and construction type that the presence of a significant bat roost or roosts is possible.</p>
<i>Bats (foraging and commuting)</i>	<p>The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.</p>

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Unknown		
<i>Sites of national importance</i>	High	National	Unknown		
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	
<i>Habitats</i>	Lower	District	Major Adverse	Probable	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	Unknown	Unknown			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			

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<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	✓
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All external site boundary features should be protected in the built scheme
- All mature trees should be retained in-situ
- The ponds should be retained
- Retention of linear features such as hedgerows
- Retention of all woodland areas

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.

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- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Herras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the ponds on site through de-silting and removal of overhanging woody vegetation.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- Extend, and link the woodland areas with new native planting.
- Manage low-lying non-ruderal habitats towards species rich wet marsh and fen habitats.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (woodland, hedgerow etc.).
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.

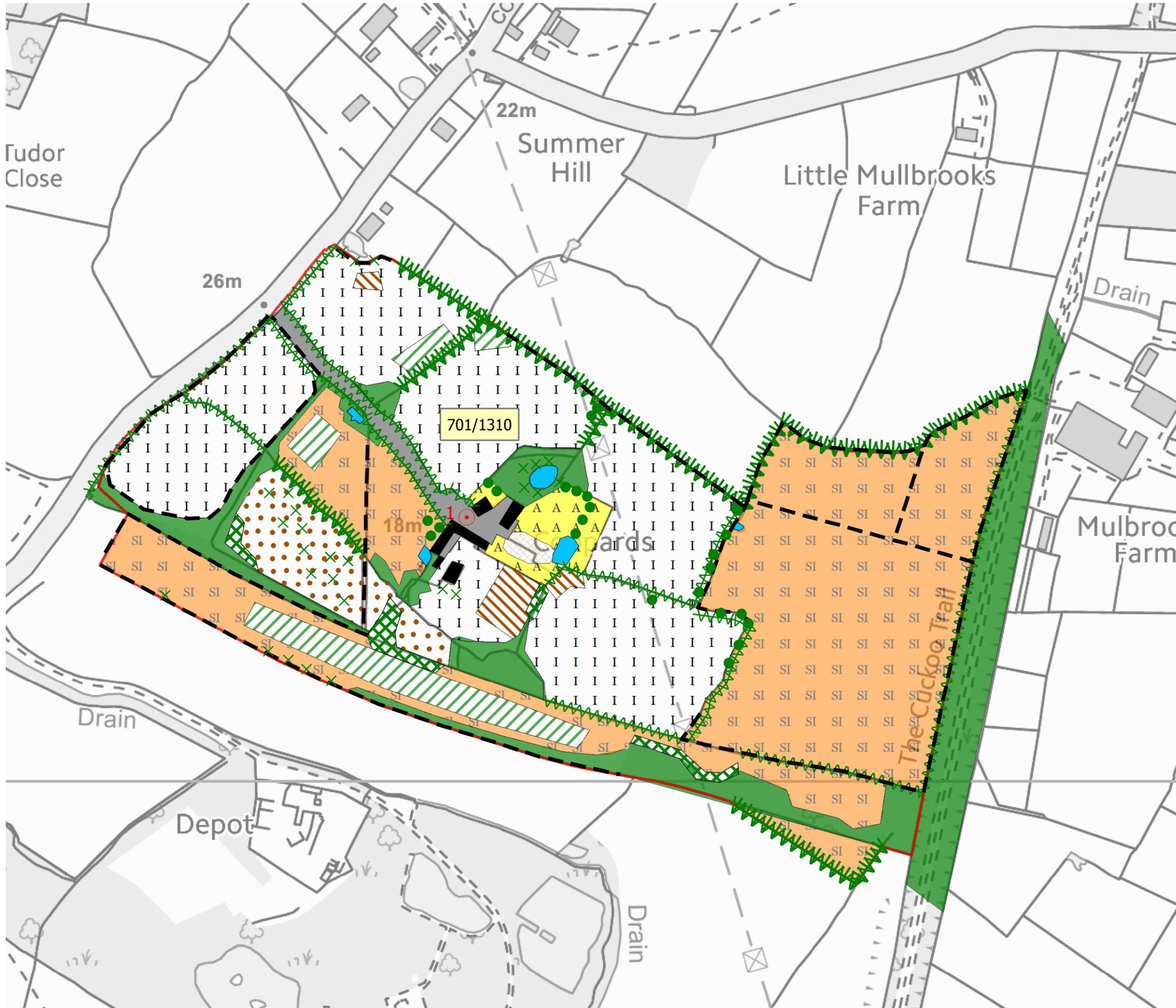
701/1310 Land at Coppards

- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

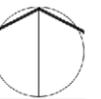


L16416 Hailsham Area Action Plan
 Hailsham South
 701/1310 Land at Coppards

Phase 1 Habitat Survey

Figure 701/1310/E01
 1:2500@A3

September 2016



711/1510 Land at Bramley Farm, Baytree Lane

Ecological Assessment

Site overview

The site is situated to the north of Polegate and lies in a rural area, dominated by grassland and pasture. The site is bounded by the A22 dual carriageway to the west, Bay Tree Lane to the south, and field boundaries, including a small patch of woodland, to the north and east.

The site has been used to host car boot fairs since 1988, and is therefore maintained mostly as amenity grassland.

The local soils are seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	600m	NW	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Ancient woodland	125m	NW	A number of ancient woodlands lie within 1km of the site, the nearest being Cophall Wood lying 125m north-west of the site.
Coastal and floodplain grazing marsh Priority Habitat	200m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.

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Deciduous woodland Priority Habitat	90m	NW	A large number of deciduous woodlands lie within 1km of the site, with the nearest being 90m north-west of the site.
Traditional orchard Priority Habitat	325m	E	Three traditional orchards lie within 1km of the site, with the nearest being 325m to the east of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (box, French oat-grass)
- Lichen (*Cladonia humilis*)
- Amphibians and reptiles (common toad, common lizard, slow worm, grass snake, adder)
- Birds (hobby, red kite, lesser spotted woodpecker, barn owl, yellow wagtail)
- Invertebrates (a number of butterflies including wall, white admiral, grizzled skipper, small heath and pearl-bordered fritillary; cinnabar moth; true bug *Corizus hyoscyami*; true fly *Volucella zonaria*)
- Mammals (common pipistrelle, soprano pipistrelle, serotine, noctule bat, brown long-eared bat)

Refer to **Figure 5.4** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; three-cornered garlic, Japanese knotweed, New Zealand pigmyweed

Setting and green infrastructure

The sites lies in a strongly rural landscape with a coherent green infrastructure network. The surrounding landuse is a mixture of woodland and pasture, including Ogg's Wood and Nate Wood to the northwest, which are part of a vast area of woodland.

All of these woodland areas are connected by hedgerows. The site contains numerous drainage ditches which are part of a much larger network of ditches and drains. One of the watercourses has an associated corridor of woody vegetation.

There are 2 ponds on the site itself, and a further estimated 11 ponds within 500m, excluding those beyond the A22, which is considered likely to be a barrier to terrestrial newt.

The majority of all boundaries comprise mature hedgerows and natural boundaries created by treelines running along ditches and adjacent woodland habitats.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The grassed areas of the site are mainly regularly mown amenity turf, with less frequently cut areas supporting tall ruderal and semi-improved grassland. Ditches had been recently dredged at time of survey.

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Habitat Description

Figure 711/1510/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

There is a small area of woodland to the north of the site and a further narrow strip along Bay Tree Lane. Oak *Quercus robur* is the dominant species in the northern woodland while the roadside woodland also contains poplar *Populus* sp. Other species include field maple *Acer campestre*, blackthorn *Prunus spinosa* and hawthorn *Crataegus monogyna*. Understorey species include bramble *Rubus fruticosus* agg., herb robert *Geum robertianum*, garlic mustard *Alliaria petiolata*, wood avens *Geum urbanum*, wood dock *Rumex sanguineus*, nettle *Urtica dioica*, false brome *Brachypodium sylvaticum* and figwort *Scrophularia nodosa*.

A2.1 Dense/continuous scrub

Small areas of scrub are present around the two ponds found towards the southwest of the site in the south of the site, and also in association with the road boundary and buildings. Vegetation around the western pond is particularly dense.

Species present include elder *Sambucus nigra*, hawthorn *Crataegus monogyna*, oak *Quercus robur*, grey willow *Salix capraea*, bramble *Rubus fruticosus* agg. and blackthorn *Prunus spinosa* with honeysuckle *Lonicera periclymenum*, over an understorey of grassland and non-ruderal vegetation.

B2.2 Semi-improved neutral grassland

The grassland areas which are not regularly mown are considered to fall within this community type. The sward is typically dominated by Yorkshire fog *Holcus lanatus* with tussocks of soft rush *Juncus effusus* and hard rush *Juncus inflexus*. Other grass species include timothy *Phleum pratense*, common couch *Elytrigia repens* and creeping bent *Agrostis stolonifera*.

Associated forbs include curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, bristly ox-tongue *Helminthotheca echioides*, creeping buttercup *Ranunculus repens*, hairy willowherb *Epilobium hirsutum*, nettles *Urtica dioica*, ground ivy *Glechoma hederacea*, common sorrel *Rumex acetosa*, meadow buttercup *Ranunculus acris*, self-heal *Prunella vulgaris*, yarrow *Achillea millefolium*, common mouse-ear *Cerastium fontanum*, and creeping cinquefoil *Potentilla reptans*. Bramble *Rubus fruticosus* agg. and rose *Rosa* sp. scrub is also present in some areas.

Common fleabane *Pulicaria dysenterica*, marsh woundwort *Stachys palustris*, water mint *Mentha aquatica* and clustered dock *Rumex conglomeratus* are prominent close to watercourses and drains.

C3.1 Tall Ruderal

Several areas of ruderal vegetation are present across the site. The vegetation is similar to that of the semi-improved grassland, but with a lower proportion of grass species and coarse forbs dominating. Species present include broad-leaved dock *Rumex obtusifolius*, bramble *Rubus fruticosus* agg., creeping thistle *Cirsium arvense*, prickly sowthistle *Sonchus asper*, hedge woundwort *Stachys sylvatica*, common ragwort *Senecio jacobaea*, greater willowherb *Epilobium hirsutum*, bindweed *Calystegia* sp, and spear thistle *Cirsium vulgare*. Common fleabane *Pulicaria dysenterica* and hard rush *Juncus inflexus* are present in lower-lying areas.

G1 Standing water

Two ponds are present, both towards the southwest of the site. Both ponds are surrounded by dense scrub and trees which provide heavy shading. The only wetland species observed was hemlock water dropwort *Oenanthe crocata*, due to the water being obscured by dense scrub.

G2 Running water

Two minor watercourses are present, which follow the majority of the site boundary. Emergent flora includes hemlock water dropwort *Oenanthe crocata*, square-stalked willowherb *Epilobium tetragonum*, water mint *Mentha aquatica*, wavy bittercress *Cardamine flexuosa*, large bittercress *Cardamine amara*, purple loosestrife *Lythrum salicaria*, and clustered dock *Rumex conglomeratus*, while marginal vegetation includes black medick

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Medicago lupulina, false brome *Brachypodium sylvaticum*, bittersweet *Solanum dulcamara*, cuckoo pint *Arum maculatum*, hart's tongue *Asplenium scolopendrium*, male fern *Dryopteris filix-mas* and pendulous sedge *Carex pendula*, with some primrose *Primula vulgaris*.

J1.2 Amenity grassland

The majority of the site was amenity grassland which had been closely mown, and/or heavily disturbed by vehicles due to the site's use (hosting car boot fairs). Not all grasses could be identified due to the close-mowing regime in some areas. The grassland appeared to be heavily improved and was dominated by perennial ryegrass *Lolium perenne* and Yorkshire fog *Holcus lanatus* with white clover *Trifolium repens*, common sorrel *Rumex acetosa* and creeping buttercup *Ranunculus repens*. Associated forbs where the sward is disturbed include bristly ox-tongue *Helminthotheca echioides*, creeping cinquefoil *Potentilla reptans* and curled dock *Rumex crispus*.

J2.1.1 Native species-rich hedge, intact

A number of hedges on the site are intact species-rich native hedges.

These hedgerows are dominated by blackthorn with associated species including hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, oak *Quercus robur*, and climbers and scramblers such as bramble *Rubus fruticosus* agg. and ivy *Hedera helix*.

The ground flora associated with the hedge sections included false-brome *Brachypodium sylvaticum*, ivy, hogweed *Heracleum spondylium*, great willowherb *Epilobium hirsutum*, wood dock *Rumex sanguineus*, spear thistle *Cirsium vulgare*, prickly sowthistle *Sonchus asper*, silverweed *Potentilla anserina*, bristly ox-tongue *Helminthotheca echioides*, creeping thistle *Cirsium arvense*, common fleabane *Pulicaria dysenterica*, nettle *Urtica dioica* and juvenile blackthorn *Prunus spinosa*.

J2.1.1 Native species-rich hedge with trees

Most of the hedges on the site fall into this category. The north and east boundaries in particular have been allowed to grow to form broad, tall boundary features.

The hedgerows are dominated by oak *Quercus robur* and blackthorn *Prunus spinosa*, with associated species including hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, goat willow *Salix caprea*, birch *Betula* sp., ash *Fraxinus excelsior*, hornbeam *Carpinus betula*, field maple *Acer campestre*, and climbers and scramblers such as *Rubus fruticosus* agg. and ivy *Hedera helix*.

The standard trees are mainly oak and ash.

The ground flora was as described at J2.1.1 above.

J2.4 Fence

Some minor fencing comprising wooden stakes and rope were present at the site to aid parking, though these have not been mapped as they are not considered to be permanent site features.

J2.6 Dry ditch

Species associated with the dry ditch include nettles *Urtica dioica*, ivy *Hedera helix*, bramble *Rubus fruticosus* agg., meadow vetchling *Lathyrus pratensis*, clustered dock *Rumex conglomeratus*, stone parsley *Sison amonum* and greater bird's foot trefoil *Lotus pedunculatus*.

J3.6 Buildings

There are two barns in the southeast corner of the site. Both buildings are of brick and metal construction, with metal sheet cladding and pitched asbestos or corrugated iron roofs.

J4 Hardstanding and bare ground

Areas of concrete and other hard surfaces, such as gravel/aggregate, are present around the two buildings in the southeast of the site and on tracks leading from the site entrances off Bay Tree Lane.

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Many of the tracks have been allowed to develop a cover of ephemeral vegetation, and this habitat is described above.

Target Notes

1	Ruderal and marsh species such as soft rush and water mint in close mosaic with semi-improved grassland sward
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Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow and ditch margins. If these habitats are likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	There are few records for rare plants within 1km of the site. The presence of uncommon plant species along ditches and watercourses cannot be ruled out.
<i>Rare and scarce invertebrates</i>	Only a relatively small number of invertebrate records were returned with the data search. The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Some site habitats (hedgerow, woodland, semi-improved grassland, tall ruderal) are suitable for this group and there are a number of ponds in the local area, including on site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records for all four common native reptile species were returned with the data search. The following habitats are suitable for this species group (hedgerow, woodland, semi-improved grassland, tall ruderal) and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow and adjacent woodland habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The proximity to high quality bird nesting and foraging habitats including a large tract of woodland and pasture

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	<p>means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds.</p>
<i>Dormouse</i>	<p>There are no records for dormouse within 1km of the site.</p> <p>The woodland and hedgerow habitats have potential to support dormouse.</p>
<i>Aquatic mammals including water vole and otter</i>	It is possible the drains on site could be used by water voles.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.
<i>Bats (roosting potential)</i>	<p>None of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. However, detailed bat inspections have not been undertaken and presence cannot be ruled out.</p> <p>The buildings on site are unlikely to be used by a significant population of roosting bats as single-skin structures tend not to offer sufficient insulation. However, the local landscape features a number of habitats which are highly suited to bat foraging use and detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.</p>
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Neutral	Probable	
<i>Sites of national importance</i>	High	National	Neutral	Probable	
<i>Sites of local importance</i>	Medium	County	Unknown		
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Possible	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			

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<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	Unknown	Unknown			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	✓
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features including woodland at the periphery of the site should be protected in the built scheme.
- All mature trees should be retained in-situ.
- The ponds should be retained.
- Retention of areas of scrub and trees, and linear features such as hedgerows wherever possible throughout the site.

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Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the ponds on site through de-silting and removal of overhanging woody vegetation.
- The boundary vegetation should be strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (woodland, hedgerows etc.).
- Supplementary planting in gaps in tree and hedge-lines will improve connectivity with the surrounding area.

711/1510 Land at Bramley Farm, Baytree Lane

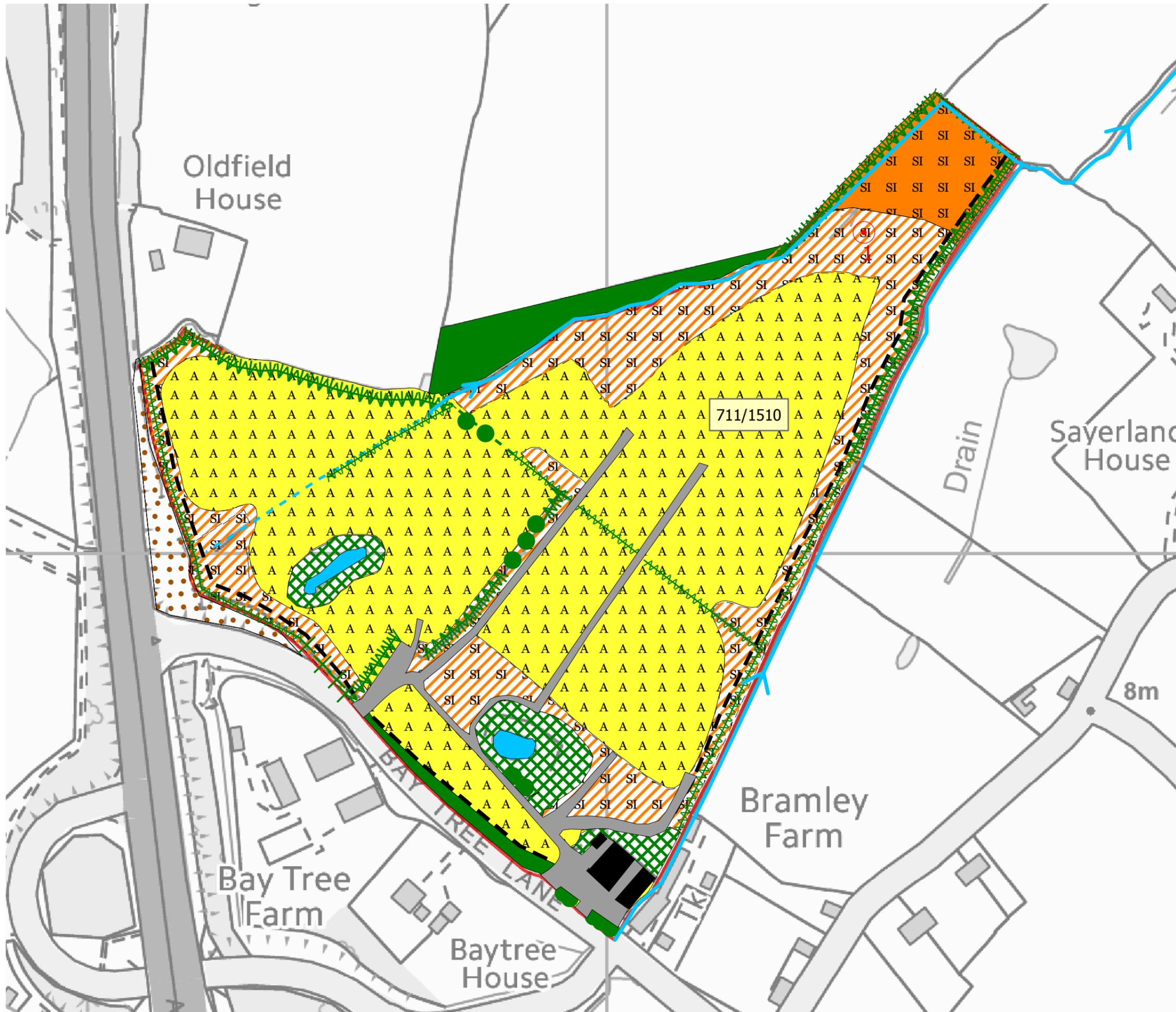
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only



L16416 Hailsham Area Action Plan
Hailsham South
711/1510 Land at Bramley Farm,
Bay Tree Lane

Phase 1 Habitat Survey

Figure 711/1510/ E01
1:2000@A3



September 2016



719/1510 Land at Little Bramley Farm

Ecological Assessment

Site overview

The site is situated to the north of Polegate and lies in a rural area, bordering pasture, garden habitats, and a large field used for car boot sales. Sayerland Lane lies adjacent to the east, though access is gained via Bay Tree Lane to the southwest corner of the site.

The local soils are seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 250m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	925m	NW	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Ancient woodland	475m	NW	A large number of ancient woodlands lie within 1km of the site, the nearest lying approximately 475m north-west of the site.
Coastal and floodplain grazing marsh Priority Habitat	360m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	130m	S	A large number of deciduous woodlands lie within 1km of the site, the nearest lying 130m to the south.

719/1510 Land at Little Bramley Farm

Traditional orchard Priority Habitat	325m	NE	One traditional orchards lie within 1km of the site, with the nearest lying 325m to the north-east of the site.
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Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (box, French oat-grass)
- Lichen (*Cladonia humilis*)
- Amphibians and reptiles (common toad, common lizard, slow worm, grass snake, adder)
- Birds (lesser spotted woodpecker, barn owl)
- Invertebrates (wall, small heath and pearl-bordered fritillary butterfly; cinnabar moth; true bug *Corizus hyoscyami*; true fly *Volucella inanis*)
- Mammals (common pipistrelle, soprano pipistrelle, serotine, noctule bat, brown long-eared bat)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; three-cornered garlic, Japanese knotweed, New Zealand pigmyweed

Setting and green infrastructure

The site is part of a predominantly rural landscape although close to the junction of the A22 Polegate By-pass and the A27 and a number of homes. The boundary hedgerows are part of a coherent green infrastructure network linking with similar hedges surrounding neighbouring land. The surrounding land use is a mixture of agriculture (arable land and pasture) and some gardens adjoining the site.

There are an estimated 3 ponds within the search area. There is also a temporary pond on site which dries during the summer months.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The site was used for keeping horses and their grazing had had a significant impact on the vegetation. As a whole it was very heavily grazed with some sections being reduced to bare ground.

Habitat Description

Figure 719/1510/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

B5 Marshy grassland

The majority of the site consisted of marshy grassland, heavily grazed by horses, and divided up into a number of compartments by temporary equestrian tape fences. A narrow wet channel ran due south-west from a pond against the northern boundary, crossing the centre of the site. The dominant species over much of the area was creeping bent *Agrostis stolonifera*. In places the sward had suffered extremely heavy grazing by horses

719/1510 Land at Little Bramley Farm

and was dominated by bare ground with scattered ruderal species such clustered dock *Rumex conglomeratus*, greater plantain *Plantago major*, marsh cudweed *Gnaphalium uliginosum*, knotgrass *Polygonum aviculare* and creeping buttercup *Ranunculus repens*. The presence of common fleabane *Pulicaria dysenterica*, marsh fox-tail *Alopecurus geniculatus*, water-pepper *Persicaria hydropiper* and lesser spearwort *Ranunculus flammula* further emphasised the wet character of the site.

G1 Standing water

A pond was present against the northern boundary of the site. At the time of survey, the pond was almost empty being exposed bare mud with limited open water remaining. No true aquatic species were found but there was a moderately interesting marginal flora including: hairy sedge *Carex hirta*, clustered dock *Rumex conglomeratus*, floating sweet-grass *Glyceria fluitans*, lesser spearwort *Ranunculus flammula*, marsh foxtail *Alopecurus geniculatus* and smooth rush *Juncus effusus*.

J2.1.1 Native species-rich hedge with trees

All four boundaries of the site consisted of native species rich hedge, although the northern hedge was defunct, with many gaps. The dominant species were blackthorn *Prunus spinosa*, hawthorn *Crateagus monogyna*, bramble *Rubus fruticosus* agg., field maple *Acer campestre* and ash *Fraxinus excelsior*. Mature trees were spaced along all four boundaries and were oak *Quercus robur* and ash *Fraxinus excelsior*. The ground flora included black horehound *Ballota nigra* and hogweed *Heracleum sphondylium*. Hedgerow associated with the buildings had degraded so that in places it appears more as scrub than hedgerow.

J3.6 Buildings

There are a number of buildings on the site, these being associated with farming and/or light industrial uses. Rooves are generally flat or slightly pitched and of asbestos or corrugated iron.

J4 Hardstanding and bare ground

Extensive areas of concrete and other hard surfaces are present round the site buildings.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow and wet grassland. If these habitats are likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	There are few records for rare and scarce plants within 1km of the site. The presence of uncommon plant species in the wet grassland habitats cannot be ruled out.
<i>Rare and scarce invertebrates</i>	A small diversity of invertebrate species has been recorded within 1km of the site. The site is considered unlikely to support rare or scarce invertebrates.

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<i>Amphibians including great crested newts</i>	Some site habitats (hedgerow, grassland) are suitable for this group and there are a number of ponds in the local area, including on site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	All four common native reptile species have been recorded within 1km of the site. The following habitats are suitable for this species group (hedgerow, grassland) and presence on site is likely.
<i>Breeding/Wintering birds</i>	The hedgerow habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	There are no records of dormouse within 1km of the site. The hedgerow habitats have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	There are no habitats on site suitable for these species.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.
<i>Bats (roosting potential)</i>	None of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. However, detailed bat inspections have not been undertaken and presence cannot be ruled out. The buildings on site are unlikely to be used by a significant population of roosting bats as single-skin structures tend not to offer sufficient insulation. However, the local landscape features a number of habitats which are highly suited to bat foraging use and detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

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Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Neutral	Probable	
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

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Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- The pond should be retained.
- Retention of areas of scrub and trees, and linear features such as hedgerows wherever possible throughout the site.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the pond on site through de-silting.
- The boundary vegetation should be strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.

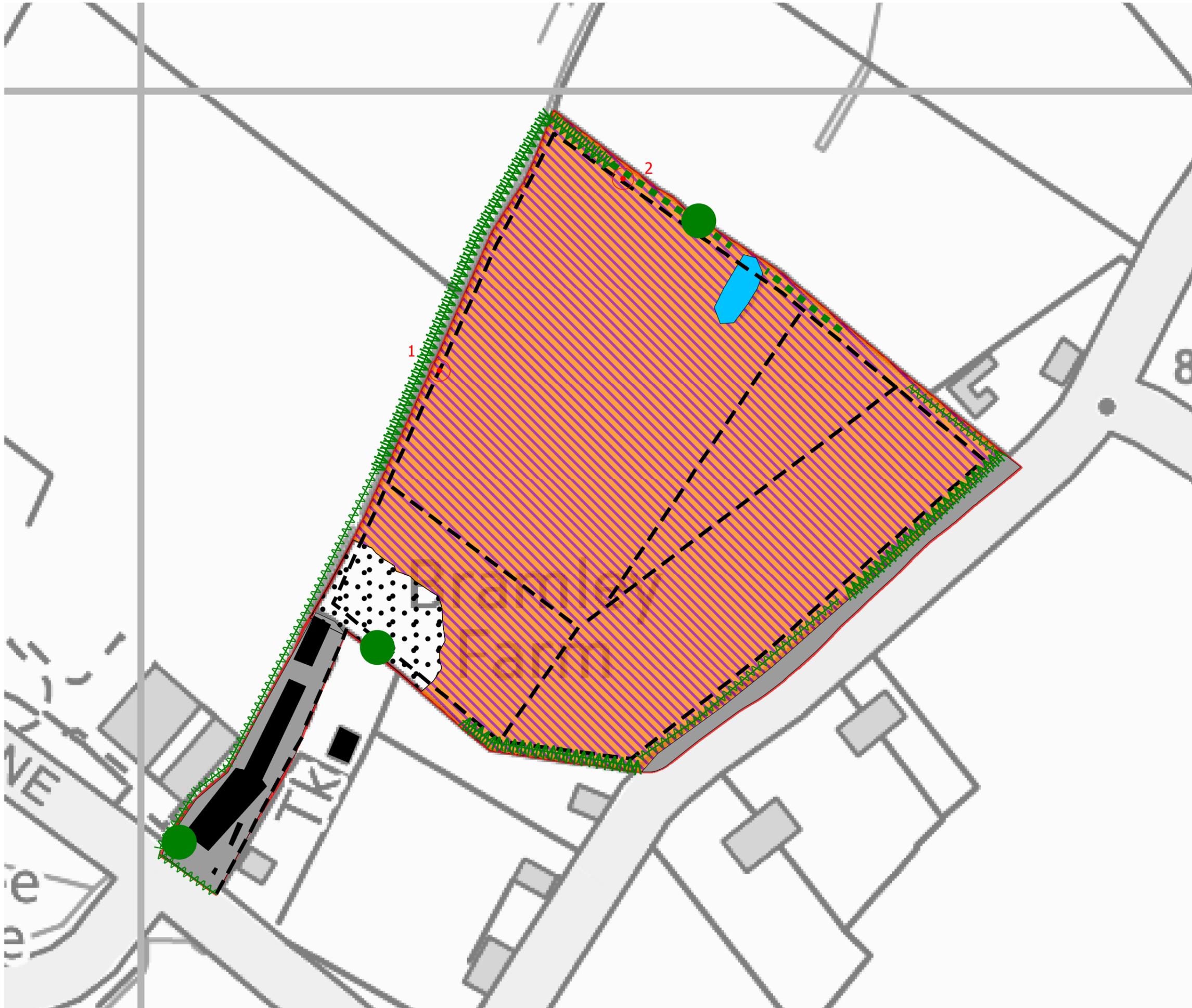
719/1510 Land at Little Bramley Farm

- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (hedgerows, woodland etc.).
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

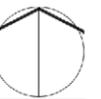
High	Medium	Low	Negligible



L16416 Hailsham Area Action Plan
Hailsham South
719/1510 Land at Little Bramley Farm

Phase 1 Habitat Survey

Figure 719/1510/E01
1:1000@A3



September 2016



the **landscape** partnership

728/1310 Land south of Hailsham

Ecological Assessment

Site overview

The site is situated immediately to the south of urban Hailsham and with the surrounding area to the east, south and west comprising woodland and pasture. The site is split into between 15 and 20 parcels of land in a variety of shapes and sizes, and includes the farm buildings associated with New Barn Farm.

The site has historical use as arable farmland, though the majority of land is currently used for pasture and hay meadows. The site lies adjacent to the Cuckoo Trail to the west, and Hailsham industrial estate to the north. The site is accessed from Station Road to the east.

The majority of the site has slightly acid loamy and clay soils with impeded drainage, although the north and north east corner, and south west corner have seasonally wet slightly acid but base-rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 2km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels Ramsar, SAC	1800m	NE	Pevensy Levels is designated for extensive grazing marsh habitat supporting the ramshorn snail, <i>Anisus vorticulus</i> . The site also has a Ramsar designation.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels SSSI	1800m	NE	Pevensy Levels is designated for extensive grazing marsh habitat with associated fauna and flora, supporting wintering waders and breeding wetland birds, the raft spider <i>Dolomedes plantarius</i> , and the ramshorn snail, <i>Anisus vorticulus</i> . The site also has a Ramsar designation.

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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	1km	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	1.5km	W	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	1km	W	Areas of ancient woodland lie within the search radius.
Coastal and floodplain grazing marsh Priority Habitat	Adjacent	S and E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	Adjacent	N, W and SE	A large number of deciduous woodlands lie within the search radius.
Traditional orchard Priority Habitat	250m	SW	A number of small traditional orchards lie within the search radius.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Amphibians and reptiles (common lizard, slow worm, grass snake, great crested newt)
- Birds (hobby, red kite, raven, yellow wagtail, lapwing, little egret, barn owl)
- Invertebrates (wall, white admiral, grizzled skipper, small heath and pearl-bordered fritillary butterfly; many moth species, including cinnabar, mottled rustic, lackey and buff ermine)
- Mammals (common pipistrelle, soprano pipistrelle, brown long-eared bat, Natterer's bat, noctule, whiskered bat, serotine, dormouse, water vole, hedgehog)
- Bony fish (European eel)
- Molluscs (large-mouthed valve snail, shining rams-horn snail, little whirlpool rams-horn snail)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, rhododendron, winter heliotrope, Himalayan cotoneaster, Japanese rose, three-cornered garlic, New Zealand pygmyweed, giant knotweed
- Invertebrate; harlequin ladybird, Horse Chestnut leaf miner
- Mammals; American mink

728/1310 Land south of Hailsham

Setting and green infrastructure

The site lies in a strongly rural landscape with a coherent green infrastructure network. The surrounding land-use is a mixture of woodland and pasture, including Cuckoo Trail, a wooded linear path along a former railway line. Coldthorn Wood lies a little way to the west, with much more substantial woodlands present approximately 1km west. A recently established unnamed wood lies adjacent to the northwest of the site. Extensive areas of coastal floodplain grazing marsh, a BAP habitat, lie close to the east of the site.

The nearby woodlands and grazing marshes are well connected to the site by hedgerows. A minor ditch lies in the southwest of the site and is part of a much larger drainage network. The watercourse has an associated corridor of woody vegetation.

There are over 20 ponds within the search area, including one small pond on site.

All site boundaries are demarcated by hedgerows and the natural boundaries created by adjacent woodland habitats.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The improved grassland is regularly grazed and the hedgerows are periodically flailed. Vehicle movements keep parking and access routes open.

Habitat Description

Figure 728/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

An area of broadleaved woodland lies to the northwest of the site just outside the site boundary.

A3.1 Scattered broadleaved trees

Scattered trees were few (most being within hedgelines), but included lime *Tilia* sp.

B4 Improved grassland

The majority of the site was improved grassland and there was a significant variation in grazing pressure between fields. It is likely that years of fertilisation application will have enriched the soils.

Dominant species recorded include Yorkshire fog *Holcus lanatus* and perennial rye grass *Lolium perenne*. Other species recorded include timothy *Phleum pratense*, and meadow barley *Hordeum secalinum*. Associated forbs were common mouse-ear *Cerastium fontanum*, meadow buttercup *Ranunculus acris*, creeping buttercup *Ranunculus repens*, red clover *Trifolium pratense*, white clover *Trifolium repens*, creeping thistle *Cirsium arvense*, self-heal *Prunella vulgaris*, dandelion *Taraxacum* agg., daisy *Bellis perennis*. Localised damp areas also supported common fleabane *Pulicaria dysenterica* and marsh foxtail *Alopecurus pratensis*.

Marsh cudweed *Gnaphalium uliginosum*, creeping cinquefoil *Potentilla reptans*, corn spurrey *Spergula arvensis*, and scarlet pimpernel *Anagallis arvensis* were present in trampled areas such as field gateways.

Taller vegetation could be found along the field boundaries and additional species observed here included bramble *Rubus fruticosus* agg., greater willow herb *Epilobium hirsutum* and stone parsley *Sison amonum*. Common bird's foot trefoil *Lotus corniculatus* and sweet vernal grass *Anthoxanthum odoratum* occurred infrequently in these areas.

728/1310 Land south of Hailsham

C3.1 Tall ruderal

A small ruderal section was found near the buildings to the north of the site. Many ruderal species were also present within the improved grassland fields. Species found include fig-leaved goosefoot *Chenopodium rubrum*, hedge bindweed *Calystegia sepium* field bindweed *Convolvulus arvensis*, hemlock water dropwort *Oenanthe crocata*, bristly ox-tongue *Helminthotheca echinodes*, knotgrass *Polygonum aviculare*, petty spurge *Euphorbia peplus*, creeping thistle *Cirsium arvense*, nettle *Urtica dioica*, hedge mustard *Alliaria petiolata* curled dock *Rumex crispus*, bramble *Rubus fruticosus* agg., and cleavers *Galium aparine*.

G1 Standing water

A small pond is present towards the southwest of the site. This pond is heavily shaded by nearby trees and has minimal aquatic or emergent flora. Species recorded include soft rush *Juncus effusus*, nettle *Urtica dioica* and bramble *Rubus fruticosus* agg.

J2.1.1 Native species-rich hedge, intact

A number of hedges on the site were intact species-rich native hedges. Species included blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, oak *Quercus robur*, elm *Ulmus* spp., goat willow *Salix caprea* and also climbers and scramblers such as bramble *Rubus fruticosus* agg., ivy *Hedera helix*, and gorse *Ulex europaeus*.

The ground flora associated with the closely managed hedge sections was species poor, or absent; that associated with the less frequently managed hedges included false-brome *Brachypodium sylvaticum*, hogweed *Heracleum spondylium*, great willowherb *Epilobium hirsutum*, spear thistle *Cirsium vulgare*, prickly sowthistle *Sonchus asper*, silverweed *Potentilla anserina*, nettle *Urtica dioica*, cuckoo pint *Arum maculatum*, bristly ox-tongue *Helminthotheca echinodes*, hedge bindweed *Calystegia sepium*, field bindweed *Convolvulus arvensis* and cow parsley *Anthriscus sylvestris*.

J2.2.2 Species-poor defunct hedge

A number of hedge sections had deteriorated so as to comprise defunct hedge. Woody species included blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna* and bramble *Rubus fruticosus* agg.

J2.3.1 Native species-rich hedge with trees

A number of the hedges on the site fall into this category. The hedgerows are dominated by hawthorn *Crataegus monogyna* and holly *Ilex aquifolium*; with associated species including blackthorn *Prunus spinosa*, hazel *Corylus avellana*, oak *Quercus robur* and field maple *Acer campestre* and also climbers and scramblers such as bramble *Rubus fruticosus* agg., ivy *Hedera helix*, and honeysuckle *Lonicera periclymenum*. The standard trees are mainly oak and ash *Fraxinus excelsior*.

The ground flora associated with the closely managed hedge sections was species poor, or absent; that associated with the less frequently managed hedges included false-brome *Brachypodium sylvaticum*, ivy, hogweed *Heracleum spondylium*, great willowherb *Epilobium hirsutum*, spear thistle *Cirsium vulgare*, prickly sowthistle *Sonchus asper*, silverweed *Potentilla anserina*, nettle *Urtica dioica* and bracken *Pteridium aquilinum*.

J2.4 Fence

A number of timber post and wire (stock) fences were present at various locations, especially within the northern and eastern fields. A number of temporary fences were in place to separate horse paddocks.

J2.6 Dry ditch

A number of species were observed along the dry ditches along field boundaries. These include nettle *Urtica dioica*, knapweed *Centaurea nigra* agg., hogweed *Heracleum spondylium*, great willowherb *Epilobium hirsutum*, bindweed *Calystegia sepium*, hemlock water-dropwort *Oenanthe crocata*, greater bird's foot trefoil *Lotus pedunculatus*, red clover *Trifolium pratense*, soft rush *Juncus effusus*, lesser stitchwort *Stellaria graminea*, hemp agrimony *Eupatorium cannabinum*, marsh woundwort *Stachys palustris*, water figwort *Scrophularia auriculata* and smooth tare *Vicia tetrasperma*. The base of the ditches typically held water starwort *Callitriche* sp.

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J3.6 Buildings

There are a number of buildings on site within the New Barn Farm complex, the majority of which are barns, some with open sides. Construction is generally of metal structure with timber walls (if present) and either corrugated iron or asbestos roofing.

J4 Hardstanding and bare ground

Extensive areas of concrete and other hard surfaces, such as the gravel access track, are present towards the north of the site. These are limited to areas around the complex of barns and are used for parking and material storage, in addition to providing access around the site.

Target Notes

1	Temporary fencing
2	Silage storage area
3	Dung pile

Protected species

The site is considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow habitat. If this habitat is likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	The presence of uncommon plant species along hedgerows and in dry ditches cannot be ruled out.
<i>Rare and scarce invertebrates</i>	The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Some site habitats are suitable for this group and there are a number of ponds in the local area, including on site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	The following habitats are suitable for this species group (hedgerow, dry ditches) and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow habitats and trees are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The proximity to high quality bird nesting and foraging habitats including a large tract of woodland and pasture

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	<p>means that the presence of less common species cannot be ruled out.</p> <p>Despite the site having some relatively large fields, the site is not considered likely to support significant populations of wintering birds with many more fields larger in size found a short distance from the site.</p>
<i>Dormouse</i>	The hedgerow and adjacent woodland habitats have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The dry ditch system on site feeds into a network of larger watercourses, however its characteristics are not highly suited to water vole or otter.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.
<i>Bats (roosting potential)</i>	<p>None of the site trees appear to have structural features which are suitable for bats. However, detailed bat inspections have not been undertaken and presence cannot be ruled out.</p> <p>The buildings on site are unlikely to be used by a significant population of roosting bats as single-skin structures tend not to offer sufficient insulation. However, the local landscape features a number of habitats which are highly suited to bat foraging use and detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.</p>
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	International	Major Adverse	Probable	
<i>Sites of national importance</i>	High	National	Moderate Adverse	Probable	
<i>Sites of local importance</i>	Medium	County	Unknown		
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			

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<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features including woodland at the periphery of the site should be protected in the built scheme.
- All mature trees should be retained in-situ
- The pond should be retained.
- Retention of linear features such as hedgerows and ditches wherever possible throughout the site.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.

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- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the pond on site through de-silting and removal of overhanging woody vegetation
- Creation of a new wildlife pond in a secluded corner of the site.
- The boundary vegetation should be strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (hedgerow, woodland etc.).
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.

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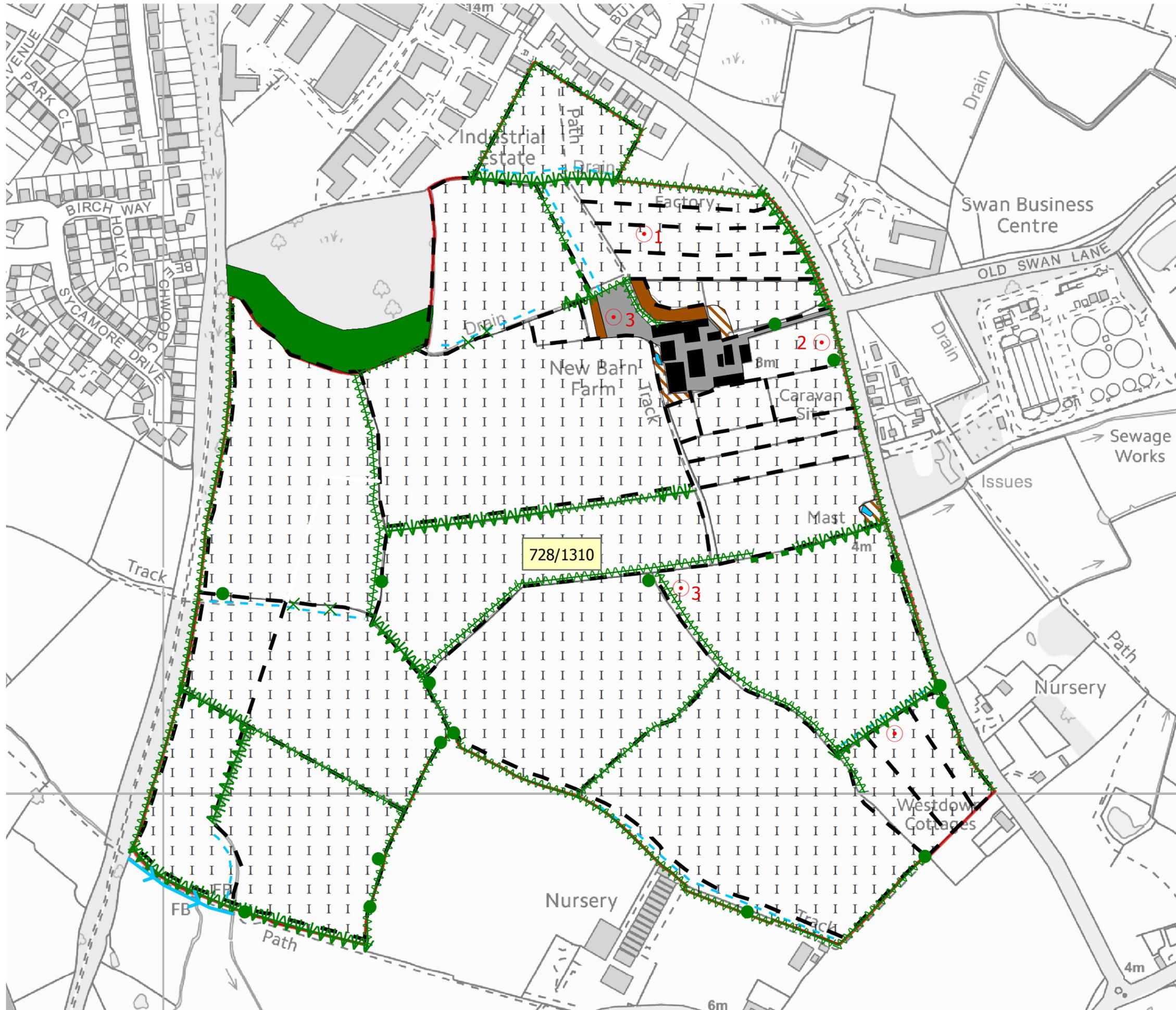
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only



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Hailsham South
728/1310 Land South of Hailsham

Phase 1 Habitat Survey

Figure 728/1310/E01
1:3500@A3

September 2016



808/1310 Coldthorn Barn, Coldthorn Lane

Ecological Assessment

Site overview

The site is situated to the south of Hailsham and lies in a rural area, surrounded by woodland and pasture. A large part of the site is Coldthorn Wood, a stand of ancient/semi-natural woodland, with the remainder of the site being managed semi-improved grassland.

The local soils are seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 250m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels Ramsar, SAC	1500m	E	Pevensy Levels is designated for extensive grazing marsh habitat supporting the ramshorn snail, <i>Anisus vorticulus</i> . The site also has a Ramsar designation.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels SSSI	1500m	NE	Pevensy Levels is designated for extensive grazing marsh habitat with associated fauna and flora, supporting wintering waders and breeding wetland birds, the raft spider <i>Dolomedes plantarius</i> , and the ramshorn snail, <i>Anisus vorticulus</i> . The site also has a Ramsar designation.

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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	Adjacent	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	450m	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Coastal and floodplain grazing marsh Priority Habitat	800m	East	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.
Deciduous woodland Priority Habitat	On site		A large number of deciduous woodlands lie within 1km of the site, including much of the site itself.
Traditional orchard Priority Habitat	100m	East	Four traditional orchards lie within 1km of the site.
Ancient woodland	On site		A large number of ancient woodlands lie within 1km of the site, including the majority of the site itself.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Amphibians and reptiles (common lizard, slow worm, grass snake)
- Birds (hobby, red kite, raven, yellow wagtail)
- Invertebrates (satin lutestring, Webb's wainscot, pearl-bordered fritillary butterfly, Roesel's bush-cricket)
- Mammals (common pipistrelle, soprano pipistrelle, brown long-eared bat, Natterer's bat)
- Plants (box, broad-leaved spurge)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel

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Setting and green infrastructure

The site lies in a strongly rural landscape with a coherent green infrastructure network. The surrounding land use is a mixture of woodland and pasture, including Bolney's Wood, which lies adjacent to the west. A vast expanse of woodland lies beyond the A22, and is considered likely to be of high ecological interest. All of these woodland areas are connected by hedgerows.

There are over 20 ponds within the search area with many of these lying within close proximity to the site in the adjacent woodlands and fields. There are 2 ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The semi-improved grassland is likely to be cut once or twice a year in order to maintain a longer sward, with some mown footpaths throughout for access. The woodland appears to be mostly unmanaged, although a strip of land is managed due to the presence of electricity pylons and cables.

Habitat Description

Figure 808/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

A large portion of the site comprises semi-mature ancient woodland, which supports a range of species. The canopy is dominated by a mixture of oak *Quercus robur* and hornbeam *Carpinus betulus* with some ash *Fraxinus excelsior*, with some trees having dense ivy *Hedera helix* coverage. The shrub layer comprises hawthorn *Crataegus monogyna*, field maple *Acer campestre*, wild privet *Ligustrum vulgare*, blackthorn *Prunus spinosa*, spindle *Euonymus europaeus*, sapling ash, elder *Sambucus nigra* and abundant holly *Ilex aquifolium*.

The woodland is quite dense and so understorey vegetation is limited, but includes a dominant coverage of bramble *Rubus fruticosus* agg., bluebell *Hyacinthoides non-scripta*, cleavers *Galium aparine*, cow parsley, *Anthriscus sylvestris*, *Euphorbia amygdaloides*, great fescue *Festuca gigantea*, bugle *Ajuga reptans*, wood dock *Rumex sanguineus*, yellow archangel *Lamium galeobdolon* (some native but also ssp. *argentatum*), black bryony *Tamus communis*, honeysuckle *Lonicera periclymenum*, ground ivy *Glechoma hederacea*, common figwort *Scrophularia nodosa*, herb Robert *Geranium robertianum*, wood avens *Geum urbanum*, false-brome *Brachypodium sylvaticum* and primrose *Primula vulgaris*.

A ride has been created along the line of electricity pylons and cables.

A3.1 Scattered broadleaved trees

A single holm oak *Quercus ilex* stands within the large grassland area.

B2.2 Semi-improved neutral grassland

The large grassland area which is managed for a longer sward and the woodland ride are considered to fall within this community type. The swards are typically dominated by Yorkshire fog *Holcus lanatus* with some creeping soft-grass *Holcus mollis* in shadier areas. Other grasses include timothy *Phleum pratense* and common bent *Agrostis capillaris*.

Associated forbs include meadow buttercup *Ranunculus acris*, white clover *Trifolium repens*, meadow vetchling *Lathyrus pratensis*, common bird's-foot trefoil *Lotus corniculatus*, knapweed *Centaurea nigra* agg. and ragwort *Senecio jacobaea*. In disturbed areas, broad-leaved dock *Rumex obtusifolius*, creeping cinquefoil *Potentilla reptans*, wild teasel *Dipsacus fullonum* and bristly ox-tongue *Helminthotheca echioides*. In shadier areas,

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primrose *Primula vulgaris* and wood dock *Rumex sanguineus* occur frequently. Additional species along the woodland ride include bugle *Ajuga reptans* and silverweed *Potentilla anserina*.

C3.2 Tall non-ruderal

Species adjacent to the woodland ride along the margins of the treeline include wood sage *Teucrium scorodonia*, bramble *Rubus fruticosus* agg., rosebay willowherb *Chamerion angustifolium*, common figwort *Scrophularia nodosa*, soft rush *Juncus effusus*, wood spurge *Euphorbia amygdaloides*, honeysuckle *Lonicera periclymenum*, gipsywort *Lycopus europaeus*, wild strawberry *Fragaria vesca* and sapling trees including hazel *Corylus avellana*, sycamore *Acer pseudoplatanus* and ash *Fraxinus excelsior*.

G1 Standing water

There are two ponds within the woodland. These are surrounded by bramble *Rubus fruticosus* agg., and shaded and so aquatic vegetation is scarce, though bulrushes *Typha latifolia* are present and in abundance. White waterlily *Nymphaea alba* is also present.

J2.4 Fence

Fences surround parts of the field and demarcate tracks through the woodland.

J2.6 Dry ditch

Species associated with the site's dry ditch, which runs along part of the southern border of the grassland and along the northern site boundary of the larger wooded area include, great fescue *Festuca gigantea*, wood avens *Geum urbanum*, wild privet *Ligustrum vulgare*, hawthorn *Crataegus monogyna* and bramble *Rubus fruticosus* agg.

Protected species

The site is considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no known veteran trees on site although further inspection of the woodland is recommended.
<i>Notable site habitats</i>	The site features species rich ancient woodland and diverse grassland habitats If these habitats are likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	The presence of uncommon plant species in the woodland and grassland cannot be ruled out.
<i>Rare and scarce invertebrates</i>	The ancient woodland may have potential to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	The site habitats are suitable for this group and there are a number of ponds in the local area and in close proximity to the site. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	The following habitats are suitable for this species group (woodland ride and margins, grassland) and presence on site is likely.

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<i>Breeding/Wintering birds</i>	<p>The woodland habitats are likely to support nesting birds. Ground-nesting birds may use the meadow.</p> <p>The proximity to high quality bird nesting and foraging habitats including a large tract of woodland and pasture means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	The woodland habitats have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	There are no habitats on site suitable for these species.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees found on site are likely to be of sufficient size, age, or have structural features which are suitable for bats. Detailed bat inspections have not been undertaken and presence cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The site features a number of habitats of ecological value (refer to **Figure 808/1310/E02** Ecological Constraints and Opportunities for further information)

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Neutral	Probable	
<i>Sites of national importance</i>	High	National	Neutral	Probable	
<i>Sites of local importance</i>	Medium	County	Unknown		
<i>Habitats</i>	Lower	District	Major Adverse	Probable	
<i>Veteran trees</i>	Unknown	Unknown			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	Unknown	Unknown			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			

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<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	X
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	✓
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The woodland should be retained and protected.
- All mature trees should be retained in-situ.
- Retention of meadow grassland wherever possible throughout the site.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.

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- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped. Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in the grassland.
- The ancient woodland should be protected and appropriately managed for conservation. Public access is not advisable. Non-native species should be removed, including thinning out non-native deciduous tree species, and allowing natural regeneration of native species.
- The boundary vegetation should be strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas.
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.

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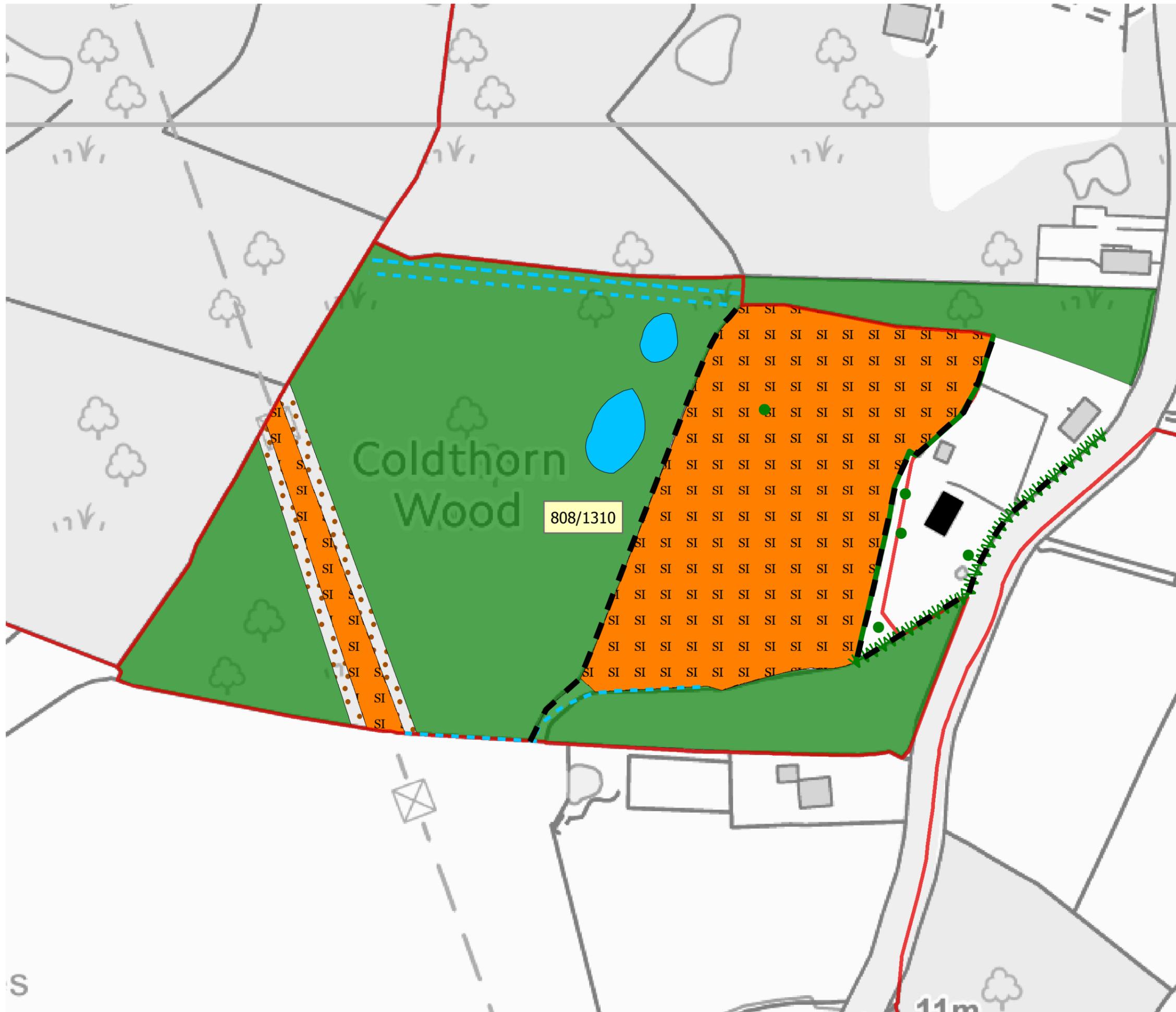
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only

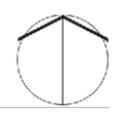


L16416 Hailsham Area Action Plan
Hailsham South
808/1310 Coldthorn Barn

Phase 1 Habitat Survey

Figure 808/1310/E01
1:1500@A3

September 2016



833/1310 Land South of Summerhill Lane

Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate, the west boundary faces onto the A22 and the north boundary is partly bordered by Summer Hill Lane. Surrounding land use is rural and wooded, there are two depots or loading areas established on land to the north and west of the site.

The site is a single open enclosure. There are no buildings or improvement present.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 2km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels Ramsar	1.8km	E	Pevensey Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best sites in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensey Levels Special Area of Conservation (SAC)	1.8km	E	Pevensey Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels SSSI	1.8km	E	Pevensey Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and invertebrates, in

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			addition to over 1% of the total British population of wintering lapwings.
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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	60m	SW	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	N	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	Adjacent	S	A large number of ancient woodlands lie within 2km of the site, with the nearest, Nightingale Place Shaw, lying adjacent to the site's southern boundary
Lowland Heathland	1.5km	SW	One very small area of lowland heathland lies within the search area
Coastal and floodplain grazing marsh Priority Habitat	550m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	Adjacent	E	A large number of deciduous woodlands lie within 2km of the site, with the nearest lying adjacent to all boundaries of the eastern half of the site.
Traditional orchard Priority Habitat	130m (nearest)	Various	Six traditional orchards lie within 2km of the site, with the nearest forming part of the site itself.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (Large-leaved lime, spiked rampion, tubular water-dropwort, galingale, frogbit, box *Buxus sempervirens*, *Arum italicum* subsp. *neglectum*, greater broomrape, broad-leaved spurge, French oat-grass, yellow vetch)
- Fungi (violet webcap, orange oak bolete)
- Amphibians and reptiles (common toad, great crested newt, slow worm, common lizard, viviparous lizard, adder, grass snake)

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- Birds (lesser spotted wood pecker, tree sparrow, snipe, black-tailed godwit, redshank, turtle dove, yellow wagtail, grey heron, barn owl, red kite, hobby, hawfinch, common crossbill, firecrest, little ringed plover, long-eared owl, peregrine, raven, hobby, honey-buzzard, willow tit, lapwing, osprey, kingfisher, swallow, woodlark)
- Invertebrates (satin lutestring, Webb's wainscot, pearl-bordered fritillary butterfly, Roesel's bush-cricket)
- Mammals (Hazel dormouse, brown long-eared bat, Pipistrelle Bat common pipistrelle (45 kHz), soprano pipistrelle (55 kHz), serotine, noctule Bat, Natterer's Bat, hedgehog)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; Hybrid bluebell, Japanese knotweed, montbretia, winter heliotrope, fringed water-lily, variegated yellow archangel, three-cornered garlic, red valerian, Rhododendron ponticum, New Zealand pigmyweed, Nuttall's waterweed, cherry laurel.
- Mammals: American mink

Setting and green infrastructure

The site lies in a rural landscape with woodland and a moderately strong green infrastructure network. The surrounding land use is a mixture of small farms, deciduous woodland and minor development along the A22 corridor. The site is an open field with no internal hedges or buildings.

Field boundaries on the north and east periphery of the site are marked by strong mature hedges with mature trees and/ or deciduous woodland. Nightingale Place Shaw is located adjacent to the site on the south-east side, other patches of deciduous woodland in varying condition occur in the area and are well connected to the site boundary hedgerows.

There are an estimated 8 ponds within the search area, and a drainage ditch on the north side of the site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The site is mainly grassland, and this is managed to a short sward through sheep-grazing. Hedgerows appear frequently managed.

Habitat Description

Figure 833/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

A woodland sits immediately adjacent to the site on its southern boundary. Tree species adjacent to the site's boundary include oak *Quercus robur* and ash *Fraxinus excelsior*. Hawthorn *Crataegus monogyna*, holly *Ilex aquifolium*, and elder *Sambucus nigra* are also present. Groundflora includes ivy *Hedera helix*, bramble *Rubus fruticosus* agg., and wood avens *Geum urbanum*.

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A2.1 Dense/continuous scrub

The easternmost section of the site's southern boundary features dense scrub. Species present include dominant bramble *Rubus fruticosus* agg., hawthorn *Crataegus monogyna*, honeysuckle *Lonicera periclymenum* and dog rose *Rosa canina*, growing with creeping thistle *Cirsium arvense* and nettle *Urtica dioica*.

Scrub also occurs at the northern corner of the site, along the boundary of the western side. Bramble is again dominant, with blackthorn *Prunus spinosa* and elder *Sambucus nigra*. Other species present include nettle, Yorkshire fog *Holcus lanatus*, creeping bent *Agrostis stolonifera* and large bindweed *Calystegia silvatica*.

A2.2 Scattered scrub

Scattered scrub occurs at several locations along the southern boundary. At the centre and east species composition is similar and includes hawthorn *Crataegus monogyna*, Wilson's honeysuckle *Lonicera nitida*, bamboo (garden escape), bramble *Rubus fruticosus* agg., spindle *Euonymus europaeus* and blackthorn *Prunus spinosa*. At the south west corner species present include hawthorn, bramble, and laurel *Prunus laurocerasus*.

A3.1 Scattered broadleaved trees

Scattered broad-leaved trees occur at a number of locations, primarily along unhedged boundaries. The southern border, either side of the central adjacent woodland, features ash *Fraxinus excelsior*, field maple *Acer campestre*, horse chestnut *Aesculus hippocastaneum*, and oak *Quercus robur*.

The southwest corner of the site has mainly hornbeam *Carpinus betula* and ash, with ivy *Hedera helix*. In the north, oak and hornbeam are present.

B2.2 Semi-improved neutral grassland

The grassland is dominated by Yorkshire fog *Holcus lanatus*. Other grasses present include perennial ryegrass *Lolium perenne*, creeping bent *Agrostis stolonifera*, common bent *Agrostis capillaris*, meadow barley *Hordeum secalinum*, and annual meadow grass *Poa annua*. Associated forbs include common sorrel *Rumex acetosa*, white clover *Trifolium repens*, common bird's foot trefoil *Lotus corniculatus* and creeping buttercup *Ranunculus repens*. Where the turf is broken, creeping cinquefoil *Potentilla reptans*, scarlet pimpernel *Anagallis arvensis*, bristly oxtongue *Helminthotheca echioides* and creeping thistle *Cirsium arvense* also occur. Meadow vetchling *Lathyrus pratensis* and bramble *Rubus fruticosus* agg., are present along field margins.

A damp area of ground on the western field margin features greater bird's foot trefoil *Lotus pedunculatus*, amphibious bistort *Persicaria amphibia*, soft rush *Juncus effusus* and hard rush *Juncus inflexus*.

J2.1.1 Native species-rich hedge, intact

The northern boundary, which lies adjacent to Summerhill Lane, is dominated by hawthorn *Crataegus monogyna*. Other structural species present include field maple *Acer campestre*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, ash *Fraxinus excelsior*, oak *Quercus robur*, spindle *Euonymus europaeus*, crack willow *Salix x fragilis*, wild privet *Ligustrum vulgare*, and European gorse *Ulex europaeus*, with bramble *Rubus fruticosus* agg., dog rose *Rosa canina* and ivy *Hedera helix*. Species composition is similar at the western boundary, though blackthorn is dominant.

The hedgebase flora comprises black bryony *Tamus communis*, ground ivy *Glechoma hederacea*, nettle *Urtica dioica*, stinking iris *Iris foetidissima*, and occasional bracken *Pteridium spondylium* and great willowherb *Epilobium hirsutum*.

J2.1.2 Species-poor hedge

A small section of the southern boundary adjacent to the central woodland area is dominated by blackthorn *Prunus spinosa*. Spindle *Euonymus europaeus* and ash *Fraxinus excelsior* are also present.

J2.3.1 Native species-rich hedge with trees

The eastern half of the northern boundary features a hedgerow of this description. Oak *Quercus robur* is the main standard tree but ash *Fraxinus excelsior* is also present. Structurally, blackthorn *Prunus spinosa* is dominant. Other species present include field maple *Acer campestre*, spindle *Euonymus europaeus*, hawthorn *Crataegus monogyna*, wild privet *Ligustrum vulgare*, plum *Prunus* sp., and elder *Sambucus nigra*. Hedgebase

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flora includes creeping bent *Agrostis stolonifera*, wood dock *Rumex sanguineum*, bramble *Rubus fruticosus* agg., nettle *Urtica dioica*, wood avens *Geum urbanum* and harts tongue fern *Asplenium scolopendrium*.

J2.4 Fence

Barbed wire is the predominant fence type used within the site, although wooden fencing is used infrequently at the southwest, where the boundary lies adjacent to a neighbouring residential plot.

J2.6 Dry ditch

A seasonally dry minor watercourse runs along the northern boundary, just outside the site.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow habitats.
<i>Rare and scarce plants</i>	A number of uncommon plant species were found within the search area of the site. Most of these species are associated with specific habitats types which are absent from the site. The site is considered unlikely to support rare or scarce plant species.
<i>Rare and scarce invertebrates</i>	A small number of invertebrate species were returned with the data search, including moths, butterflies and beetles. The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Great crested newt is present in the local area. The marginal habitats on site are suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of common lizard, slow worm and grass snake exist within 2km of the site. The following habitats are suitable for this species group: hedgerow, woodland margin; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow, scrub and woodland margin habitats are likely to support nesting birds. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	There are records of dormouse being present within 2km of the site boundaries. The mature hedgerows have potential to support dormouse.

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<i>Aquatic mammals including water vole and otter</i>	The minor watercourse is unlikely to have potential to support otter or watervole.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very high	European	Major adverse	Probable	Major adverse
<i>Sites of national importance</i>	High	National	Major adverse	Probable	Moderate adverse
<i>Sites of local importance</i>	Medium	County	Moderate adverse	Probable	Moderate adverse
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

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Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows and the stream corridor (off-site).

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to

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active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.

- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

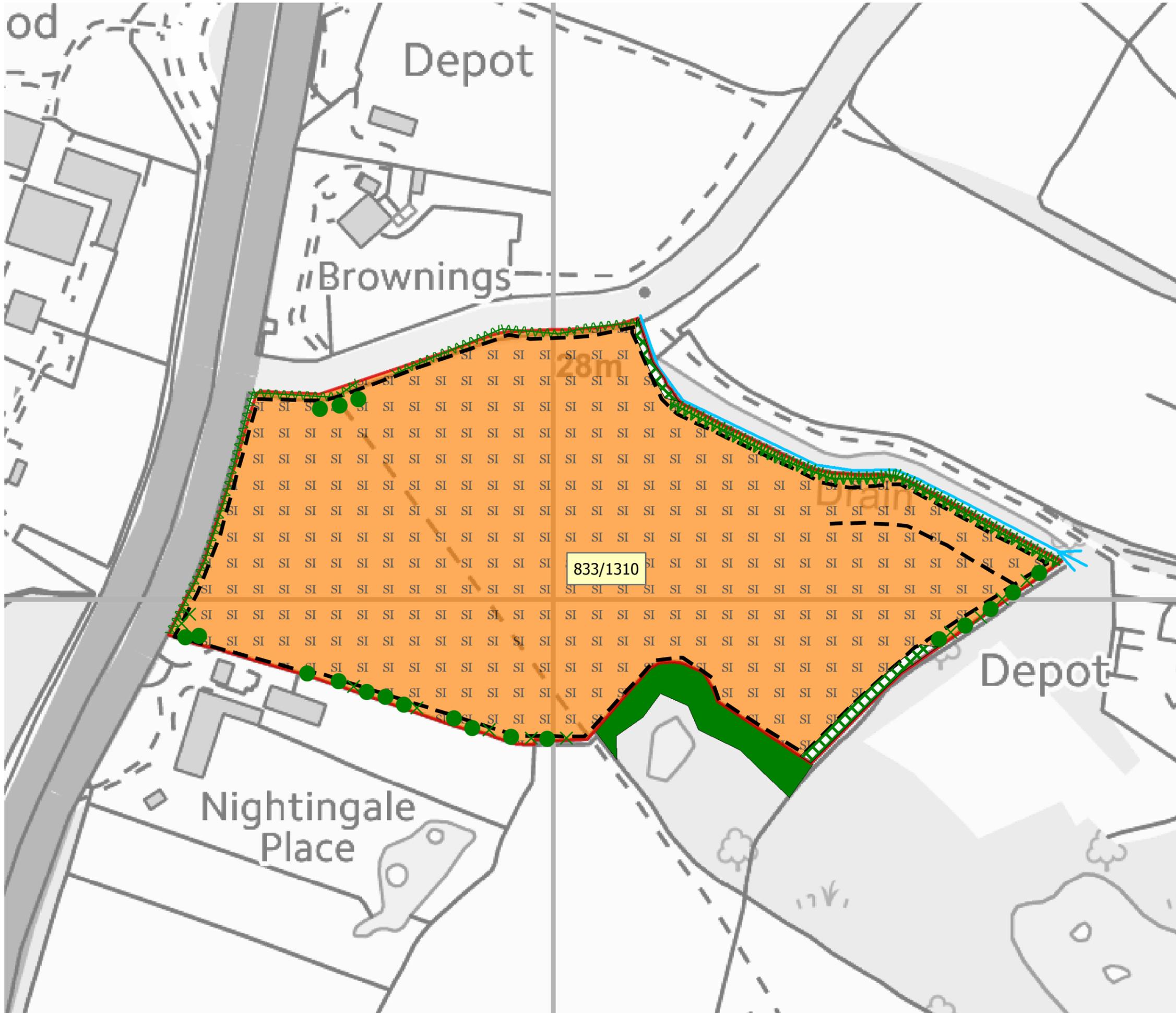
- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brush) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

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Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

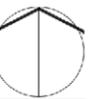


Locations of features indicative only

L16418 Hailsham Area Action Plan
 Hailsham South
 833/1310 Land at Summerhill Lane

Phase 1 Habitat Survey

Figure 833/1310/E01
 1:1500@A3



November 2016



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Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate close to and just east of the A22. Surrounding landuse is dominated by small farms and extensive woodland to the north and west.

The site consists of an open field, a duplex type residential dwelling land an outbuilding. It is accessed directly from Summerhill Lane.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	500m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	Adjacent	N	A large number of ancient woodlands lie within 2km of the site, including adjacent to the northern boundary of the site.

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Coastal and floodplain grazing marsh Priority Habitat	400m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.
Deciduous woodland Priority Habitat	Adjacent	N	A large number of deciduous woodlands lie within 2km of the site, including adjacent to the northern boundary of the site.
Traditional orchard Priority Habitat	300m (nearest)	Various	Five traditional orchards lie within 2km of the site, with the nearest located north of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (box, yellow vetch)
- Amphibians and reptiles (adder, grass snake)
- Invertebrates (small heath, white admiral)
- Mammals (brown-long eared bat, pipistrelle sp.)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

No non-native species have previously been recorded from within the search radius.

Setting and green infrastructure

The site lies in a strongly rural landscape dominated by woodland with a moderately strong green infrastructure network. The surrounding landuse is a mixture of small farms and deciduous woodland. The site consists of an open field behind a residential building and a shed.

The field boundary is bordered on the north and west by hedgerow and trees. Coldthorn and Bolneys Woods are extensive areas of Ancient and Semi-natural deciduous woodland north of the site and are linked to it by hedgerows.

There are an estimated 9 ponds within the search area.

There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The large field at the north is managed by intermittent horse-grazing. The southern garden area is frequently mown. Hedgerows are maintained, though less frequently along the boundaries of the large northern field.

Habitat Description

Figure 845/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

An area of woodland borders the site to the north. Tree species (as viewed from within the site) include ash *Fraxinus excelsior*, oak *Quercus robur* and field maple *Acer campestre*. The ground flora vegetation includes

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species such as bramble *Rubus fruticosus* agg., common nettle *Urtica dioica*, wood dock *Rumex sanguineum*, and wood avens *Geum urbanum*.

A2.1 Dense/continuous scrub

The site's western boundary (where it constitutes a border of the large northern field) features an extensive area of dense scrub to the north, with a smaller area south of this. Blackthorn *Prunus spinosa* is dominant. Other species present include bramble *Rubus fruticosus* agg., dog rose *Rosa canina*, hazel *Corylus avellana* and elder *Sambucus nigra* over nettle *Urtica dioica*.

The southeast corner of the site, along the fenced site boundary and adjacent to Summerhill Lane and the entrance trackway, is dominated by bramble. Other species present include poplar *Populus* spp., elm *Ulmus* spp., and ivy *Hedera helix*.

A3.1 Scattered broadleaved trees

The southern part of the large northern field's western boundary features a number of trees, including field maple *Acer campestre*, ash *Fraxinus excelsior*, hornbeam *Carpinus betulus* and elm *Ulmus* sp., with no one species dominating. At the south, within the garden amenity grassland, a young apple *Malus pumila* tree is present.

A3.2 Scattered coniferous trees

At the south, adjacent to the eastern site boundary and the entrance trackway, a small row of conifers is present.

B2.2 Semi-improved neutral grassland

The large northern field comprises grassland of this category. There is no obvious dominance of any particular grass species. Those present include meadow barley *Hordeum secalinum*, common bent *Agrostis capillaris*, creeping bent *Agrostis stolonifera*, Yorkshire fog *Holcus lanatus*, timothy *Phleum pratense*, sweet vernal grass *Anthoxanthum odoratum*, perennial ryegrass *Lolium perenne*, and cock's foot *Dactylis glomerata*. Associated forbs include white clover *Trifolium repens*, creeping thistle *Cirsium arvense*, common bird's foot trefoil *Lotus corniculatus*, greater bird's foot trefoil *Lotus pedunculatus*, selfheal *Prunella vulgaris*, creeping buttercup *Ranunculus repens*, broad-leaved dock *Rumex obtusifolius*, common sorrel *Rumex acetosa*, common knapweed *Centaurea nigra* agg., and ribwort plantain *Plantago lanceolata*. Juvenile oak *Quercus robur* and blackthorn *Prunus spinosa* are growing out into the field from the boundaries.

C3.1 Tall ruderal

A ruderal-dominated community is located adjacent to the northern boundary at a central location. Species present include bramble *Rubus fruticosus* agg., creeping thistle *Cirsium arvense*, and nettle *Urtica dioica*.

J1.2 Amenity grassland

The southern section of the site features frequently mown garden amenity grassland associated with the on-site residential building. Perennial ryegrass *Lolium perenne* is dominant. Associated forbs include white clover *Trifolium repens*, creeping buttercup *Ranunculus repens*, dandelion *Taraxacum* agg., greater plantain *Plantago major*, and cat's ear *Hypochaeris radicata*.

J2.1.2 Species-poor hedge

There is a small section of this hedgerow type which forms the southern boundary of the site, located adjacent to Summerhill Lane. Structurally, the hedge comprises predominantly elm *Ulmus* spp., with plum *Prunus* spp. also present. Hedgebase flora includes ivy *Hedera helix*, false brome *Brachypodium sylvaticum*, cleavers *Galium aparine*, and cow parsley *Anthriscus sylvestris*.

J2.3.2 Species-poor hedge with trees

The eastern boundary of the large northern field is dominated by mature oak *Quercus robur*. Structural species include blackthorn *Prunus spinosa*, field maple *Acer campestre*, holly *Ilex aquifolium*, and hawthorn *Crataegus monogyna*, with no species dominating. Hedgebase species include common knapweed *Centaurea nigra* agg.

J2.4 Fence

Barbed wire fencing is used at the north of the site, and chain-link and wooden fencing in the south.

J2.6 Dry ditch

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A dry ditch is present within the broadleaved semi-natural woodland area to the north of the site. Species associated with the ditch include wood avens *Geum urbanum*, ground ivy *Glechoma hederacea*, hawthorn *Crataegus monogyna*, soft shield fern *Polystichum aculeatum*, hart's tongue fen *Asplenium scolopendrium* and wood false brome *Brachypodium sylvaticum*.

J3.6 Buildings

There is a semi-detached dwelling at the south of the site, with associated storage shed and small stables.

J4 Hardstanding and bare ground

Hardstanding is present at the entrance trackway to the south of the site. A surfaced path encircles the dwelling.

Target Notes

1	Temporary fencing
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Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich grassland habitats.
<i>Rare and scarce plants</i>	Box was found within the search area of the site. As the site contains no woodland, it is unlikely to include box. The site is considered unlikely to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	A small number of invertebrate species were returned with the data search, including white admiral and small heath butterflies. The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	There are no records of great crested newt within 1km of the site. Much of the habitat on site (grassland, scrub, hedgerow) is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of adder and grass snake exist within 1km of the site. The following habitats are suitable for this species group: hedgerow, scrub, grassland; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow and scrub habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible.

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	The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	There are no records of dormouse being present within 1km of the site boundaries. The scrub and mature hedgerows have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The minor watercourse (offsite) is unlikely to have potential to support otter or water vole due to the small size and dense shade cast by overhanging trees.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats. The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the existence of an on-site roost in this, or the associated outbuildings, cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate adverse	Probable	Moderate adverse
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			

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<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The woodland habitat and watercourse to the north of the site should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.

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- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting. Where possible this should link with the woodland site to the north.
- A strip of land adjacent to the woodland could be allowed to develop scrub vegetation to create a transition.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brush) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

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Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible



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Phase 1 Habitat Survey

Figure 845/1310/E01
1: 750@A3



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Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate close to and just east of the A22. Surrounding landuse is dominated by small farms and extensive woodland to the north and west.

The site consists of two fields, a large double shed or barn and hardstanding. It is accessed directly from Summerhill Lane.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels Ramsar	1.4km	E	Pevensy Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensy Levels Special Area of Conservation (SAC)	1.4km	E	Pevensy Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensy Levels SSSI	1.4km	E	Pevensy Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and invertebrates, in addition to

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		over 1% of the total British population of wintering lapwings.
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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	500m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	W	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	Adjacent	Various	A large number of ancient woodlands lie within 2km of the site, including adjacent to the northern boundary of the site.
Coastal and floodplain grazing marsh Priority Habitat	350m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	Adjacent	Various	A large number of deciduous woodlands lie within 2km of the site, including adjacent to the northern boundary of the site.
Traditional orchard Priority Habitat	300m (nearest)	Various	Five traditional orchards lie within 2km of the site, with the nearest located north of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (box, *Arum italicum* subsp. *neglectum*, broad-leaved spurge, yellow vetch, frogbit)
- Amphibians and reptiles (slow-worm, common lizard, viviparous lizard, adder, grass snake)
- Birds (Lesser spotted woodpecker, yellow wagtail, red kite, swallow, hobby)
- Invertebrates (white admiral and small heath butterflies; cinnabar, dusky thorn and feathered gothic centre-barred sawfly moths)
- Bony fish (Eel)
- Mammals (hedgehog, noctule bat, Natterer's bat, serotine, brown-long eared bat, common pipistrelle, soprano pipistrelle)

Refer to **Figure 5.5** protected species mapping for more details of locations.

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Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; Hybrid bluebell, montbretia, winter heliotrope, variegated yellow archangel, cherry laurel, red valerian, New Zealand Pigmyweed

Setting and green infrastructure

The site lies in a strongly rural landscape dominated by woodland with a moderately strong green infrastructure network. The surrounding landuse is a mixture of small farms and deciduous woodland. The site consists of two fields separated by robust hedgerows, a double shed or barn and hardstanding.

The field boundaries on the east and south sides and internal field division consist of robust hedgerow and trees. Coldthorn and Bolneys Woods are extensive areas of Ancient and Semi-natural deciduous woodland north of the site and are linked to it by hedgerows and a small copse.

There are an estimated 9 ponds within the search area.

There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

This site is mainly comprised of amenity grassland surrounding a house and a semi-improved grassland field. The amenity grassland is regularly mown and the field appears either mown or grazed. The sward is, therefore, short in both areas.

Habitat Description

Figure 846/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

An area of woodland borders the site to the north. Tree species (as viewed from within the site) include ash *Fraxinus excelsior*, oak *Quercus robur* and field maple *Acer campestre*. The ground flora vegetation includes species such as bramble *Rubus fruticosus* agg., common nettle *Urtica dioica*, wood dock *Rumex sanguineum*, and wood avens *Geum urbanum*.

A2.1 Dense/continuous scrub

The south-east corner of the amenity grassland contains dense scrub. This area mainly supports blackthorn *Prunus spinosa* and ivy *Hedera helix* with an understorey dominated by common nettle *Urtica dioica*.

A3.1 Scattered broadleaved trees

Trees within the site are mostly found along site boundaries. Species present include ash *Fraxinus excelsior*, field maple *Acer campestre* and mature oak *Quercus robur*.

B2.2 Semi-improved neutral grassland

A field present in the east of the site is comprised of this habitat type. The sward is dominated by Yorkshire fog *Holcus lanatus* with other species including meadow barley *Hordeum secalinum*, crested dog's tail *Cynosurus cristatus* and timothy *Phleum pratense*. Associated forbs present include germander speedwell

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Veronica chamaedrys, creeping cinquefoil *Potentilla reptans*, broadleaved dock *Rumex obtusifolius*, greater bird's food trefoil *Lotus pedunculatus* and creeping buttercup *Ranunculus repens*.

C3.1 Tall ruderal

Several patches of tall ruderal vegetation are present in the semi-improved grassland field. Common nettle *Urtica dioica* is the dominant species in these areas. Other species include spear thistle *Cirsium vulgare*, greater willowherb *Epilobium hirsutum*, broadleaved dock *Rumex obtusifolius* and wood dock *Rumex sanguineum*.

J1.2 Amenity grassland

In the southwest of the site, adjacent to the house, amenity grassland is present. The sward is short and dominated by perennial ryegrass *Lolium perenne* and Yorkshire fog *Holcus lanatus*. There are few associated forbs but those present include greater plantain *Plantago major*, white clover *Trifolium repens*, creeping buttercup *Ranunculus repens* and broadleaved dock *Rumex obtusifolius*.

J2.1.1 Native species-rich hedge, intact

The eastern border of the site, and of the semi-improved grassland, is marked by a species-rich hedge. Species present here include hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, elm *Ulmus* sp, elder *Sambucus nigra*, ash *Fraxinus excelsior*, field maple *Acer campestre*, spindle *Euonymus europaeus* and hazel *Corylus avellana*.

J2.1.2 Species-poor hedge

The eastern and southern borders of the amenity grassland are marked by species-poor hedges.

The southern border, which lies adjacent to the road, includes species such as elm *Ulmus* sp, blackthorn *Prunus spinosa* and hawthorn *Crataegus monogyna*. The ground flora species include blackthorn suckers, spear thistle *Cirsium vulgare*, burdock *Arctium* sp., common nettle *Urtica dioica*, bramble *Rubus fruticosus* agg., black horehound *Ballota nigra* and broadleaved dock *Rumex obtusifolius*.

The eastern border, which marks the boundary between the amenity grassland and semi-improved grassland field, includes species such as blackthorn, ash *Fraxinus excelsior*, elm *Ulmus* sp, and field maple *Acer campestre*; with climbers and scramblers such as dog rose *Rosa canina* and bramble. The ground flora here is dominated by common nettle.

J2.3.2 Species-poor hedge with trees

The southern, and part of the western borders of the semi-improved grassland field are categorised as species-poor hedges with trees. Hedge species present here include blackthorn *Prunus spinosa*, field maple *Acer campestre* and hawthorn *Crataegus monogyna*; with bramble *Rubus fruticosus* agg as a scrambler. The tree species were oak *Quercus robur* and field maple.

J2.4 Fence

Fencing is present within the site, marking the southern and eastern site boundaries.

J2.6 Dry ditch

A dry ditch is present within the broadleaved semi-natural woodland area to the north of the site. Species associated with the ditch include wood avens *Geum urbanum*, ground ivy *Glechoma hederacea*, hawthorn *Crataegus monogyna*, soft shield fern *Polystichum aculeatum*, hart's tongue fen *Asplenium scolopendrium* and wood false brome *Brachypodium sylvaticum*.

J3.6 Buildings

A house is present within the site.

J4 Hardstanding and bare ground

Hardstanding is present and used regularly as a drive way and/or car parking spot.

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Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow habitats.
<i>Rare and scarce plants</i>	The site is considered unlikely to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	There are no records of great crested newt within 1km of the site. The hedgerows, scrub and ruderal vegetation are suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	The following habitats are suitable for this species group: hedgerows, scrub and ruderal vegetation; and presence on site is likely.
<i>Breeding/Wintering birds</i>	The hedgerow and scrub habitats are likely to support nesting birds. Nesting birds may also use site buildings where access to structures is possible. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	The mature hedgerows have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The minor watercourse (offsite) is unlikely to have potential to support otter or water vole due to the small size and dense shade cast by overhanging trees.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats. The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed

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	bat inspections have not been undertaken and so the existence of an on-site roost, cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Major Adverse	Probable	Major Adverse
<i>Sites of national importance</i>	High	National	Major Adverse	Probable	Moderate Adverse
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	Moderate Adverse
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓

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Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The woodland habitat and watercourse to the north of the site should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

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Potential enhancements

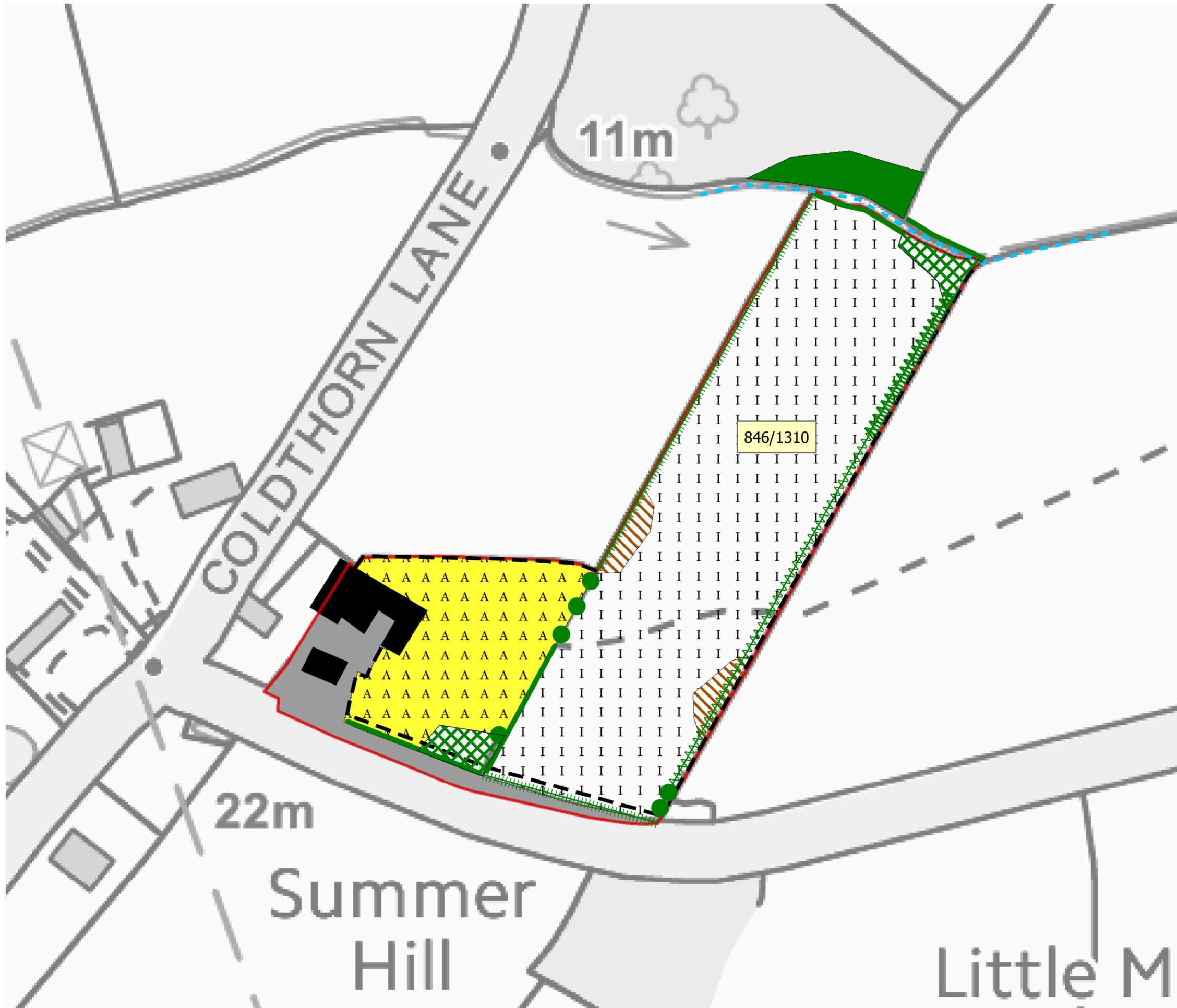
A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting. Where possible this should link with the woodland site to the north.
- A strip of land adjacent to the woodland could be allowed to develop scrub vegetation to create a transition.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

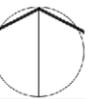
High	Medium	Low	Negligible



L16418 Hailsham Area Action Plan
Hailsham South
845/1310 Summerhill Barn, Summerhill Lane

Phase 1 Habitat Survey

Figure 846/1310/E01
1:1000@A3



November 2016



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Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate close to and just east of the A22. Surrounding landuse is dominated by small farms and extensive woodland to the north and west.

The site is a single field with some outbuildings buildings and a substantial shed. A high voltage power line crosses the western part of the site with a pylon on site.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 500m

Ponds and waterbodies: 250m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Ancient Woodland	130m	N	Three ancient and/or semi-natural woodlands lie within the search area.
Summerhill Lane Notable Road Verge	Adjacent	W	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Deciduous woodland Priority Habitat	130m (nearest)	Various	Abundant deciduous woodland lies within 500m of the site.
Traditional Orchard Priority Habitat	310m	S, W	Two small areas of traditional orchard lie within the search area.

Ecological baseline: protected species

A small number of records were returned, comprising the following:

- Plants (box, yellow vetch)
- Reptiles (adder, grass snake)
- Invertebrates (white admiral and small heath butterflies)
- Mammals (brown-long eared bat, pipistrelle sp.)

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Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

No non-native species records were available for the site or search radius. The presence of non-native species cannot however be discounted on this basis.

Setting and green infrastructure

The site lies in a strongly rural landscape dominated by woodland with a moderately strong green infrastructure network. The surrounding landuse is a mixture of small farms and deciduous woodland. The site consists of a single field developed to include a house, shed and outbuildings adjacent to Coldthorn Lane.

The triangular field boundary is bordered on two sides by hedgerow and trees. Coldthorn and Bolneys Woods are extensive areas of Ancient and Semi-natural deciduous woodland north of the site and are linked to it by hedgerows.

There are an estimated 9 ponds within the search area.

There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The site contains a house and gardens. Therefore, the main habitat is amenity grassland; the sward is short as the lawn is regularly mown.

Habitat Description

Figure 851/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A3.1 Scattered broadleaved trees

Trees are present within the site. There is a row of trees along the northern half of the western site boundary. Species present here include hornbeam *Carpinus betulus*, ash *Fraxinus excelsior* and sycamore *Acer pseudoplatanus*. Cherry *Prunus* sp. trees are also present, within the amenity grassland.

J1.2 Amenity grassland

Most the site comprises this habitat. Species present include Yorkshire fog *Holcus lanatus*, white clover *Trifolium repens*, creeping buttercup *Ranunculus repens*, creeping cinquefoil *Potentilla reptans*, dandelion *Taraxacum* agg., ground ivy *Glechoma hederacea*, self-heal *Prunella vulgaris*, greater plantain *Plantago major* and bristly ox-tongue *Helminthotheca echioides*.

J1.4 Introduced shrub

Many ornamental species have been planted in the south of the site. Species recorded include buddleia *Buddleja davidii*.

J2.1.1 Native species-rich hedge, intact

The southern half of the western boundary and the southern boundary are marked by species-rich hedges. Species present include hawthorn *Crataegus monogyna*, oak *Quercus robur*, blackthorn *Prunus spinosa*, Wilson's honeysuckle *Lonicera periclymenum*, sycamore *Acer pseudoplatanus*, elm *Ulmus* spp. and buddleia *Buddleja*

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davidii with scramblers and climbers such as ivy *Hedera helix* and bramble *Rubus fruticosus* agg. The ground flora species present include ivy, common nettle *Urtica dioica* and bristly ox-tongue *Helminthotheca echioides*.

J2.4 Fence

Fencing is present within the site and marks the northern and eastern boundaries, where no hedgerows are present.

J3.6 Buildings

A house and sheds are present within the site.

J4 Hardstanding and bare ground

Hardstanding is present in the south of the site and is used regularly as parking space.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow habitat.
<i>Rare and scarce plants</i>	The presence of uncommon plant species is considered unlikely.
<i>Rare and scarce invertebrates</i>	The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	There are no records of great crested newt within 1km of the site. Some of the habitat on site (hedgerow) is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of adder and grass snake exist within 1km of the site. The following habitats are suitable for this species group: hedgerow; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	The mature hedgerows have some potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The site habitats have no potential to support these species.

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<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.
<i>Bats (roosting potential)</i>	The trees have no structural features suitable for roosting bats. The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	Moderate Adverse
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

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Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.

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- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

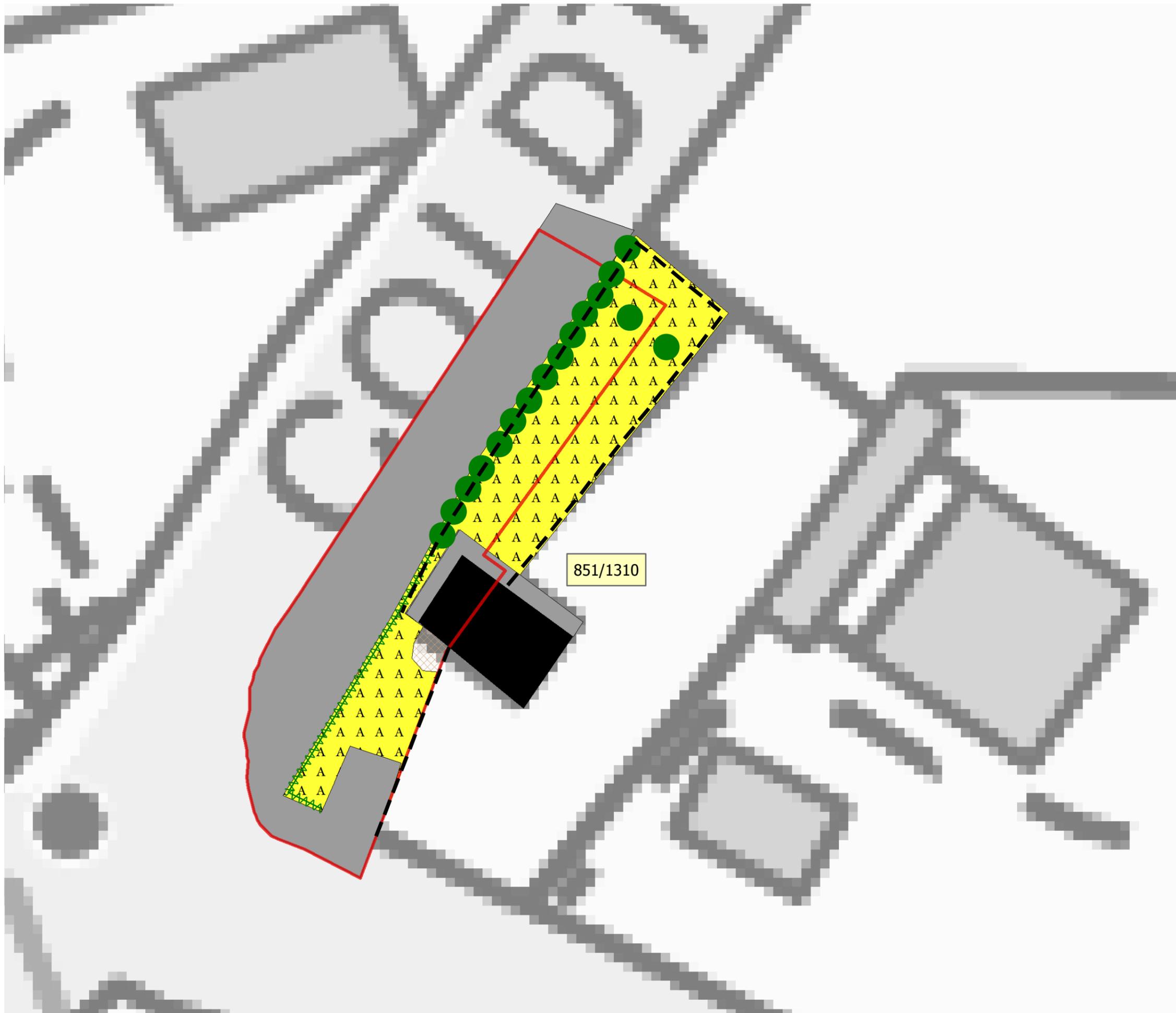
A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible



851/1310

L16418 Hailsham Area Action Plan
Hailsham South
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Summerhill Lane

Phase 1 Habitat Survey

Figure 851/1310/E01
1: 250@A3



November 2016



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Ecological Assessment

Site overview

The site is situated in a rural wooded area between the towns of Hailsham and Polegate and bordering on Coldthorn Lane. Surrounding landuse is dominated by extensive woodland to the north and west, and small farms.

The site consists of an open field alongside a substantial residential dwelling, some hardstanding and an area of open ground possibly used for leisure purposes.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	450m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Ancient Woodland	Adjacent	N, E	Eight named ancient and/or semi-natural woodlands lie within 1km of the site including two immediately adjacent to the site boundary.
Deciduous woodland Priority Habitat	Adjacent	Various	A large number of deciduous woodlands lies within 1km of the site, with this habitat type found immediately adjacent to the north and east.

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Coastal and floodplain grazing marsh Priority Habitat	470m	East	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.
Traditional Orchard Priority Habitat	300m (nearest)	Various	A number of small orchards are indicated as present within the search area.
Summerhill Lane Notable Road Verge	Adjacent	-	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (box, broad-leaved lime, *Arum italicum* subsp. *neglectum*)
- Reptiles (slow worm, common lizard, grass snake, adder)
- Birds (hobby, red kite, lesser spotted woodpecker, swallow)
- Invertebrates (white admiral, wall, pearl-bordered fritillary and small heath butterflies; powdered quaker, dusky thorn, chalk carpet and centre-barred sallow moths)
- Mammals (hedgehog, noctule, brown-long eared bat, common pipistrelle, soprano pipistrelle)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; Montbretia, red valerian, winter heliotrope, variegated yellow archangel, hybrid bluebell, cherry laurel.

Setting and green infrastructure

The site lies in a strongly rural landscape dominated by woodland with a strong green infrastructure network. The surrounding landuse is a mixture of small farms and deciduous woodland. The site is an open field, a single substantial dwelling and an area of open ground.

Field boundaries on the periphery of the site are marked by hedges with mature trees and patches of woodland linking to Coldthorn and Bolneys Woods north of the site which together form a large area of Ancient and Semi-natural deciduous woodland.

There are an estimated 7 ponds within the search area, with one pond on site. A drainage ditch runs along the south border.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The main habitat within this site is semi-improved grassland. However, many other habitat types are present such as marshy grassland, standing water, amenity grassland and scattered scrub. No grazing animals were present at the time of survey but the site has been grazed or mown in the past.

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Habitat Description

Figure 854/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

The north of the site borders a woodland. Tree species observed from within the site include ash *Fraxinus excelsior*, oak *Quercus robur*, hazel *Corylus avellana*, holly *Ilex aquifolium* and hawthorn *Crataegus monogyna*. The ground flora species recorded include bracken, bramble and ground ivy.

A2.2 Scattered scrub

Scrub is present along the western border of the site. Species present include bramble *Rubus fruticosus* agg., hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, dog rose *Rosa canina*, spindle *Euonymus europaeus*, with common nettle *Urtica dioica* and greater willowherb *Epilobium hirsutum*.

A3.1 Scattered broadleaved trees

Scattered trees are found throughout the site.

A line of trees marks part of the eastern border of the site. The dominant species is oak *Quercus robur*. Hornbeam *Carpinus betulus*, and ash *Fraxinus excelsior* were also recorded.

A line of trees also marks part of the western border of the site. Species present here include field maple *Acer campestre*, ash and oak.

Tree species recorded in the amenity grassland include apple *Malus pumila*, ash and bay *Laurus nobilis*.

Ash and oak trees surround the pond.

A3.2 Scattered coniferous trees

Conifer trees including Scot's pine *Pinus sylvestris* are present within the site.

B2.2 Semi-improved neutral grassland

Most the site comprises this habitat type. The sward is dominated by Yorkshire fog *Holcus lanatus*, with other species recorded such as cock's foot *Dactylis glomerata*, false oat grass *Arrhenatherum elatius*, creeping bent *Agrostis stolonifera*, crested dog's tail *Cynosurus cristatus* and soft rush *Juncus effusus*. Associated forbs include species such as meadow buttercup *Ranunculus acris*, creeping cinquefoil *Potentilla reptans*, common sorrel *Rumex acetosa*, broadleaved dock *Rumex obtusifolius*, white clover *Trifolium repens*, curled dock *Rumex crispus*, ground ivy *Glechoma hederacea*, meadow vetchling *Lathyrus pratensis*, agrimony *Agrimonia eupatoria*. Damp areas support common fleabane *Pulicaria dysenterica* and greater bird's food trefoil *Lotus pedunculatus*.

B4 Improved grassland

A small area of improved grassland is found in the north-west corner of the site, surrounding the pond. The sward is dominated by perennial rye grass *Lolium perenne*. Other species were recorded such as common bent *Agrostis capillaris*, Yorkshire fog *Holcus lanatus*. Locally damp areas supported pendulous sedge *Carex pendula*, common fleabane *Pulicaria dysenterica*, and water figwort *Scrophularia auriculata*.

B5 Marshy grassland

The southern end of the main field is comprised of this habitat. Species recorded here include soft rush *Juncus effusus*, hard rush *Juncus inflexus*, Yorkshire fog *Holcus lanatus*, common nettle *Urtica dioica*, hemlock water dropwort *Oenanthe crocata*, curled dock *Rumex crispus*, spear thistle *Cirsium vulgare*, creeping thistle *Cirsium arvense*, bindweed *Calystegia* sp., ground ivy *Glechoma hederacea*, greater plantain *Plantago major* and perforate St. John's wort *Hypericum perforatum*.

G1 Standing water

A pond is present in the north-west corner of the site. No aquatic plants were recorded and the water quality appeared poor.

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J1.2 Amenity grassland

Amenity grassland is present surrounding the house. The sward was dominated by Yorkshire fog *Holcus lanatus* and perennial ryegrass *Lolium perenne*. There are few associated forbs but those present include common sorrel *Rumex acetosa*, creeping cinquefoil *Potentilla reptans*, self-heal *Prunella vulgaris*, common bird's foot trefoil *Lotus corniculatus*, white clover *Trifolium repens* and dandelion *Taraxacum* agg.

J1.4 Introduced shrub

Several ornamental, non-native species are present within the amenity grassland.

J2.1.1 Native species-rich hedge, intact

The southern end of the eastern site boundary and the southern end of the western site boundary are marked by hedges categorised as native species-rich. Species present here include hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, wild privet *Ligustrum vulgare*, spindle *Euonymus europaeus*, hazel *Corylus avellana*, oak *Quercus robur*, honeysuckle *Lonicera periclymenum*, dog rose *Rosa canina* and bramble *Rubus fruticosus* agg.. Ground flora species included herb robert *Geranium robertianum*, ivy *Hedera helix*, common nettle *Urtica dioica*, wood false-brome *Brachypodium sylvaticum*, hairy brome *Bromopsis ramosus*, creeping bent *Agrostis stolonifera*, wood avens *Geum urbanum* and greater willowherb *Epilobium hirsutum*.

J2.1.2 Species-poor hedge

A species-poor hedge is present along the eastern border of the amenity grassland. Species present include hazel *Corylus avellana* and several non-native species.

J2.2.2 Species-poor defunct hedge

The southern boundary of the site is marked by a defunct hedge. Species present within this hedge include blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, grey willow *Salix cinerea* and ash *Fraxinus excelsior*, with bramble *Rubus fruticosus* agg. as a scrambler/climber.

J2.4 Fence

Fencing is present within the site.

J2.6 Dry ditch

Dry ditches are present along the southern and western borders of the site. Species present in association with the ditches include common nettle *Urtica dioica*, ash *Fraxinus excelsior*, bulrush *Typha latifolia*, soft rush *Juncus effusus*, broadleaved dock *Rumex obtusifolius*, bittersweet *Solanum dulcamara*, hedge bindweed *Calystegia sepium* and greater willowherb *Epilobium hirsutum*.

J3.6 Buildings

A house and associated outbuildings and stables are present within the site.

J4 Hardstanding and bare ground

An area of sand in the north of the site is used for horse-riding/jumping. Hardstanding is also present and used regularly as a driveway. A chicken enclosure is also present.

Target Notes

1	A chicken enclosure is present here.
2	Area of sand for horse-riding/practicing show jumping.

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Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich grassland, marshy grassland and hedgerow habitats.
<i>Rare and scarce plants</i>	A small number of rare and scarce plant records were returned with the data search. The site is considered to have some potential to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	A small number of invertebrate species were returned with the data search. The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	There are no records of great crested newt within 1km of the site. Much of the habitat on site is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of adder, common lizard, slow worm and grass snake exist within 1km of the site. The following habitats are suitable for this species group: hedgerow, marshy grassland; and presence on site is likely.
<i>Breeding/Wintering birds</i>	The hedgerow and scrub habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The presence of, and proximity to, high quality bird nesting and foraging habitat (woodland and pasture) means that the presence of less common species cannot be ruled out. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	There are no records of dormouse being present within 1km of the site boundaries however they are known to be present in the wider local area. The marginal woodland and mature hedgerows have potential to support dormouse.

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<i>Aquatic mammals including water vole and otter</i>	The dry ditch is unlikely to have potential to support water vole or otter.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats. The buildings lie in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	Moderate Adverse
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	Unknown	Unknown			
<i>Terrestrial mammals including badgers</i>	N/A	N/A			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

854/1310 Creepers Cottage, Coldthorn Lane

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The marginal woodland habitats should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows and the ditch.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.

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- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

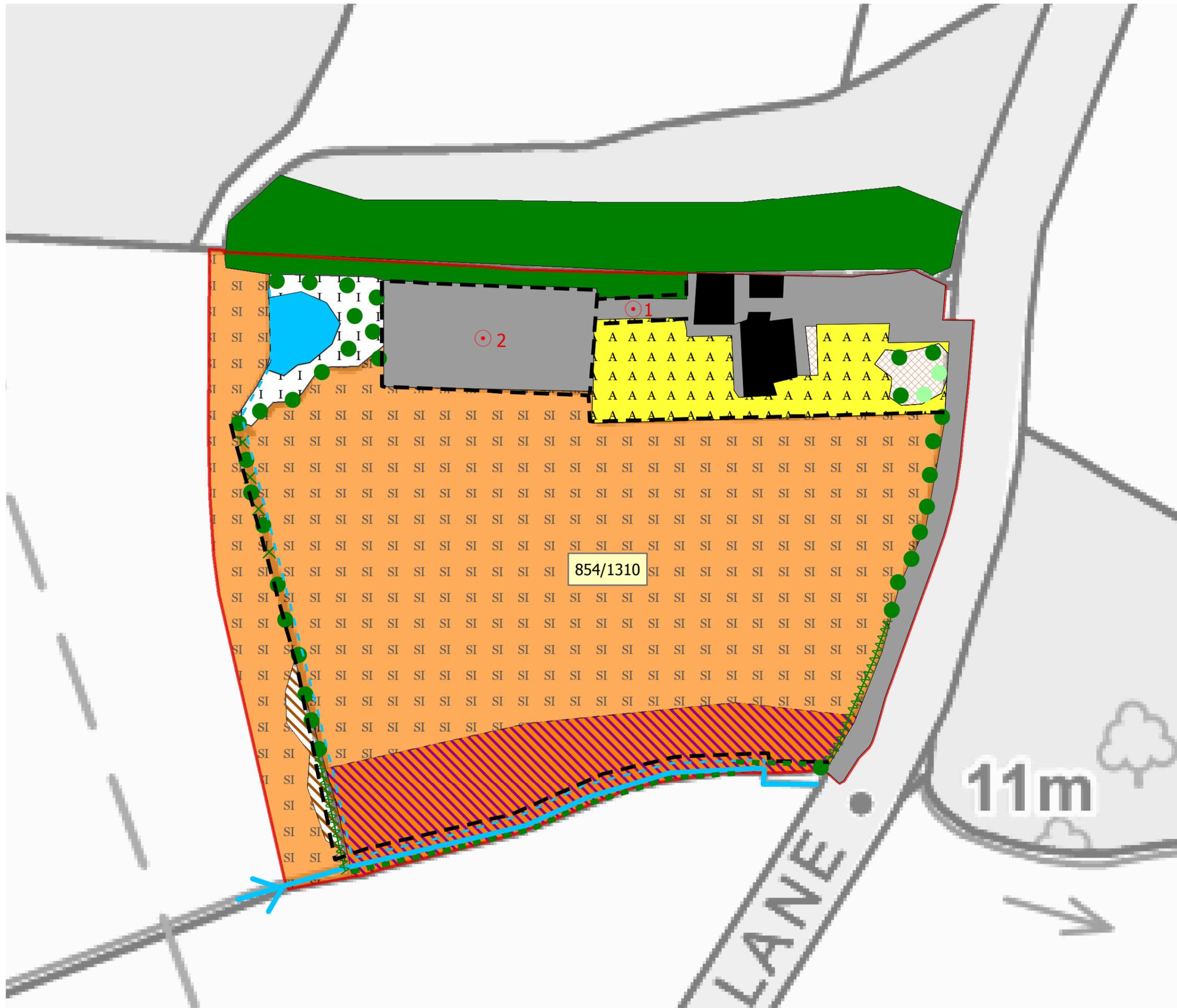
A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- Enhancements to the marginal woodland habitat, through allowing natural expansion/regeneration into the grassland area.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible



L16418 Hailsham Area Action Plan
Hailsham South
854/1310 Creepers Cottage, Coldthorn Lane

Phase 1 Habitat Survey

Figure 854/1310/E01
1:750@A3

November 2016



856/1310 Byeways, Sayerland Lane

Ecological Assessment

Site overview

The site is situated in open countryside a short distance to the north of Polegate, and close to the A22-A27 interchange. It includes a dwelling, associated outbuildings, and grazing land.

The local soils are slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Ancient Woodland	500m	NW	One named ancient and/or semi-natural woodlands lies within 500m of the site.
Deciduous woodland Priority Habitat	200m (nearest)	S, W	A number of areas of deciduous woodland lies within 500m of the site.
Coastal and floodplain grazing marsh Priority Habitat	450m	E	This habitat type is found within the search radius and extensively within the surrounding landscape.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (box, French oat-grass)
- Lichen (*Cladonia humilis*)
- Amphibians and reptiles (common toad, slow worm, common lizard, grass snake, adder)
- Birds (barn owl, lesser spotted woodpecker, red kite)
- Invertebrates (wall, pearl-bordered fritillary and small heath butterflies; cinnabar moth; *Volucella zonaria* true fly; *Corizus hyoscyami* true bug)

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- Mammals (hedgehog, brown-long eared bat, common pipistrelle, soprano pipistrelle, serotine, noctule bat)
- Fish (European eel)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants (three-cornered garlic, New Zealand pigmyweed, Japanese knotweed)

Setting and green infrastructure

The site is situated in open countryside close to the interchange between 2 major roads (A22 and A27). The local green infrastructure connectivity is reduced by the presence of the roads, although there are strong links to the wooded Worth Way-Cuckoo Trail corridor just to the east. The site itself has little woody vegetation.

There are an estimated 10 ponds within the search area. These include a small pond adjacent to the site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

The site is comprised of improved and amenity grassland areas; with a house and stables in the east of the site. A dry ditch is present which separates the two fields. The fields are used for sheep and horse grazing but do not appear over grazed. Chickens and ducks are also present within the amenity grassland area.

Habitat Description

Figure 839/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A2.2 Scattered scrub

Scattered scrub is present along the southern and western site boundaries. Species present include blackthorn *Prunus spinosa*, bramble *Rubus fruticosus* agg., hawthorn *Crataegus monogyna* and ivy *Hedera helix*.

A3.1 Scattered broadleaved trees

Oak *Quercus robur* trees are present along the southern and western site boundaries.

B4 Improved grassland

Both the fields within the site are comprised of this habitat. The sward is dominated by perennial ryegrass *Lolium perenne*. Other species recorded include timothy *Phleum pratense*, creeping bent *Agrostis stolonifera*, Yorkshire fog *Holcus lanatus*, cock's foot *Dactylis glomerata*, meadow barley *Hordeum secalinum* and crested dog's tail *Cynosurus cristatus*. Associated forbs include creeping cinquefoil *Potentilla reptans*, broadleaved dock *Rumex obtusifolius*, silverweed *Potentilla anserina*, white clover *Trifolium repens*, creeping thistle *Cirsium arvense* and creeping buttercup *Ranunculus repens*.

J1.1 Arable

There is a vegetable patch within the garden area.

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J1.2 Amenity grassland

This habitat is found in the east of the site. Species present include Yorkshire fog *Holcus lanatus*, greater plantain *Plantago major*, white clover *Trifolium repens*, creeping buttercup *Ranunculus repens*, self-heal *Prunella vulgaris*, ground ivy *Glechoma hederacea*, daisy *Bellis perennis*, and dandelion *Taraxacum* agg.

J1.3 Ephemeral/short perennial

Areas of ephemeral vegetation are found on bare and broken ground within the amenity grassland and around the hardstanding. Species include annual meadow grass *Poa annua*, common speedwell *Veronica persica*, common nettle *Urtica dioica*, creeping cinquefoil *Potentilla reptans*, red deadnettle *Lamium purpureum*, petty spurge *Euphorbia peplus*, shepherd's purse *Capsella bursa-pastoris*, common chickweed *Stellaria media*, procumbent yellow sorrel *Oxalis corniculata*, greater plantain *Plantago major* and mallow *Malva* sp.

J1.4 Introduced shrub

Ornamental shrub species are found within the amenity grassland.

J2.1.2 Species-poor hedge

The southern border of the more eastern field contains species such as hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, spindle *Euonymus europaeus* and dog rose *Rosa canina*.

The southern border of the amenity grassland contains just conifer hedging and oak *Quercus robur*.

Bordering the road, towards the south of the amenity grassland, a species-poor hedge is present containing solely Wilson's honeysuckle *Lonicera nitida*. Again bordering the road, but towards the north of the amenity grassland, the hedge is comprised of buckthorn *Frangula alnus*, blackthorn, hawthorn and dog rose *Rosa canina*; with ground flora species such as hedge bindweed *Calystegia sepium* and hart's tongue *Asplenium scolopendrium*.

J2.3.2 Species-poor hedge with trees

This hedgerow type is present along the western site boundary. Species present include hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, spindle *Euonymus europaeus*, dog rose *Rosa canina*, field maple *Acer campestre* and bramble *Rubus fruticosus* agg. The only tree species present is oak *Quercus robur*.

J2.4 Fence

Fencing is present throughout the site, separating the two fields and the garden.

J2.6 Dry ditch

A dry ditch is present in the centre of the site, separating the two improved grassland fields. Associated species include soft rush *Juncus effusus*, hard rush *Juncus inflexus*, broadleaved dock *Rumex obtusifolius*, common fleabane *Pulicaria dysenterica*, bristly ox-tongue *Helminthotheca echioides*, creeping thistle *Cirsium arvense*, water pepper *Persicaria hydropiper*, greater bird's foot trefoil *Lotus pedunculatus*, marsh woundwort *Stachys palustris*, greater willowherb *Epilobium hirsutum*, common nettle *Urtica dioica* and hemlock water dropwort *Oenanthe crocata*.

A second dry ditch is present in the east of the site. Species recorded here include common nettle, ivy *Hedera helix*, ground ivy *Glechoma hederacea*, cow parsley *Anthriscus sylvestris* and bittersweet *Solanum dulcamara*.

J3.6 Buildings

A house and stables are present within the site.

J4 Hardstanding and bare ground

The hardstanding has some associated ephemeral vegetation (see above).

Target Notes

1	Horse manure pile
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856/1310 Byeways, Sayerland Lane

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features a short section of hedgerow.
<i>Rare and scarce plants</i>	The site is considered unlikely to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	A small number of invertebrate species were returned with the data search. The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Some of the habitat on site (hedge bases, dry ditch) is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of common lizard, slow worm, adder and grass snake exist within 500m of the site. The following habitats are suitable for this species group: hedgerow, dry ditch; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	The mature hedgerows have some potential to support dormouse although presence is unlikely due to an absence of local records.
<i>Aquatic mammals including water vole and otter</i>	The ditch is unlikely to have potential to support otter or water vole.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats. The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the

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	existence of an on-site roost in this, or the associated outbuildings, cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Possible	Moderate Adverse
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	N/A	N/A			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X

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Dormouse survey	April to November	X
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows and the ditch.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

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- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the ditch through sensitive re-profiling.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- The boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible



L16418 Hailsham Area Action Plan
Hailsham South
856/1310 Byways, Sayerland Lane

Phase 1 Habitat Survey

Figure 856/1310/E01
1:750@A3



November 2016



871/1510 Land on the South East Side of Sayerland Lane

Ecological Assessment

Site overview

The site is located immediately to the north of the A27 dual carriageway, beyond which is the urban edge of Polegate. The site comprises grazed paddocks and areas of scrub and ruderal vegetation. Worth Way/The Cuckoo Trail runs along the eastern site boundary.

Much of the site is horse-grazed improved grassland; a triangular field in the west of the site features scrub and ruderal vegetation.

The local soils are slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels Ramsar	1.75km	NE	Pevensey Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensey Levels Special Area of Conservation (SAC)	1.75km	NE	Pevensey Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels SSSI	1.75km	NE	Pevensey Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and

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invertebrates, in addition to over 1% of the total British population of wintering lapwings.

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Ancient woodland	625m	NW	Three ancient woodlands lie within 1km of the site, with the nearest being 625m to the north west.
Coastal and floodplain grazing marsh Priority Habitat	175m	NE	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.
Deciduous woodland Priority Habitat	50m	S	A few deciduous woodlands lie within 1km of the site, with the nearest being 50m to the south.
Lowland heathland Priority Habitat	850m	SW	One area of lowland heathland lies approximately 850m to the south west.
Traditional orchard Priority Habitat	250m	N	One traditional orchards lie within 1km of the site, approximately 250m to the north.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (spiked rampion, tubular water-dropwort, French oat-grass, broad-leaved spurge, box, galingale, rye brome, oak-leaved goosefoot, frogbit)
- Lichen (*Cladonia humilis*)
- Amphibians and reptiles (great crested newt, common toad, slow worm, common lizard, grass snake, adder)
- Birds (barn owl, yellow wagtail, tree sparrow, red kite, firecrest, lesser spotted woodpecker, long-eared owl, peregrine, hobby, grey heron, raven, swallow, Cetti's warbler, spotted crane, black redstart, turtle dove)
- Invertebrates (white letter hairstreak, wall, small heath, white admiral, pearl-bordered fritillary, small pearl-bordered fritillary butterflies; oak mining bee; cinnabar, satin lutestring moth; *Volucella zonaria* fly; *Corizus hyoscyami* true bug; variable damselfly)
- Mammals (water vole, hedgehog, whiskered bat, Brandt's bat, brown-long eared bat, common pipistrelle, soprano pipistrelle, serotine, noctule bat, Natterer's bat)
- Fish (European eel)

Refer to **Figure 5.5** protected species mapping for more details of locations.

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Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants (three-cornered garlic, red valerian, wall cotoneaster, New Zealand pigmyweed, montbretia, Nuttall's waterweed, Japanese knotweed, hybrid bluebell, variegated yellow archangel, winter heliotrope, fringed water-lily, cherry laurel, rhododendron)
- Mammals (American mink)

Setting and green infrastructure

Although situated adjacent to the busy A27, and thus effectively separated from habitats to the south of the road, the site nevertheless enjoys strong green infrastructure with corridors of woody vegetation running along the eastern and southern boundaries, Sayerland Lane and Otham Court Lane.

There are over 10 ponds within the search area. There is one pond on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Most of the grassland areas of the site are horse-grazed. Hedgerows appear unmanaged, and in the south and west this has encouraged the growth of a dense scrub layer which in part is derived from former hedging. The western triangular field appears to be under no form of management, allowing for extensive scrub and ruderal growth.

Habitat Description

Figure 871/1510/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

A section of the north western boundary of the site features this woodland type and is dominated by mature oak *Quercus robur*. Other trees present include ash *Fraxinus excelsior* and field maple *Acer campestre*. The shrub layer features wild privet *Ligustrum vulgare*, dog rose *Rosa canina*, hawthorn *Crataegus monogyna*, juvenile field maple and bramble *Rubus fruticosus* agg. Ground flora includes garlic mustard *Alliaria petiolata*, wood avens *Geum urbanum*, nipplewort *Lapsana communis*, water figwort *Scrophularia auriculata*, ivy *Hedera helix*, nettle *Urtica dioica*, herb robert *Geranium robertianum*, cleavers *Galium aparine*.

Most of the east boundary also features woodland with oak again dominant. Other trees present here include weeping willow *Salix sepulcralis* and plum *Prunus* spp. The shrub layer includes wild privet *Ligustrum vulgare*, blackthorn, spindle *Euonymus europaeus*, and bramble. Ground flora species include wood false brome *Brachypodium sylvaticum*, honeysuckle *Lonicera periclymenum*, nettle *Urtica dioica*, wood dock *Rumex sanguineus*, and ground ivy *Glechoma hederacea*.

A2.1 Dense/continuous scrub

Dense/continuous scrub is a common feature within the site, at field margins. The margins of the western triangular field feature a thick layer of dense scrub.

No species clearly dominates. Species present include bramble *Rubus fruticosus* agg., juvenile oak *Quercus robur*, elm *Ulmus* sp., grey willow *Salix cinerea*, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa* and wild privet *Ligustrum vulgare*. The understorey features nettle *Urtica dioica*, herb robert *Geranium robertianum*, cleavers *Galium aparine*, ground ivy *Glechoma hederacea*, false brome *Brachypodium sylvaticum*, stone parsley *Sison amonum*, common knapweed *Centaurea nigra* agg., common ragwort *Senecio jacobaea*,

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false oat grass *Arrhenatherum elatius*, great willowherb *Epilobium hirsutum*, and wood dock *Rumex sanguineus*.

The western boundary of the eastern [larger] site is dominated by bramble. Other species present include conifer, blackthorn, crack willow *Salix x fragilis*, ash *Fraxinus excelsior*, dog rose *Rosa canina*, buddleia *Buddleia davidii* and elder *Sambucus nigra*, over a ground layer of creeping bent *Agrostis stolonifera*, nettle, common fleabane *Pulicaria dysenterica*, large bindweed *Calystegia silvatica*, and hedge bindweed *Calystegia sepium*.

To the south, the scrub layer is more mature, with no species obviously dominating. Species present include field maple, dogwood *Cornus* sp., hornbeam *Carpinus betulus*, hawthorn blackthorn, spindle *Euonymus europaeus*, blackthorn, hazel *Corylus avellana*, and wild privet. The understorey features great willowherb, common fleabane and nettle. At the very south east corner of the site bramble becomes dominant.

A2.2 Scattered scrub

At the site's northern corner, adjacent to and beyond an enclosed horse training area, bramble *Rubus fruticosus* agg. is dominant. Other species present include blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, cleavers *Galium aparine*, wood dock *Rumex sanguineus* and common couch *Elytrigia repens*. The east half of the northern boundary is also dominated by bramble, with stinking iris *Iris foetidissima*, and nettle *Urtica dioica*. There is also a small patch of scattered scrub along the southern boundary to the east. Bramble is again dominant. Other species present include willowherb *Epilobium* spp., nettle, Yorkshire fog *Holcus lanatus*, creeping bent *Agrostis stolonifera*, and bristly oxtongue *Helminthotheca echioides*.

A3.1 Scattered broadleaved trees

Scattered trees feature at several locations within the site, typically along its boundaries. Within the western triangle oak *Quercus robur* is the only species present. At the north of the eastern site, along the southern border of the horse training area ash *Fraxinus excelsior* is present. The northern boundary of the site is dominated by oak, most of which is mature; field maple *Acer campestre* is also present. Oak is also the dominant feature elsewhere, including the area surrounding the pond (seasonally wet dry depression).

B2.2 Semi-improved neutral grassland

The field at the east comprises the only grassland present within the site that conforms to this category. There is alternating dominance between creeping bent *Agrostis stolonifera* and Yorkshire fog *Holcus lanatus*. Associated forbs include broad-leaved dock *Rumex obtusifolius*, willowherb *Epilobium* spp., sedges *Carex* spp., marsh cudweed *Gnaphalium uliginosum*, greater bird's-foot trefoil *Lotus pedunculatus*, creeping buttercup *Ranunculus repens*, and creeping cinquefoil *Potentilla reptans*.

B4 Improved grassland

Most of the fields within the site comprise grassland that conforms to this category. The small fields close to the barn are dominated by perennial ryegrass *Lolium perenne*. Other grasses present include Yorkshire fog *Holcus lanatus*, crested dogstail *Cynosurus cristatus*, and meadow barley *Hordeum secalinum*. Associated forbs include silverweed *Potentilla anserina*, white clover *Trifolium repens*, creeping thistle *Cirsium arvense*, nettle *Urtica dioica*, and bristly oxtongue *Helminthotheca echioides*.

A thin strip of grassland at the northern corner of the site, adjacent to the horse training area has no obvious dominance of any particular grass species. Those present include tufted hair grass *Deschampsia cespitosa*, creeping bent, crested dogstail, timothy *Phleum pratense*, cock'sfoot *Dactylis glomerata*, and wood false brome *Brachypodium sylvaticum*. South of this, four larger fields have a similar species composition, supporting perennial ryegrass, Yorkshire fog, and meadow barley. Associated forbs include broad-leaved dock *Rumex obtusifolius*, white clover, red clover *Trifolium pratense*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, and creeping thistle *Cirsium arvense*. Common fleabane *Pulicaria dysenterica* occurs occasionally at field margins.

C3.1 Tall ruderal

The interior of the western triangle is dominated by a ruderal community. Species present include tufted hair grass *Deschampsia cespitosa*, common fleabane *Pulicaria dysenterica*, creeping thistle *Cirsium arvense*, nettle

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Urtica dioica common couch *Elytrigia repens*, bristly oxtongue *Helminthotheca echioides*, great willowherb *Epilobium hirsutum*, rush *Juncus* sp., bramble *Rubus fruticosus* agg, and false oat grass *Arrhenatherum elatius*.

In the eastern site, within the vicinity of the northern boundary, surround the pond (seasonally wet depression), species present include nettle, cleavers *Galium aparine*, creeping thistle, bristly oxtongue, bindweed *Calystegia* spp., willowherb *Epilobium* spp., and spear thistle *Cirsium vulgare*.

G1 Standing water

At a central location close to the northern boundary of the larger eastern site, a seasonally wet depression is present which is currently being used for horse manure storage.

J1.1 Arable

A small enclosed area adjacent to the site's southern boundary is used to grow vegetables.

J2.3.2 Species-poor hedge with trees

A section of the site's boundary at the northern corner features this hedgerow type. Oak *Quercus robur* features as the only tree species present. Structurally the hedge comprises hawthorn *Crataegus monogyna*, wild privet *Ligustrum vulgare*, and blackthorn *Prunus spinosa*. Hedgebase flora includes ivy *Hedera helix* and dog rose *Rosa canina*.

J2.4 Fence

Barbed wire, and wooden fence types are used within the site.

J3.6 Buildings

A barn used to house horses is located in the eastern part of the site.

J4 Hardstanding and bare ground

Hardstanding features as an entrance trackway to the eastern site. Associated vegetation is sparse. The northern corner of the site has an enclosed area of sand used for horse training.

Target Notes

1	Manure heap
2	Seasonally wet depression
3	Vegetable plot

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features broadleaved woodland, scrub, hedgerow and grassland habitats.

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<i>Rare and scarce plants</i>	<p>The presence of less commonly occurring plant species in the local area suggests that botanical interest may be present.</p> <p>The presence of uncommon plant species in the woodland and other habitats is possible.</p>
<i>Rare and scarce invertebrates</i>	<p>A small number of invertebrate species were returned with the data search. The site is considered unlikely, however, to support rare or scarce invertebrates.</p>
<i>Amphibians including great crested newts</i>	<p>There are records of great crested newt in the local area.</p> <p>Much of the habitat (scrub, ruderal, woodland) on site is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt is likely.</p>
<i>Reptiles</i>	<p>There are local records for reptiles species.</p> <p>The following habitats are suitable for this species group: hedgerow, woodland, ruderal scrub; and presence on site is likely.</p>
<i>Breeding/Wintering birds</i>	<p>The hedgerow and woodland habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible.</p> <p>The presence of, and proximity to high quality bird nesting and foraging habitat (woodland and pasture) means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	<p>There are no records of dormouse in the local area. Despite this, the woodland, scrub and mature hedgerows have potential to support dormouse.</p>
<i>Aquatic mammals including water vole and otter</i>	<p>There are no site habitats suitable for these species</p>
<i>Terrestrial mammals including badger</i>	<p>No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.</p>
<i>Bats (roosting potential)</i>	<p>A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats.</p> <p>The barn is unlikely to support roosting bats.</p>
<i>Bats (foraging and commuting)</i>	<p>The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.</p>

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Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	International	Neutral	Possible	
<i>Sites of national importance</i>	High national	National	Neutral	Possible	
<i>Sites of local importance</i>	Medium	County	Neutral	Probable	
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓

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Bat emergence/re-entry survey	May to August	NK
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Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The woodland and scrub habitats should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.
- The pond should be retained.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the pond on site through removal of manure, re-excavation and removal of overhanging woody vegetation.
- Creation of a new wildlife pond in a secluded corner of the site.

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- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- Enhancements to the retained woodland and mature scrub habitat, including thinning out non-native deciduous tree species, and replacement planting with native species.
- The external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only

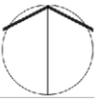


L16418 Hailsham Area Action Plan
Hailsham South
871/1510 Land southeast of Sayerland Road

Phase 1 Habitat Survey

Figure 871/1510/E01
1:1000@A3

November 2016



872/1510 Bay Tree House, Bay Tree Lane

Ecological Assessment

Site overview

The site comprises a dwelling with associated outbuildings and hardstanding, together with an area of lawn and improved grassland, located almost immediately adjacent to the A22-A27 interchange to the north of the settlement of Polegate. The site is bordered by woodland, scrub and hedgerow.

The local soils are slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 500m

Ponds and waterbodies: 250m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Ancient Woodland	575m	N	One named ancient and/or semi-natural woodland lies within the search radius.
Deciduous woodland Priority Habitat	150m (nearest)	Various	A number of deciduous woodlands lies within 500m of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (French oat-grass)
- Amphibians and reptiles (slow worm, adder, grass snake, common toad)
- Birds (barn owl, lesser spotted woodpecker, red kite)
- Invertebrates (white admiral, wall, pearl-bordered fritillary and small heath butterflies; cinnabar moth)
- Mammals (hedgehog, noctule, soprano pipistrelle)

Refer to **Figure 5.5** protected species mapping for more details of locations.

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Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; Three cornered garlic, Japanese knotweed

Setting and green infrastructure

Although set to the north of Polegate, within a largely rural area with overall strong green infrastructure connectivity, the position of the site adjacent to the A22 and A27 effectively severs connectivity to the south and west. However there is good connectivity to the north, northeast and east via roadside planting and hedgerows.

The site lies at the head of a minor watercourse which flows northeast to the Pevensey Levels.

There are an estimated 2 ponds within the search area. There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

This site is comprised of a house with associated amenity grassland and adjoining improved grassland field, all of which appear to be under regular management. There is also a broadleaved plantation woodland in the south of the site, which is again managed.

Habitat Description

Figure 872/1510/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.2 Broadleaved plantation woodland

There is a strip of broadleaved plantation woodland in the south of the site. Species present include hornbeam *Carpinus betulus*, hazel *Corylus avellana*, field maple *Acer campestre*, ash *Fraxinus excelsior*, spindle *Euonymus europaeus*, willow *Salix* sp., holly *Ilex aquifolium* and apple *Malus pumila* over an understorey of common nettle *Urtica dioica*, bramble *Rubus fruticosus* agg., common fleabane *Pulicaria dysenterica*, creeping bent *Agrostis stolonifera*, wood dock *Rumex sanguineum*, and pendulous sedge *Carex pendula*.

A2.1 Dense/continuous scrub

This habitat is present along the northern border of the improved grassland field. The scrub is dominated by blackthorn *Prunus spinosa* but other species were recorded such as bramble *Rubus fruticosus* agg. Hogweed *Heracleum sphondylium*, bristly ox-tongue *Helminthotheca echioides*, common ragwort *Senecio jacobaea*, common nettle *Urtica dioica* and creeping thistle *Cirsium arvense* are also present.

A2.2 Scattered scrub

Scattered scrub is present within the amenity grassland. The dominant species is buddleia *Buddleja davidii*.

A3.1 Scattered broadleaved trees

Trees are found within the amenity grassland. These are mostly oaks *Quercus robur* but other species include field maple *Acer campestre* and weeping willow *Salix x sepulcralis*.

B4 Improved grassland

There is an improved grassland field in the east of the site. The sward is dominated by Yorkshire fog *Holcus lanatus*. Associated forbs include bristly ox-tongue *Helminthotheca echioides*, common ragwort *Senecio*

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jacobaea, white clover *Trifolium repens*, creeping buttercup *Ranunculus repens*, common fleabane *Pulicaria dysenterica*, common nettle *Urtica dioica*, greater plantain *Plantago major* and self-heal *Prunella vulgaris*.

J1.2 Amenity grassland

Amenity grassland is present in the west of the site. The sward is dominated by Yorkshire fog *Holcus lanatus* and perennial rye grass *Lolium perenne*. Other recorded species include creeping thistle *Cirsium arvense*, creeping buttercup *Ranunculus repens*, broadleaved dock *Rumex obtusifolius*, white clover *Trifolium repens*, red clover *Trifolium pratense*, common ragwort *Senecio jacobaea*, common sorrel *Rumex acetosa*, self-heal *Prunella vulgaris* and bristly ox-tongue *Helminthotheca echioides*.

J1.4 Introduced shrub

Many ornamental species are present within the amenity grassland area. Species present include pampas grass *Cortaderia* sp., lavender *Lavandula* sp., wisteria *Wisteria* sp., and rose *Rosa* spp.

J2.1.1 Native species-rich hedge, intact

All hedgerows within the site fall within this category. The hedge on the eastern border of the improved grassland field includes species such as dogwood *Cornus sanguinea*, wild privet *Ligustrum vulgare*, hawthorn *Crataegus monogyna* and hazel *Corylus avellana*. The ground flora species recorded include soft rush *Juncus effusus*, bristly ox-tongue *Helminthotheca echioides*, creeping bent *Agrostis stolonifera*, common couch *Elytrigia repens*, common fleabane *Pulicaria dysenterica*, cow parsley *Anthriscus sylvestris* and black medick *Medicago lupulina*.

A hedge separating the amenity and improved grasslands in the centre of the site is comprised of species such as blackthorn *Prunus spinosa*, rose *Rosa* spp., dogwood *Cornus sanguinea* and several non-native shrub species. The ground flora species include common nettle *Urtica dioica*, common fleabane and bristly ox-tongue.

J2.4 Fence

Fencing is present throughout the site.

J2.6 Dry ditch

A dry ditch is present in the north-east of the site. Bristly ox-tongue *Helminthotheca echioides* dominates this feature. Other species recorded include common nettle *Urtica dioica*, creeping thistle *Cirsium arvense*, Yorkshire fog *Holcus lanatus* and curled dock *Rumex crispus*.

J3.6 Buildings

A house and associated outbuildings are present within the site.

J4 Hardstanding and bare ground

An area of hardstanding use as a driveway and for parking is present within the site.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features some species rich hedgerow.
<i>Rare and scarce plants</i>	The site is considered unlikely to support rare or scarce plant species.

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<i>Rare and scarce invertebrates</i>	<p>A small number of invertebrate species were returned with the data search, including moths and butterflies.</p> <p>The site is considered unlikely to support rare or scarce invertebrates.</p>
<i>Amphibians including great crested newts</i>	<p>There are no records of great crested newt within 500m of the site.</p> <p>Much of the habitat on site (hedgerow, woodland, scrub, grassland) is suitable for this group and there are several ponds in the local area, including to the north and east of the major roads. The presence of amphibians, including great crested newt cannot be ruled out.</p>
<i>Reptiles</i>	<p>Records of adder, slow worm and grass snake exist within 500m of the site.</p> <p>The following habitats are suitable for this species group: hedgerow, woodland, scrub, grassland; and presence on site is likely.</p>
<i>Breeding/Wintering birds</i>	<p>The hedgerow, scrub and woodland habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	<p>The woodland, scrub and hedgerows have potential to support dormouse.</p>
<i>Aquatic mammals including water vole and otter</i>	<p>The site is unlikely to support these species.</p>
<i>Terrestrial mammals including badger</i>	<p>No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.</p>
<i>Bats (roosting potential)</i>	<p>Some of the trees on site may be of sufficient size, or age, or have structural features which are suitable for roosting bats.</p> <p>The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the existence of an on-site roost in this, or the associated outbuildings, cannot be ruled out.</p>
<i>Bats (foraging and commuting)</i>	<p>The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.</p>

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Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principle has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Possible	Moderate Adverse
<i>Habitats</i>	Lower	Parish	Minor Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	X
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

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Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The plantation woodland and scrub habitats should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows and the ditch.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Retention and enhancement of the ditch through sensitive re-profiling.
- Creation of a new wildlife pond in a secluded corner of the site away from the main roads.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.

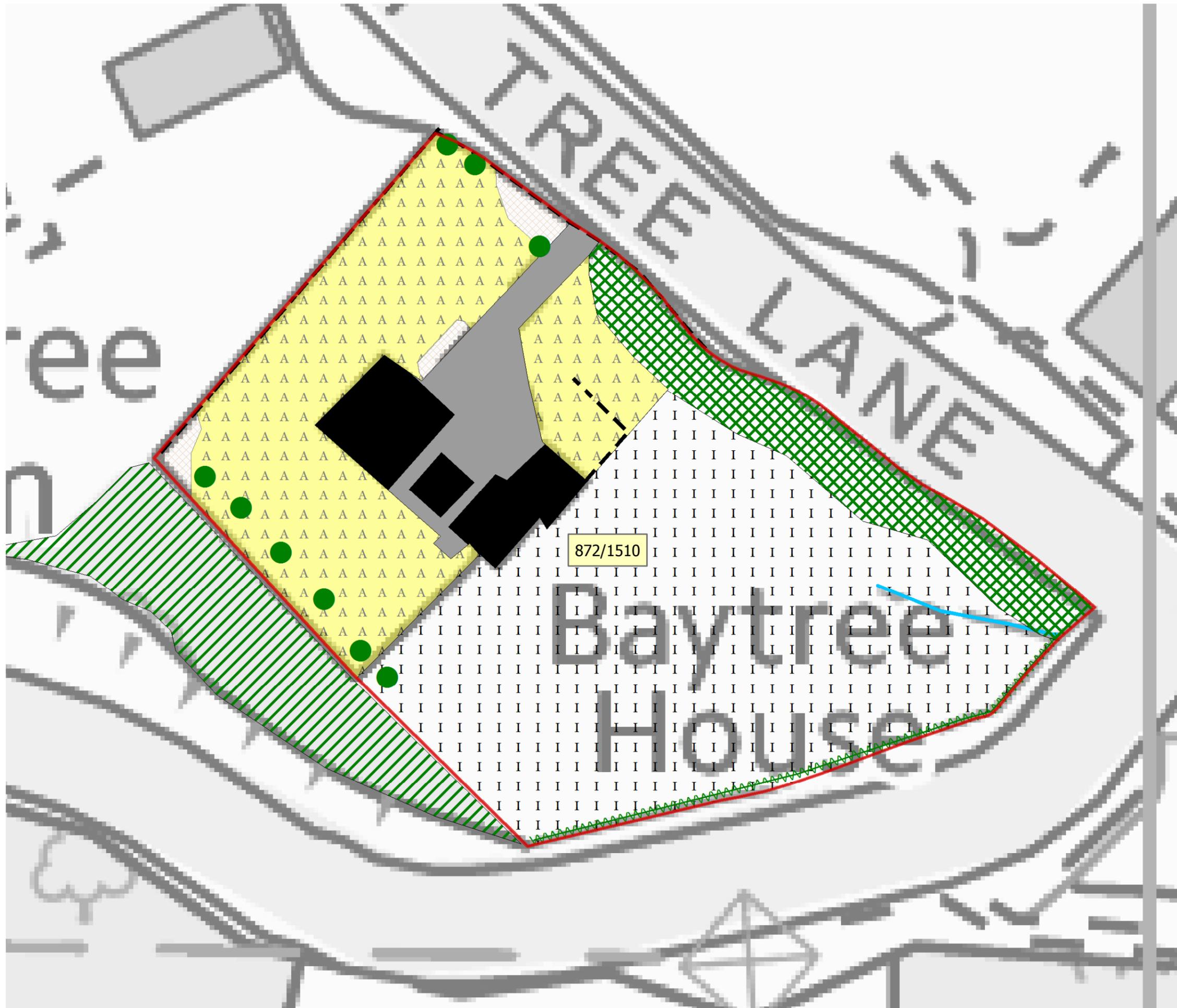
872/1510 Bay Tree House, Bay Tree Lane

- Enhancements to the retained plantation woodland habitat, including thinning out any non-native deciduous tree species, and replacement planting with native species.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

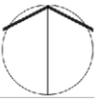
High	Medium	Low	Negligible



L16418 Hailsham Area Action Plan
Hailsham South
872/1510 Bay Tree House, Bay Tree Lane

Phase 1 Habitat Survey

Figure 872/1510/E01
1: 500@A3



November 2016



882/1310 Land to the northwest side of Coldthorn Lane

Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate. The east boundary is formed by the Summerhill Lane. Surrounding land use is dominated by extensive woodland to the north and west and small farms.

The site includes two open fields with no buildings present.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	500m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	Adjacent	N	A large number of ancient woodlands lie within 2km of the site, including adjacent to the northern boundary of the site.
Coastal and floodplain grazing marsh Priority Habitat	400m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.

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Deciduous woodland Priority Habitat	Adjacent	N	A large number of deciduous woodlands lie within 2km of the site, including adjacent to the northern boundary of the site.
Traditional orchard Priority Habitat	300m (nearest)	Various	Five traditional orchards lie within 2km of the site, with the nearest located north of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (frogbit, box, yellow vetch *Arum italicum* subsp. *neglectum*)
- Reptiles (slow worm, common lizard, grass snake, adder)
- Birds (hobby, red kite, swallow, lesser spotted woodpecker, yellow wagtail)
- Invertebrates (white admiral, pearl-bordered fritillary, and small heath butterflies; centre-barred sallow, Webb's wainscot, dusky thorn and feathered gothic moth)
- Mammals (Natterer's bat, noctule, serotine, brown-long eared bat, common pipistrelle, soprano pipistrelle)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; Red valerian, hybrid bluebell, winter heliotrope, variegated yellow archangel, montbretia

Setting and green infrastructure

The site lies in a strongly rural setting near to deciduous woodland and Coldthorn and Bolney's Woods. There is a well-developed green infrastructure network comprising boundary hedgerows and interspersed trees connecting to local areas of deciduous woodland. The surrounding landuse is a mixture of small farms and deciduous woodland.

The site consists of two open fields with moderate to well established boundary hedges.

There are an estimated 8 ponds within the search area. There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Grassland areas are managed through sheep-grazing. Hedgerows are well managed along Summerhill Lane and the north boundary with Davmau Farm, but otherwise overgrown.

Habitat Description

Figure 882/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A2.1 Dense/continuous scrub

There is one area of dense scrub within the site, located in the smaller northern field adjacent to the boundary with the larger southern field. Blackthorn *Prunus spinosa* is dominant with a small amount of blackcurrant

882/1310 Land to the northwest side of Coldthorn Lane

Ribes nigrum. Other species present include male fern *Dryopteris filix-mas*, willowherb *Epilobium* sp., and creeping thistle *Cirsium arvense*.

A2.2 Scattered scrub

Towards the northern corner of the southern larger field, adjacent to the north east field border, blackthorn *Prunus spinosa* and great willowherb *Epilobium hirsutum* occur.

B2.2 Semi-improved neutral grassland

Both fields comprise grassland of this category, and have similar species composition. No particular grass species has clear dominance. Those present include perennial ryegrass *Lolium perenne* and Yorkshire fog *Holcus lanatus*. Red fescue *Festuca rubra* also occurs. Associated forbs include common bird's foot trefoil *Lotus corniculatus*, common sorrel *Rumex acetosa*, creeping buttercup *Ranunculus repens*, meadow buttercup *Ranunculus acris*, creeping thistle *Cirsium arvense*, dogwood *Cornus sanguinea*, selfheal *Prunella vulgaris*, common ragwort *Senecio jacobaea*, yarrow *Achillea millefolium*, white clover *Ranunculus repens*, and meadow vetchling *Lathyrus pratensis*.

C1.1 Bracken - continuous

There is one area of continuous bracken *Pteridium aquilinum* located towards the southern corner of the large field, adjacent to the south west boundary.

J2.1.1 Native species-rich hedge, intact

The south eastern boundary of the site, which lies adjacent to Coldthorn Lane comprises hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, ash *Fraxinus excelsior*, field maple *Acer campestre*, spindle *Euonymus europaeus*, and oak *Quercus robur*, with no clear dominance of any one species. Hedgebase flora comprises common bent *Agrostis capillaris*, creeping bent *Agrostis stolonifera*, hogweed *Heracleum spondylium*, and bramble *Rubus fruticosus* agg.

J2.1.2 Species-poor hedge

The eastern boundary of the larger southern field comprises predominantly hawthorn *Crataegus monogyna*, with field maple *Acer campestre*. Hedgebase flora comprises creeping bent *Agrostis stolonifera* and meadow vetchling *Lathyrus pratensis*. The north eastern boundary of the smaller northern field comprises hawthorn, blackthorn *Prunus spinosa*, and field maple *Acer campestre*. Similar species are also found in the adjoining southeastern boundary of this field, with additional species including common couch *Elytrigia repens*, and the southwest boundary, where nettle *Urtica dioica* additionally occurs.

J2.3.1 Native species-rich hedge with trees

The northwest boundary of the larger southern field comprises predominantly ash *Fraxinus excelsior*. Other trees present include crack willow *Salix x fragilis*, oak *Quercus robur*, and field maple *Acer campestre*. Structurally, the hedgerow comprises hazel *Corylus avellana*, blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, field maple, oak, and elm *Ulmus* spp. Hedgebase flora includes cleavers *Galium aparine*, cock's foot *Dactylis glomerata*, black bryony *Tamus communis*, bramble *Rubus fruticosus* agg., nettle *Urtica dioica*, and ivy *Hedera helix*.

The southwest boundary of this field features sycamore *Acer pseudoplatanus*, field maple, and oak trees. Structurally, species present include blackthorn, hawthorn, field maple, holly *Ilex aquifolium*, spindle *Euonymus europaeus*, and hazel.

J2.3.2 Species-poor hedge with trees

The northwest boundary of the northern smaller field features ash *Fraxinus excelsior*, crack willow *Salix x fragilis*, and field maple *Acer campestre* trees. Structural species include blackthorn *Prunus spinosa*, field maple, and hazel *Corylus avellana*. Bramble *Rubus fruticosus* agg. is also present.

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Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich grassland and hedgerow habitats.
<i>Rare and scarce plants</i>	The site habitats are considered unlikely to support uncommon plant species.
<i>Rare and scarce invertebrates</i>	A small number of invertebrate species were returned with the data search, including moths, butterflies. The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	There are no records of great crested newt within 1km of the site. Some of the habitat on site (scrub, hedge bases) is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of common lizard, slow worm, adder and grass snake exist within 1km of the site. The following habitats are suitable for this species group: scrub, hedge bases; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow habitats are likely to support nesting birds. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	The mature hedgerows have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The site has no potential to support these species.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats. Detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.

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Bats (foraging and commuting)

The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	Moderate Adverse
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X

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Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.

882/1310 Land to the northwest side of Coldthorn Lane

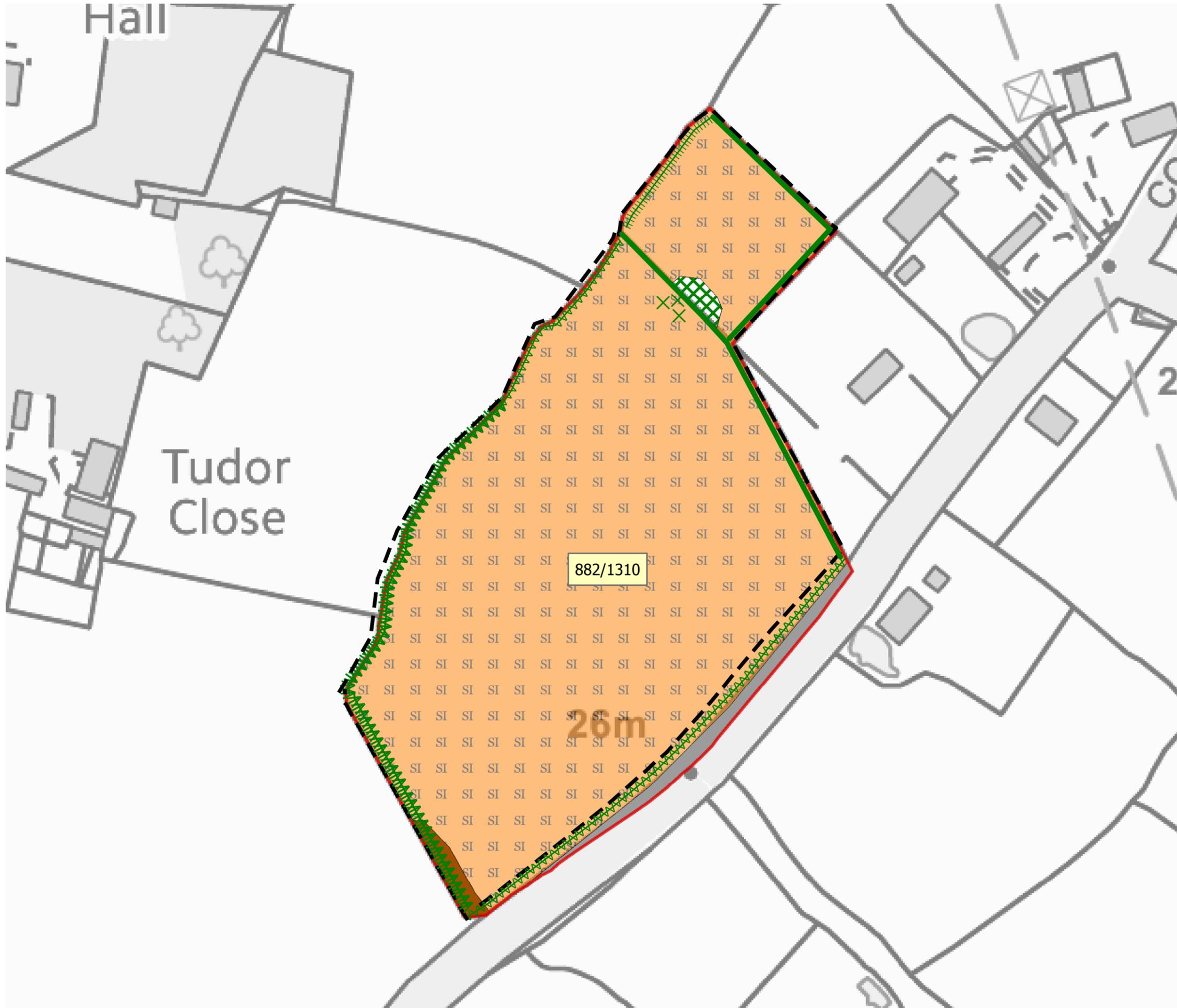
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

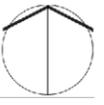
Locations of features indicative only



L16418 Hailsham Area Action Plan
 Hailsham South
 882/1310 Land on northwest side of
 Coldthorn Lane

Phase 1 Habitat Survey

Figure 882/1310/E01
 1:1250@A3



November 2016



890/1310 Coldthorn Cottage, Coldthorn Lane

Ecological Assessment

Site overview

The site is situated in a rural wooded area between the towns of Hailsham and Polegate, the east boundary is formed by the Coldthorn Lane, the north boundary is part of Coldthorn Wood. Surrounding land use is dominated by extensive woodland to the north and west and small farms.

The site includes an elongated strip of woodland and a residential dwelling and outbuilding with an open backyard area.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 1km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	450m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	On site		Seven named ancient or semi-natural woodlands lie within 1km of the site, including woodland on the site itself; Coldthorn Wood.

890/1310 Coldthorn Cottage, Coldthorn Lane

Coastal and floodplain grazing marsh Priority Habitat	390m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensey Levels.
Deciduous woodland Priority Habitat	Adjacent		A large number of deciduous woodlands lie within 1km of the site, including habitat on the site itself.
Traditional orchard Priority Habitat	100m (nearest)	Various	A number of traditional orchards are indicated as present within 1km of the site.

Ecological baseline: protected species

A small number of records were returned, including some of the following:

- Plants (box)
- Reptiles (adder, grass snake)
- Invertebrates (White admiral butterfly; Webb's wainscot, dusky thorn and feathered gothic moths)
- Mammals (Natterer's bat, brown-long eared bat, pipistrelle sp.)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

Non non-native species records were returned for the search area however the non-native species *Rhododendron* sp. was recorded in the woodland during the Phase 1 survey.

Setting and green infrastructure

The site lies in a strongly rural setting adjacent to Coldthorn and Bolney's Woods. There is a strong green infrastructure network with direct connection to deciduous woodland. The surrounding landuse is a mixture of small farms and deciduous woodland.

The site includes a farmhouse (Davmau Farm), outbuildings and a back garden semi-enclosed by hedges and including a sliver of woodland which appears to be part of Coldthorn (Ancient and Semi-natural) Wood.

There are an estimated 7 ponds within the search area. There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Grassland areas of the site are used as garden space, and are frequently mown. All hedgerows are frequently managed. The woodland at the north appears not to be under any scheme of management.

Habitat Description

Figure 890/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

The north of the site constitutes a strip of broad-leaved semi-natural woodland. Oak *Quercus robur* (mainly mature) is dominant. Others trees and shrubs present include ash *Fraxinus excelsior*, hornbeam *Carpinus betulus*, and field maple *Acer campestre* with hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, holly *Ilex*

890/1310 Coldthorn Cottage, Coldthorn Lane

aquifolium, wild privet *Ligustrum vulgare*, field rose *Rosa arvensis*, dog rose *Rosa canina*, spindle *Euonymus europaeus*, and redcurrant *Ribes sanguineum* in the shrub layer.

Groundflora is dominated by bramble *Rubus fruticosus* agg. Other species present include greater stitchwort *Stellaria holostea*, wood avens *Geum urbanum*, cow parsley *Anthriscus sylvestris*, herb robert *Geranium robertianum*, wood dock *Rumex sanguineum*, cock's foot *Dactylis glomerata*, wood false brome *Brachypodium sylvaticum*, nettle *Urtica dioica*, male fern *Dryopteris filix-mas*, primrose *Primula vulgaris*, bluebell *Hyacinthoides non-scripta*, ivy *Hedera helix*, wood sedge *Carex sylvatica*, bracken *Pteridium aquilinum*, enchanter's nightshade *Circaea lutetiana*, honeysuckle *Lonicera periclymenum*, nipplewort *Lapsana communis*, creeping soft grass *Holcus mollis*, pendulous sedge *Carex pendula*, ground ivy *Glechoma hederacea*, stinking iris *Iris foetidissima*. The non native species *Rhododendron* sp. is also present. This is an ancient woodland site.

A3.1 Scattered broadleaved trees

Within the garden area west of the residential building apple *Malus pumila* trees are present.

J1.2 Amenity grassland

The majority of the south of the site comprises a garden lawn. Perennial ryegrass *Lolium perenne* is dominant. Yorkshire fog *Holcus lanatus* is also present. Associated forbs include white clover *Trifolium repens*, creeping buttercup *Ranunculus repens*, selfheal *Prunella vulgaris*, dandelion *Taraxacum* agg., daisy *Bellis perennis*, bugle *Ajuga reptans*, and common bird's foot trefoil *Lotus corniculatus*. Beyond the hedge at the eastern boundary, adjacent to Coldthorne Lane, additional species include silverweed *Potentilla anserina*, creeping cinquefoil *Potentilla reptans*, ribwort plantain *Plantago lanceolata*, and yarrow *Achillea millefolium*.

J1.4 Introduced shrub

There are several ornamental shrubberies at the south of the site within the garden amenity area.

J2.1.1 Native species-rich hedge, intact

The southern half of the east boundary features a hedgerow of this category. Blackthorn *Prunus spinosa* is dominant. Other structural species include hazel *Corylus avellana*, holly *Ilex aquifolium*, field maple *Acer campestre*, hawthorn *Crataegus monogyna*, oak *Quercus robur*, and ash *Fraxinus excelsior*. Hedgebase flora includes ivy *Hedera helix* and ground ivy *Glechoma hederacea*.

J2.1.2 Species-poor hedge

The western and southern site boundaries surrounding the garden amenity grassland feature hedgerows of this category. Structurally the hedgerow constitutes wild privet *Ligustrum vulgare*, hawthorn *Crataegus monogyna*, and ash *Fraxinus excelsior*. Hedgebase flora comprises bindweed *Calystegia* sp., bramble *Rubus fruticosus* agg, and ivy *Hedera helix*.

J2.4 Fence

Wooden fencing, as well as barbed wire and chain link fence types are used within the site.

J3.6 Buildings

Towards the south east of the site there is a residential building and two associated outhouses. There is also a greenhouse within the southern garden amenity grassland area towards its west.

J4 Hardstanding and bare ground

Hardstanding occurs at the east of the site as an entrance trackway and car parking area. This is generally well maintained with minimal vegetation present excepting small amounts of petty spurge *Euphorbia peplis* and dandelion *Taraxacum* agg.

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Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are some older trees in the woodland area.
<i>Notable site habitats</i>	The site features ancient broadleaved woodland and species rich hedgerow habitats.
<i>Rare and scarce plants</i>	A number of uncommon plant species including woodland indicator species were recorded during the Phase 1 survey.
<i>Rare and scarce invertebrates</i>	A small number of invertebrate species were returned with the data search, including moths, butterflies. The site is considered to have potential to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	There are no records of great crested newt within 1km of the site. Much of the habitat on site is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of adder and grass snake exist within 1km of the site. The following habitats are suitable for this species group: hedgerow, woodland; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow and woodland habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The presence of, and proximity to high quality bird nesting and foraging habitat (ancient woodland) means that the presence of less common species cannot be ruled out. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	The woodland and mature hedgerows have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The site has no potential to support these species.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.

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<i>Bats (roosting potential)</i>	<p>A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats.</p> <p>The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the existence of an on-site roost in this, or the associated outbuildings, cannot be ruled out.</p>
<i>Bats (foraging and commuting)</i>	<p>The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.</p>

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Major Adverse	Probable	Major Adverse
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	Moderate Adverse
<i>Veteran trees</i>	Unknown	Unknown			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	Unknown	Unknown			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓

890/1310 Coldthorn Cottage, Coldthorn Lane

Invertebrate survey	April to September (depending upon species)	✓
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The woodland habitats should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such

890/1310 Coldthorn Cottage, Coldthorn Lane

habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- Enhancements to the retained woodland habitat, including thinning out non-native deciduous tree and shrub species and allowing natural regeneration with native species; and allowing the woodland to extend through natural regeneration into part of the grassland area.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible

Locations of features indicative only



L16418 Hailsham Area Action Plan
Hailsham South
890/1310 Coldthorn Cottage, Coldthorn Lane

Phase 1 Habitat Survey

Figure 890/1310/E01
1:1000@A3



November 2016



891/1510 Land at Stockhall Farm, Summerhill Lane

Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate close to and just east of the A22. Surrounding land use is dominated by small farms and extensive woodland to the north and west.

The site includes a single small field attached to a separate area that includes a residential dwelling and some outbuildings buildings including a substantial shed. A high voltage power line crosses the eastern tip of the site.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 1km

Sites of local importance and protected and/or notable species: 500m

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

None

Sites of national importance

None

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	460m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Ancient Woodland	180m (nearest)	NE	Eight named ancient and/or semi-natural woodlands lie within 1km of the site including two immediately adjacent to the site boundary.
Deciduous woodland Priority Habitat	180m (nearest)	Various	A large number of deciduous woodlands lies within 1km of the site, with this habitat type

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			found immediately adjacent to the north and east.
Coastal and floodplain grazing marsh Priority Habitat	570m	East	This habitat type is found extensively within the surrounding landscape, including Pevensey Levels.
Traditional Orchard Priority Habitat	180m (nearest)	Various	A number of small orchards are indicated as present within the search area.
Summerhill Lane Notable Road Verge	Adjacent	-	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.

Ecological baseline: protected species

A small number of records were returned, comprising the following:

- Plants (box, yellow vetch)
- Reptiles (adder, grass snake)
- Invertebrates (white admiral and small heath butterflies;)
- Mammals (brown-long eared bat, pipistrelle sp.)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

No non-native species records were available for the site or search radius. The presence of non-native species cannot however be discounted on this basis.

Setting and green infrastructure

The site lies in a strongly rural landscape dominated by woodland with a strong green infrastructure network. The surrounding landuse is a mixture of small farms and deciduous woodland. The site consists of two enclosures, one an open field and the other developed to include a house and outbuildings.

The field boundary is bordered on two sides by thick hedgerow and trees, the occupied enclosure is partially enclosed by well managed garden hedges with interspersed trees. Coldthorn and Bolneys Woods which are extensive areas of Ancient and Semi-natural deciduous woodland lie just north of the site and are linked to it by hedgerows forming field boundaries.

There are an estimated 10 ponds within the search area.

There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Much of this site is comprised of amenity and improved grassland. The sward within the amenity grassland is very short and is regularly mown. The hedgerows are well-managed.

The improved grassland does not appear to be overgrazed. There are several large patches of tall ruderal vegetation within this section of the site.

Habitat Description

Figure 891/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

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A2.2 Scattered scrub

Along the western border of the amenity grassland, scattered scrub is present and includes species such as bramble *Rubus fruticosus* agg., hawthorn *Crataegus monogyna*, holly *Ilex aquifolium*, and blackthorn *Prunus spinosa* over an understorey of grassland vegetation as B4 with ivy *Hedera helix* and nettle *Urtica dioica*.

A3.1 Scattered broadleaved trees

Weeping willow *Salix x sepulcralis* are present within the site.

A3.2 Scattered coniferous trees

Conifers are present throughout the site, including along the northeast border of the amenity grassland.

B4 Improved grassland

The north-west section of the site is comprised of this habitat. The sward is dominated by creeping bent *Agrostis stolonifera* with other species recorded including common bent *Agrostis capillaris*, timothy *Phleum pratensis*, perennial ryegrass *Lolium perenne*, and small quantities of sweet vernal grass *Anthoxanthum odoratum* and soft rush *Juncus effusus*. There are few associated forbs but those present include common ragwort *Senecio jacobaea*, creeping thistle *Cirsium arvense*, curled dock *Rumex crispus*, broadleaved dock *Rumex obtusifolius*, common nettle *Urtica dioica* and common sorrel *Rumex acetosa*.

C3.1 Tall ruderal

Within the improved grassland field, there are several patches of tall ruderal vegetation. The patch associated with the garden waste pile is dominated by common nettle *Urtica dioica*. The most northern patch is dominated by creeping thistle *Cirsium arvense* with common nettle.

J1.2 Amenity grassland

Within the amenity grassland surrounding the house, the sward is dominated by perennial ryegrass *Lolium perenne*. Other species were recorded such as greater plantain *Plantago major*, creeping buttercup *Ranunculus repens*, daisy *Bellis perennis*, self-heal *Prunella vulgaris*, white clover *Trifolium repens*, creeping cinquefoil *Potentilla reptans*, dandelion *Taraxacum* agg., common sorrel *Rumex acetosa* and silverweed *Potentilla anserina*.

J1.4 Introduced shrub

Many ornamental species are present within the amenity grassland.

J2.1.1 Native species-rich hedge, intact

The northeastern boundary hedge of the amenity grassland contains species such as plum *Prunus* spp., wild privet *Ligustrum vulgare*, blackthorn *Prunus spinosa*, elm *Ulmus* sp., hawthorn *Crataegus monogyna*, Leyland cypress x *Chamaecyperis leylandii*, oak *Quercus robur* and ash *Fraxinus excelsior*. The ground flora is dominated by false brome *Brachypodium sylvaticum*.

The south-western border of the improved grassland field also fits into this hedgerow category. Species present here include field maple *Acer campestre*, hawthorn, blackthorn, elm and ash.

J2.1.2 Species-poor hedge

Most of the hedgerow surrounding the amenity grassland are species-poor hedges. The southern border of the amenity grassland, which borders a neighbouring garden, is solely conifer with bindweed *Calystegia* sp. and common nettle *Urtica dioica* dominating the ground flora. Other hedges within this category contain elm *Ulmus* sp., hawthorn *Crataegus monogyna* and spindle *Euonymus europaeus* with ivy *Hedera helix* as a climber.

J2.3.1 Native species-rich hedge with trees

The north-western border of the site, within the improved field, falls into this category and appears unmanaged. Hedge species present include elm *Ulmus* sp., blackthorn *Prunus spinosa*, field maple *Acer campestre*, hawthorn *Crataegus monogyna* and ash *Fraxinus excelsior* with scramblers and climbers such as bramble *Rubus fruticosus* agg and bindweed *Calystegia* sp. The trees are oak *Quercus robur* and ash. The ground flora is dominated by common nettle *Urtica dioica*.

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J2.4 Fence

Fencing is present; marking some of the site boundaries.

J3.6 Buildings

A house and associated outbuildings is present within the site.

J4 Hardstanding and bare ground

Hardstanding is associated with the buildings and site access.

Target Notes

1	Vegetable patch
2	Compost heap

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow.
<i>Rare and scarce plants</i>	The site is considered unlikely to support rare or scarce plants.
<i>Rare and scarce invertebrates</i>	The site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Some of the habitat on site is suitable for this group (hedge bases and scrub) and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of adder and grass snake exist within 1km of the site. The following habitats are suitable for this species group: hedgerow, scrub; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	The mature hedgerows have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	The site habitats would not support these species.

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<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats. The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the existence of an on-site roost in this, or the associated outbuildings, cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	N/A	N/A			
<i>Sites of national importance</i>	N/A	N/A			
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	Moderate Adverse
<i>Habitats</i>	Lower	Parish	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	N/A	N/A			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

891/1510 Land at Stockhall Farm, Summerhill Lane

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	X
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.

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- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDS features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

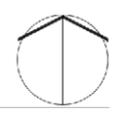
High	Medium	Low	Negligible



L16418 Hailsham Area Action Plan
Hailsham South
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Phase 1 Habitat Survey

Figure 891/1510/E01
1: 500@A3



November 2016



895/1310 Davmau Farm, Coldthorn Lane

Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate, the west boundary is adjacent to a small residential/ commercial settlement alongside the A22. Surrounding land use is dominated by extensive woodland to the north and west, and small farms.

The site is a single open enclosure crossed by a power line with a pylon in the eastern quarter. There are no buildings or improvement present.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 2km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels Ramsar	1.5km	E	Pevensey Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensey Levels Special Area of Conservation (SAC)	1.5km	E	Pevensey Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels SSSI	1.5km	E	Pevensey Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and invertebrates, in

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addition to over 1% of the total British population of wintering lapwings.

Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	230m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	Adjacent	N	Twelve named ancient and semi-natural woodlands lie within 2km of the site, including adjoining the northern site boundary.
Coastal and floodplain grazing marsh Priority Habitat	500m	E	This habitat type is found close to the site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	Adjacent	N	A large number of deciduous woodlands lie within 2km of the site.
Traditional orchard Priority Habitat	330m (nearest)	Various	Five traditional orchards lie within 1km of the site, with the nearest being adjacent to the north of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (spiked rampion, lesser quaking-grass, large-leaved lime, hairlike pondweed, galingale, box, frogbit, French oat-grass, broad-leaved spurge)
- Amphibians and reptiles (great crested newt, common lizard, slow worm, grass snake, adder)
- Birds (hobby, turtle dove, red kite, raven, yellow wagtail, kingfisher, swift, grey heron, hawfinch, lesser spotted woodpecker, common crossbill, snipe, osprey, firecrest, barn owl)
- Invertebrates (a number of butterflies including wall, white admiral, grizzled skipper, small heath and pearl-bordered fritillary; many moth species, including cinnabar, mottled rustic, lackey and buff ermine; little whirlpool ram's-horn snail, large-mouthed valve snail, pea mussel *Pisidium pseudosphaerium* and the shining ram's-horn; the beetle *Leptura quadrifasciata*; scarce chaser dragonfly; Roesel's bush-cricket, woodland grasshopper; true bug *Corizus hyoscyami*; true fly *Volucella inanis*)
- Mammals (hedgehog, dormouse, water vole, common pipistrelle, soprano pipistrelle, serotine, noctule bat, brown long-eared bat, Natterer's bat)
- Fish (European eel)

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Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, rhododendron, winter heliotope, three-cornered garlic, Japanese knotweed, fringed water-lily, Himalayan cotoneaster, Japanese rose, New Zealand pigmyweed, giant knotweed
- Invertebrates; harlequin ladybird, horse-chestnut leaf miner
- Mammals; American mink

Setting and green infrastructure

The site lies in a strongly rural landscape dominated by woodland with a strong green infrastructure network. The surrounding landuse is a mixture of small farms, deciduous woodland and minor development along the A22 corridor. The site is an open field with no internal hedges or buildings.

Field boundaries on the periphery of the site are marked by strong mature hedges with mature trees and/ or deciduous woodland. The north boundary is formed by Coldthorn and Bolneys Woods which together form a large area of Ancient and Semi-natural deciduous woodland to the north of the site. East of the A22 Folkington Wood and Abbot's Wood/ Wilmington Wood form another area of extensive similar woodland.

There are an estimated 7 ponds within the search area, and a drainage ditch on the south side of the site.

There are no ponds on site but one very close to the site boundary on the east side.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Both large grassland areas within the site are managed through sheep-grazing. The more southern field is also alpaca-grazed. The garden areas associated with the residence at the very south of the site is mown. All hedgerows within the site are frequently maintained.

Habitat Description

Figure 895/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

There are two off-site woodlands that are situated adjacent to the site, one south west and one to the north, the latter being Ancient Woodland. At the south west, tree species at the periphery include predominantly oak *Quercus robur*, most of which is mature. Other species include ash *Fraxinus excelsior*, field maple *Acer campestre*, and hornbeam *Carpinus betulus*. To the north, species also include oak, again, most of which is mature. Other species present here include ash and field maple. Shrub layer and ground floor species protrude into the field edge in the north of the site and include spindle *Euonymus europaeus*, dog rose *Rosa canina*, bramble *Rubus fruticosus* agg., holly *Ilex aquifolium*, and wood dock *Rumex sanguineus*.

A2.1 Dense/continuous scrub

There is one patch of dense scrub within the site, located at the west adjacent to the western boundary. Bramble *Rubus fruticosus* agg. is dominant. Other species present include blackthorn *Prunus spinosa*, and juvenile oak *Quercus robur*, with wood dock *Rumex sanguineus*, nettle *Urtica dioica*, creeping thistle *Cirsium arvense*, and creeping bent *Agrostis stolonifera*.

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A2.2 Scattered scrub

There are several areas of scattered scrub within the site, all of which occur along site boundaries or field borders.

The northern border of the southern section of the site, includes bramble *Rubus fruticosus* agg., dog rose *Rosa canina*, juvenile oak *Quercus robur*, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, ivy *Hedera helix*, and grey willow *Salix cinerea*.

The northern boundary of the site, beyond which a woodland occurs, features bramble, European gorse *Ulex europaeus*, spindle *Euonymus europaeus*, and honeysuckle *Lonicera periclymenum*. The eastern boundary of the larger northern field comprises holly *Ilex aquifolium*, hawthorn, honeysuckle, bramble, dog rose *Rosa canina*, and spindle. The western boundary of this field features hawthorn, blackthorn, and dog rose.

A3.1 Scattered broadleaved trees

Scattered trees present along the northern border of the southern section of the site include ash *Fraxinus excelsior*, grey willow *Salix cinerea*, and field maple *Acer campestre*. The western boundary of the larger northern field comprises a small central area of ash, and mature oak. On the other side, the eastern boundary comprises hornbeam *Carpinus betulus* and oak. Within the garden amenity area at the southern corner of the site, apple *Malus pumila* trees are present adjacent and to the west of the entrance trackway.

A3.2 Scattered coniferous trees

There is one example of a conifer tree on the western and eastern boundaries of the larger northern field. Several juvenile leyland cypress *x Chamaecyperis leylandii* occur in a line immediately north of the southern area of buildings and are enclosed by fencing.

B2.2 Semi-improved neutral grassland

The larger northern field comprises grassland of this category. No particular grass species has clear dominance. Species present include creeping bent *Agrostis stolonifera*, common bent *Agrostis capillaris*, sweet vernal grass *Anthoxanthum odoratum*, meadow barley *Hordeum secalinum*, crested dog's tail *Cynosurus cristatus*, Yorkshire fog *Holcus lanatus*, cock's foot *Dactylis glomerata*, and timothy *Phleum pratense*. Red fescue *Festuca rubra* also occurs. Associated forbs include red clover *Trifolium pratense*, white clover *Trifolium repens*, meadow buttercup *Ranunculus acris*, creeping buttercup *Ranunculus repens*, common sorrel *Rumex acetosa*, creeping cinquefoil *Potentilla reptans*, horsetail *Equisetum* sp, and meadow vetchling *Lathyrus pratensis*. Soft rush *Juncus effusus* is common along the southern margin.

B4 Improved grassland

The southern field comprises improved grassland. Creeping bent *Agrostis stolonifera* is dominant. Other grasses present include Yorkshire fog *Holcus lanatus*, timothy *Phleum pratense*, meadow barley *Hordeum secalinum*, and crested dogstail *Cynosurus cristatus*. Soft rush *Juncus effusus* also occurs. Associated forbs include broad-leaved dock *Rumex obtusifolius*, with creeping thistle *Cirsium arvense* and nettle *Urtica dioica* at the field margins.

C3.1 Tall ruderal

There are two areas of ruderal-dominated species. The southern section of the eastern boundary of the larger northern field is dominated by nettle *Urtica dioica*. Adjacent to Coldthorne Lane, two areas are dominated by creeping thistle *Cirsium arvense*, with nettle.

J1.2 Amenity grassland

The southern corner where the residence and associated buildings occur, features small sections of garden amenity grassland. In each case perennial ryegrass *Lolium perenne* is dominant. Yorkshire fog *Holcus lanatus* and red fescue *Festuca rubra* also occur. Associated forbs include dandelion *Taraxacum* agg., yarrow *Achillea millefolium*, daisy *Bellis perennis*, bristly oxtongue *Helminthotheca echioides*, white clover *Trifolium repens*, greater plantain *Plantago major*, silverweed *Potentilla reptans*, and creeping buttercup *Ranunculus repens*.

J2.1.1 Native species-rich hedge, intact

The southern boundary of the site, which runs adjacent to Coldthorne Lane, features a hedgerow comprising elder *Sambucus nigra*, elm *Ulmus* sp., hazel *Corylus avellana*, ash *Fraxinus excelsior*, field maple *Acer*

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campestre, sycamore *Acer pseudoplatanus*, and blackthorn *Prunus spinosa*. Structurally the hedge has no obvious dominance of a particular species. Hedgebase species include nettle *Urtica dioica*, creeping thistle *Cirsium arvense*, bramble *Rubus fruticosus* agg., honeysuckle *Lonicera periclymenum*, hedge bindweed *Calystegia sepium*, dog rose *Rosa canina*, wood dock *Rumex sanguineum*, and common ragwort *Senecio jacobaea*.

J2.1.2 Species-poor hedge

Adjacent east of the entrance trackway at the southern corner of the site, a conifer hedge occurs.

J2.4 Fence

Barbed wire constitutes the sole fence type used within the site.

J2.6 Dry ditch

Almost the entire length of the southern boundary of the larger northern field features a dry ditch. This continues eastwards and involves the full extent of the northern boundary of the southern field. Associated species include soft rush *Juncus effusus*, nettle *Urtica dioica*, wood dock *Rumex sanguineum*, great willowherb *Epilobium hirsutum*, common couch *Elytrigia repens*, bittersweet *Solanum dulcamara*, and bindweed *Calystegia* sp. Beside the woodland area to the southwest, species present also include hart's tongue *Asplenium scolopendrium*, soft shield fern *Polystichum setiferum*, and hairy brome *Bromopsis ramosus*.

J3.6 Buildings

A residential property, small storage shed, and small barn occur towards the southern corner of the site.

J4 Hardstanding and bare ground

Hardstanding occurs at the very southern corner of the site as a small strip of entrance trackway. It is frequently used so devoid of vegetation.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow and grassland habitats.
<i>Rare and scarce plants</i>	The presence of less commonly occurring species such as soft shield fern suggests that further botanical interest may be present.
<i>Rare and scarce invertebrates</i>	A small number of invertebrate species were returned with the data search however the site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Much of the habitat on site (grassland, hedge base) is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of common lizard, slow worm, adder and grass snake exist within 2km of the site.

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	The following habitats are suitable for this species group: hedgerow, field margins, scrub; and presence on site is likely.
<i>Breeding/Wintering birds</i>	<p>The hedgerow and scrub habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible.</p> <p>The presence of, and proximity to high quality bird nesting and foraging habitat (woodland and pasture) means that the presence of less common species cannot be ruled out.</p> <p>The site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	<p>There are records of dormouse being present within 2km of the site boundaries.</p> <p>The adjacent woodland and mature hedgerows have potential to support dormouse.</p>
<i>Aquatic mammals including water vole and otter</i>	The ditch is unlikely to have potential to support these species.
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	<p>A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats.</p> <p>The dwelling lies in a location which features a number of habitats which are highly suited to bat foraging use. Detailed bat inspections have not been undertaken and so the existence of an on-site roost in this, or the associated outbuildings, cannot be ruled out.</p>
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Major Adverse	Probable	Major Adverse
<i>Sites of national importance</i>	High	National	Moderate Adverse	Probable	Moderate Adverse
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	Moderate Adverse
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	Minor Adverse

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<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓
Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The woodland habitats on the site margins should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows and the ditch.

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Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- Extend woodland habitats into grassland area through natural regeneration/colonisation (subject to findings of botanical survey).
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.

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- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible



Locations of features indicative only

L16418 Hailsham Area Action Plan
 Hailsham South
 895/1310 Davmau Farm, Coldthorn Lane

Phase 1 Habitat Survey

Figure 895/1310/E01
 1:1500@A3



November 2016



896/1510 Land at and adjoining Baytree Farm, Baytree Lane

Ecological Assessment

Site overview

The site is situated a short distance to the north of Polegate in an area with a strongly rural character. The site comprises a number of grazed and mown grass fields, most of which are improved pasture, with the internal boundaries being formed by mature hedgerows and vegetated stream corridors. Several small woodlands are also present.

To the west, beyond the A22 lies Cophall and Ogg's Wood, which form part of a much larger complex of woodland.

The local soils are typically seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 2km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels Ramsar	1.3km	E	Pevensey Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensey Levels Special Area of Conservation (SAC)	1.3km	E	Pevensey Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels SSSI	1.3km	E	Pevensey Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce aquatic plants and invertebrates, in addition to over 1% of the

896/1510 Land at and adjoining Baytree Farm, Baytree Lane

			total British population of wintering lapwings.
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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW74 Diplocks Wood LWS	1.75km	S	Semi-natural woodland with a rich ground flora, including many ancient woodland indicator species, such as bluebell, wood anemone, early purple orchid and sanicle. History of coppicing (hazel, hornbeam, sweet chestnut) with standards (ash, oak) not considered to be veteran trees.
CW92 Abbots & Wilmington Wood & Milton Hide LWS	100m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	620m	S	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	On site		A large number of ancient woodlands lie within 2km of the site, including part of the site itself.
Coastal and floodplain grazing marsh Priority Habitat	On site		This habitat type is found on site and extensively within the surrounding landscape, including Pevensy Levels.
Deciduous woodland Priority Habitat	On site		A large number of deciduous woodlands lie within 2km of the site, including part of the site itself.
Traditional orchard Priority Habitat	20m	W	Six traditional orchards lie within 2km of the site, with the nearest being 20m to the east.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (spiked rampion, oak-leaved goosefoot, large-leaved lime, galingale, rye brome, box, frogbit, broad-leaved spurge, greater broomrape, French oat-grass)

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- Fungus (orange oak bolete, ghost bolete, false chanterelle, bay polypore, sepia bolete, *Russula laccata*, *Radulomyces molaris*)
- Lichen (*Cladonia humilis*)
- Amphibians and reptiles (great crested newt, common toad, common lizard, slow worm, grass snake, adder)
- Birds (hobby, red kite, raven, yellow wagtail, snipe, firecrest, kingfisher, osprey, common crossbill, hawfinch, grey heron, lesser spotted woodpecker, barn owl)
- Invertebrates (numerous butterfly species including white-letter hairstreak, white admiral, grizzled skipper, small heath and pearl-bordered fritillary butterfly; cinnabar, feathered gothic, Webb's wainscot, centre-barred sallow and dusky thorn moths; the beetle *Leptura quadrifasciata*; scarce chaser dragonfly; woodland grasshopper; true bug *Corizus hyoscyami*; true fly *Volucella zonaria*)
- Mammals (hedgehog, dormouse, water vole, common pipistrelle, soprano pipistrelle, brown long-eared bat, serotine, noctule bat, Natterer's bat, Brandt's bat, whiskered bat)

Refer to **Figure 5.5** protected species mapping for more details of locations

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, rhododendron, three-cornered garlic, japanese knotweed, fringed water-lily, New Zealand pigmyweed
- Mammals; American mink

Setting and green infrastructure

The sites lies in a strongly rural landscape with a coherent green infrastructure network. The surrounding land-use is a mixture of woodland, mown meadow and pasture; The Wilmington Wood complex lies across the A22 to the west, and Worth Way, a cycleway, provides a strong N-S green corridor to the east. The extensive marshland of Pevensey Levels lies just over 1km to the east.

A minor tree-lined watercourse flows through the site towards the Pevensey Levels. The site itself is dissected into a number of small and large grass fields by a hedgerow network, which extends to link the site with the wider countryside.

There are over 20 ponds within the search area. These include several on-site ponds and ponds on the site boundary.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

Much of the site comprises cow-grazed grassland, which has a short sward; other fields are mown for hay. The hedgerows in the northern part of the site are kept close-cut; those in the south are less frequently managed but are nevertheless in good condition. The woodlands appear unmanaged.

Habitat Description

Figure 256/1510/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

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A1.1.1 Broadleaved semi-natural woodland

The wooded corridor of Worth Way is considered to comprise this habitat, but is off-site.

A number of small areas of woodland are present within the site. The woodland is oak *Quercus robur* dominated, with associated species including holly *Ilex aquifolium*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, elm *Ulmus* sp., bramble *Rubus fruticosus* agg., hazel *Corylus avellana*, ash *Fraxinus excelsior*, horse chestnut *Aesculus hippocastaneum* and field maple *Acer campestre*.

Ivy *Hedera helix* is present in the groundlayer as are lesser celandine *Ficaria verna*, lords and ladies *Arum maculatum*, soft shield fern *Polystichum aculeatum*, wood avens *Geum urbanum*, garlic mustard *Alliaria petiolata*, nettle *Urtica dioica*, ground ivy *Glechoma hederacea*, primrose *Primula vulgaris*, and bluebell *Hyacinthoides non-scripta*, of which there is a dense covering in the larger northern woodland (an ancient woodland), where other ground flora species are sparse.

A2.2 Scattered scrub

Scattered scrub within the site consists mainly of hawthorn *Crataegus monogyna* and bramble *Rubus fruticosus* agg. and is present along sections of the stream corridor and scattered within some of the fields, particularly along fenced boundaries.

The ponds also have associated scrub habitats, this typically comprising willow *Salix cinerea*.

A3.1 Scattered broad-leaved trees

Standard oaks *Quercus robur*, ash *Fraxinus excelsior*, hawthorn *Crataegus monogyna*, and poplar *Populus* spp. are present in several locations close to field boundaries and as in-field trees.

B2.2 Semi-improved neutral grassland

The semi-improved grass fields are primarily located at the north and centre of the site. These are species rich and include a number of grasses and forbs. Of the grasses, creeping bent *Agrostis capillaris* and common bent *Agrostis stolonifera* were dominant in central fields, whereas others had no clear dominant species and instead comprised a more balanced mix of Yorkshire fog *Holcus lanatus*, cocks foot *Dactylis glomerata*, meadow barley *Hordeum secalinum*, timothy *Phleum pratense*, and perennial ryegrass *Lolium perenne*.

Associated forbs include creeping thistle *Cirsium arvense*, greater plantain *Plantago major*, broad-leaved dock *Rumex obtusifolius*, ragwort *Senecio jacobaea*, meadow buttercup *Ranunculus acris*, creeping buttercup *Ranunculus repens*, creeping cinquefoil *Potentilla reptans*, warty thistle *Carduus crispus*, bird's-foot trefoil *Lotus corniculatus*, red clover *Trifolium pratense* and white clover *Trifolium repens*. Bristly oxtongue *Helminthotheca echioides* and nettle *Urtica dioica* are patchily present in areas with higher nutrient levels, and soft rush *Juncus effusus*, silverweed *Potentilla anserina* and hoary willowherb *Epilobium parviflorum* are associated with damper ground.

Trampled areas such as field gateways also support sticky mouseear *Cerastium glomeratum* and scarlet pimpernel *Anagallis arvensis*.

The small area of semi-improved grassland immediately adjacent east of the large area of hardstanding and building within the centre of the site has a particularly high species richness, which is due in part to disturbance creating conditions suitable for annual species such as sharp-leaved fluellin *Kickxia elatine*, black nightshade *Solanum nigrum*, fat hen *Chenopodium album* and chickweed *Stellaria media*. This area is lightly grazed by a pair of resident sheep that are enclosed within the hardstanding area and these small fields.

Smaller areas of this habitat also occur on road verges.

B4 Improved grassland

The main habitat on site is improved pasture, most of which is cow-grazed. The southern triangular field is mown for hay.

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The sward is species poor, being dominated by perennial ryegrass *Lolium perenne* in the larger grazed fields to the east of the site, and Yorkshire fog *Holcus lanatus* generally elsewhere. Other species present include common bent *Agrostis capillaris* and cock's-foot *Dactylis glomerata*.

There are few associated forbs; those present include broad-leaved dock *Rumex obtusifolius*, creeping buttercup *Ranunculus repens*, white clover *Trifolium repens*, common sorrel *Rumex acetosa* and creeping thistle *Cirsium arvense*. Creeping cinquefoil *Potentilla reptans* and scarlet pimpernel *Anagallis arvensis* are present in more heavily trampled areas, and there is some silverweed *Potentilla anserina* on the damper ground.

The south-western field appears wetter than other fields (as it sits lower), and also has a patchy presence of soft rush *Juncus effusus*.

C3.1 Tall ruderal

There are a number of these habitats on-site in north and central areas, typically occurring at field boundaries and close to buildings. Species of grass include false oat grass *Arrhenatherum elatius*, and cock's-foot *Dactylis glomerata*. Forbs present include bramble *Rubus fruticosus* agg., nettle *Urtica dioica*, broad-leaved dock *Rumex obtusifolius*, bristly oxtongue *Helminthotheca echioides* and hoary willowherb *Epilobium parviflorum*, along with common fleabane *Pulicaria dysenterica* and some stone parsley *Sison amonum*. Species associated with recently disturbed ground are also in evidence and these include fat hen *Chenopodium album*, creeping cinquefoil *Potentilla reptans*, common field speedwell *Veronica persica*, scarlet pimpernel *Anagallis arvensis*, fluellin *Kickxia* sp., black nightshade *Solanum nigrum* and redshank *Persicaria maculosa*. Orache *Atriplex* spp. dominated in the small patch immediately north of the central area of hardstanding.

C3.2 Tall non-ruderal

Where stream sections are unshaded, a diverse bankside flora is present, comprising broad-leaved willowherb *Epilobium hirsutum*, soft rush *Juncus effusus*, clustered dock *Rumex conglomeratus*, bittersweet *Solanum dulcamara* and common fleabane *Pulicaria dysenterica*, with bramble *Rubus fruticosus* agg. scrub.

A further area of this habitat is present along a now-defunct ditch in the northern field, and here, great willowherb *Epilobium hirsutum*, soft rush *Juncus effusus* and bindweed *Calystegia sepium* are present.

G1 Standing water

A number of small ponds are present just outside the site boundaries and so were not accessed. A site pond was shaded and no aquatic vegetation noted, although open water habitat is also present.

G2 Running water

Minor watercourses flows through and adjacent to, the site. The associated vegetation includes sections of hedgerow, scrub and overhanging trees and the water is quite heavily shaded in some places. Associated aquatic and emergent flora includes foals watercress *Apium nodiflorum*, soft rush *Juncus effusus*, water mint *Mentha aquatica*, and hemlock water dropwort *Oenanthe crocata* which was particularly abundant along the southern watercourse. For the most part the stream sections are fenced off from stock and so bankside vegetation grows tall and dense.

J1.2 Amenity grassland

There are small areas of amenity grassland associated with the access to Nightingale Farm. These are dominated by perennial ryegrass *Lolium perenne* but also include Yorkshire fog *Holcus lanatus*. Associated forbs are reasonably diverse and include creeping buttercup *Ranunculus repens* dandelion *Taraxacum* agg., white clover *Trifolium repens*, broad-leaved plantain *Plantago major*, daisy *Bellis perennis*, selfheal *Prunella vulgaris*, broad-leaved dock *Rumex obtusifolius*, black medick *Medicago lupulina* and creeping cinquefoil *Potentilla reptans*.

J2.1.1 Native species-rich hedge, intact

Most of the hedges within the site and on the boundaries are intact species-rich native hedges.

These hedgerows are dominated by hawthorn *Crataegus monogyna* and elm *Ulmus minor*, with associated woody species including field maple *Acer campestre*, oak *Quercus robur* blackthorn *Prunus spinosa*, ash *Fraxinus*

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excelsior, goat willow *Salix caprea*, bramble *Rubus fruticosus* agg. and, in damper parts of the site, alder *Alnus glutinosa*. Associated climbers and scramblers include ivy *Hedera helix*, and bittersweet *Solanum dulcamara*.

The ground flora associated with the hedgerows is variable, but typically comprises coarse broad leaved ruderal species; hogweed *Heracleum spondylium*, nettle *Urtica dioica*, great willowherb *Epilobium hirsutum*, and soft rush *Juncus effusus*.

J2.2.2 Species-poor defunct hedge

Hedge sections surrounding the gardens of the farmstead have degenerated into defunct hedge, with species present including bramble *Rubus fruticosus* agg. and hawthorn *Crataegus monogyna*.

J2.1.1 Native species-rich hedge with trees

Several hedge sections feature standard oak *Quercus robur* and willow *Salix* spp. trees.

Otherwise the hedge composition is as J2.2.1.

J2.4 Fence

Fencing demarcates some internal field boundaries within the site.

J2.6 Dry ditch

A section of dry ditch is located along the southern edge of the larger northern woodland area and supports bramble *Rubus fruticosus* agg., and woodland species including wood dock *Rumex sanguineus*, soft shield fern *Polystichum aculeatum*, wood sedge *Carex sylvatica*, red currant *Ribes rubrum* and male fern *Dryopteris filix-mas*.

J3.6 Buildings

There are several agricultural buildings and structures on the site, most of which are modern in character.

J4 Hardstanding and bare ground

A surfaced driveway leads to the farm and other hard surfacing is present around the buildings and on roads.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich hedgerow, grassland, a number of ponds (most on the site boundaries), areas of woodland, including ancient woodland and watercourses. If these habitats are likely to be impacted by development proposals then habitat surveys would be advisable.
<i>Rare and scarce plants</i>	A number of rare and scarce plants have been recorded within 2km of the site. The site is considered to have some potential to support rare or scarce plants.

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<i>Rare and scarce invertebrates</i>	<p>A large number of rare and/or scarce invertebrates have been recorded within 2km of the site.</p> <p>The site is considered to have some potential to support rare or scarce invertebrates.</p>
<i>Amphibians including great crested newts</i>	<p>Great crested newt has been recorded within 2km of the site.</p> <p>Although short-sward grassland is not optimal habitat for this group, woodland, hedge bases and other linear features may be used by amphibians. There are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.</p>
<i>Reptiles</i>	<p>The following habitats are suitable for this species group: hedgerow, woodland, marsh, stream corridor and presence on site is not unlikely.</p>
<i>Breeding/Wintering birds</i>	<p>The hedgerow and woodland habitats, and also the more mature standard trees are likely to support nesting birds.</p> <p>The proximity to high quality bird nesting and foraging habitats including large tracts of woodland and pasture means that the presence of less common species cannot be ruled out.</p> <p>The large open short-sward fields may support wintering thrush species although the site is not considered likely to support significant populations of wintering birds</p>
<i>Dormouse</i>	<p>A large number of dormouse records exist in the area.</p> <p>The woodland and hedges have potential to support dormouse.</p>
<i>Aquatic mammals including water vole and otter</i>	<p>Water vole records were returned with the data search.</p> <p>Although suboptimal for both species, the presence of water vole and otter along the watercourse cannot be ruled out.</p>
<i>Terrestrial mammals including badger</i>	<p>No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use cannot be ruled out.</p>
<i>Bats (roosting potential)</i>	<p>Some of the site trees are of sufficient size, or age, or have structural features which are suitable for bats. Detailed bat inspections have not been undertaken and presence cannot be ruled out.</p> <p>The site buildings are of an age and construction type that the presence of a bat roost is unlikely.</p>
<i>Bats (foraging and commuting)</i>	<p>The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.</p>

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Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principal has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Unknown		
<i>Sites of national importance</i>	High	National	Unknown		
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	Unknown	Unknown			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	Unknown	Unknown			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	✓
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	✓
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	✓
Otter survey	Year round (Spring is optimal)	✓
Bat inspection survey (trees)	Year round (Winter is optimal)	✓

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Bat inspection survey (buildings)	Year round	X
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All external site boundary features should be protected in the built scheme.
- All mature trees should be retained in-situ.
- The ponds should be retained undisturbed.
- Retention of linear features such as hedgerows and the vegetated stream corridors.
- Retention of woodlands.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures should regular monitoring record a decline in habitat quality or quantity.

Potential enhancements

A number of enhancement measures could be employed in order to increase the value of the site to wildlife, including the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.

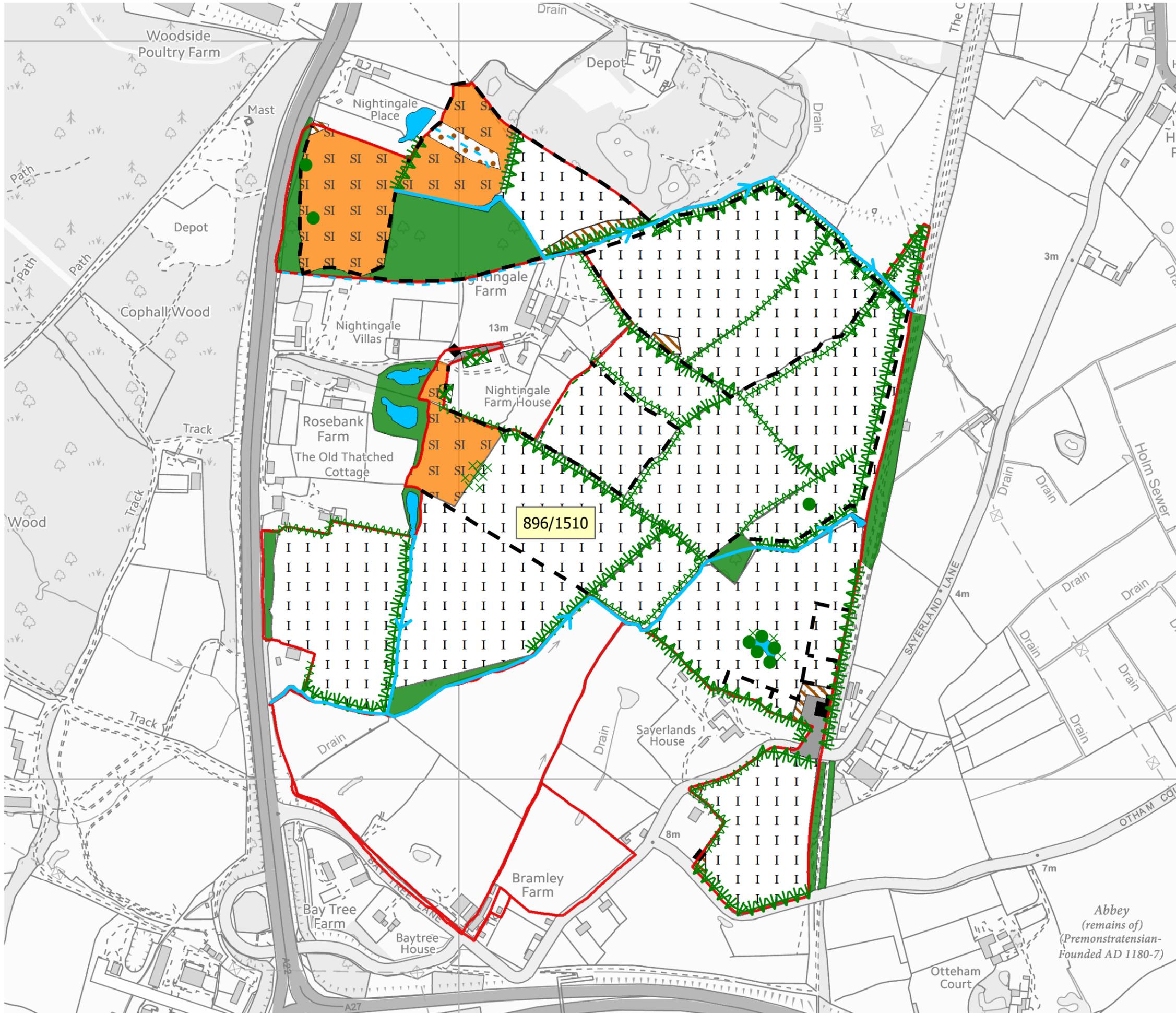
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- Retention and enhancement of the watercourse through selective removal of overhanging woody vegetation.
- Retention and enhancement of the ponds on site boundaries through de-silting (if access possible) and removal of overhanging woody vegetation.
- Creation of new wildlife ponds in a secluded corner of the site.
- Enhance retained woodlands through removal of non-native species and allow natural regeneration to take place.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Design site planting so as to link in to, or add to, surrounding habitat areas (hedgerow, woodland etc.).
- Supplementary planting in gaps in tree and hedgelines will improve connectivity with the surrounding area.
- Extend, and link the woodland areas with new native planting
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Enhancement of any proposed SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

High	Medium	Low	Negligible



Locations of features indicative only

L16416 Hailsham Area Action Plan
 Hailsham South
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Phase 1 Habitat Survey

Figure 896/1510/E01
 1:5000@A3

September 2016



900/1310 Land adjoining Old Loom Mill

Ecological Assessment

Site overview

The site is situated in a rural area between the towns of Hailsham and Polegate, surrounding land is dominated by small farms and to the east partially drained grazing marsh which is part of the Pevensey Levels. The site lies between Earsham Road (B2104) to the east and the Cuckoo Trail which is a linear path occupying a disused railway line.

The site itself comprises a former mill building (now used for small businesses and a tea room) and a number of paddocks. Peel House Farm caravan park is adjacent to the south east corner of the site.

The local soils are slowly permeable seasonally wet, slightly acid but base rich loams and clays.

Ecological baseline: search radii from site boundary

Sites of European and national importance: 2km

Sites of local importance and protected and/or notable species: 2km

Ponds and waterbodies: 500m

Ecological baseline: designated sites

A number of designated sites have been recorded from within the search radius; refer to **Figure 5.4** designated sites mapping for more details of locations.

Sites of European importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels Ramsar	1km	E	Pevensey Levels Ramsar covers a large, mostly unfragmented area of lowland wet grassland. It is designated for supporting an outstanding assemblage of wetland plants and invertebrates, and is one of the best site in Britain for freshwater molluscs, aquatic beetles and dragonflies.
Pevensey Levels Special Area of Conservation (SAC)	1km	E	Pevensey Levels SAC comprises large areas of grazing marsh and is designated for supporting good populations of Ramshorn snail across a wide spatial distribution.

Sites of national importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
Pevensey Levels SSSI	1km	E	Pevensey Levels SSSI is a large area of grazing meadows with a complex system of ditches. It supports a number of nationally rare and scarce

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			aquatic plants and invertebrates, in addition to over 1% of the total British population of wintering lapwings.
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Sites of local importance

Site	Distance from site (approx.)	Direction	Key habitat/ features of interest
CW92 Abbots & Wilmington Wood & Milton Hide LWS	960m	W	Abbots and Wilmington Woods is recognised Ancient Woodland consisting of broadleaf semi-natural woodland and remnant conifer plantation with large woodland rides and glades. There are also areas of acidic grassland, heath, scrub, marsh, lake and ponds. The site is a diverse and rich mosaic of habitats supporting several locally and nationally important plant, invertebrate and bird species.
Summerhill Lane Notable Road Verge	Adjacent	W	Supports a colony of saw-wort <i>Serratula tinctoria</i> in addition to wild strawberry, wood sage and common cow-wheat.
Ancient woodland	1km	W	Thirteen named ancient and semi-natural woodlands lie within 2km of the site.
Coastal and floodplain grazing marsh Priority Habitat	Adjacent	E	This habitat type is found close to the site and extensively within the surrounding landscape, including adjacent to the site.
Deciduous woodland Priority Habitat	Adjacent	Various	A large number of deciduous woodlands lie within 2km of the site including the adjacent former railway line.
Traditional orchard Priority Habitat	410m (nearest)	W	Five traditional orchards lie within 1km of the site, with the nearest being adjacent to the north of the site.

Ecological baseline: protected species

Records covered a broad range of species, including some of the following:

- Plants (Spiked rampion, large-leaved lime, corn parsley, hairlike pondweed, French oat-grass)
- Amphibians and reptiles (great crested newt, slow worm, common lizard, grass snake, adder)
- Birds (hobby, turtle dove, red kite, raven, yellow wagtail, kingfisher, swift, grey heron, hawfinch, lesser spotted woodpecker, common crossbill, snipe, osprey, firecrest, barn owl)
- Invertebrates (a number of butterflies including wall, white admiral, grizzled skipper, small heath and pearl-bordered fritillary; many moth species, including cinnabar, mottled rustic, lackey and buff ermine; little whirlpool ram's-horn snail, large-mouthed valve snail, pea mussel *Pisidium pseudosphaerium* and the shining ram's-horn; grasshopper; true bug *Corizus hyoscyami*; true fly *Volucella inanis*, red-girdled mining bee)

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- Mammals (water vole, dormouse, serotine, noctule, Natterer's bat, brown-long eared bat, common pipistrelle, soprano pipistrelle)

Refer to **Figure 5.5** protected species mapping for more details of locations.

Ecological baseline: non-native species

The following non-native species have previously been recorded from within the search radius:

- Plants; cherry laurel, rhododendron, winter heliotope, three-cornered garlic, Japanese knotweed, fringed water-lily, Himalayan cotoneaster, Japanese rose, New Zealand pigmyweed, giant knotweed
- Invertebrates; harlequin ladybird
- Mammals; American mink

Setting and green infrastructure

The site lies in a strongly rural landscape with a moderately coherent green infrastructure network. The surrounding landuse is a mixture of pasture and grazing marsh, the Cuckoo Trail which forms the west site boundary is characterised by a linear area of deciduous woodland and grassland and offers important habitat for birds and bats. The Pevensy Levels (SAC) forms an extensive area of wildlife habitat and grazing marsh to the east of the site, although separated from it by the B2104. Field boundaries within the site are generally fenced and lack hedges or trees.

There are an estimated 15 ponds within the search area, and a network of drainage ditches to the east within the grazing marsh. There are no ponds on site.

Local wildlife corridors and green infrastructure connectivity are mapped at **Figure 5.3A**.

'Blue' infrastructure connectivity and ponds are mapped at **Figure 5.3B**.

Management and habitat condition

This is a large site divided into many small paddocks used for horse and sheep grazing. Improved grassland is the main habitat within the site. However, tall ruderal vegetation, amenity grassland, scrub and broadleaved plantation woodland are all present within the site.

The hedgerows appear unmanaged.

Habitat Description

Figure 900/1310/E01 shows the results of the Phase I survey and the habitats present. Each of these is described below.

A1.1.1 Broadleaved semi-natural woodland

The western border of the site lies adjacent to the Cuckoo Trail. The dominant tree species here is oak *Quercus robur*. Other woody species noted include hornbeam *Carpinus betulus*, blackthorn *Prunus spinosa*, and bramble *Rubus fruticosus* agg.

A2.1 Dense/continuous scrub

There are several areas of dense scrub within the site.

These areas are most often dominated by blackthorn *Prunus spinosa* and bramble *Rubus fruticosus* agg. with other woody species including field maple *Acer campestre*, goat willow *Salix caprea*, hawthorn *Crataegus monogyna* and elder *Sambucus nigra*, growing with common nettle *Urtica dioica*, water figwort *Scrophularia auriculata*, hedge bindweed *Calystegia sepium* and stone parsley *Sison amonum*.

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An area along the southern boundary is dominated by bramble; with other species recorded including field maple, blackthorn and common nettle.

There is also an area of scrub associated with a large mound of building refuse. This area is dominated by common nettle.

A2.2 Scattered scrub

There are several areas of scattered scrub within the site.

In the north-west corner of the site, an area contains species such as oak *Quercus robur*, hawthorn *Crataegus monogyna*, field maple *Acer campestre*, dogwood *Cornus sanguinea*, goat willow *Salix caprea*, *Prunus spinosa*, and bramble *Rubus fruticosus* agg.

Just north of the driveway, field maple, hawthorn and bramble are present.

Along the southern boundary of the eastern improved grassland field, scattered scrub species are present including dog rose *Rosa canina*, laurel *Prunus laurocerasus*, bramble, blackthorn and oak.

A3.1 Scattered broadleaved trees

All trees along the eastern border and within the eastern field are oaks *Quercus robur*. Just north of the driveway, scattered trees are present. Species include sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior* and oak.

Along the southern boundary of the eastern improved grassland field, scattered trees are present including lime *Tilia* sp. and field maple *Acer campestre*.

A3.2 Scattered coniferous trees

A row of conifer trees is present along the western border of the site, bordering the Cuckoo Trail.

B2.2 Semi-improved neutral grassland

There is one semi-improved grassland field in the north of the site. A number of discarded, disused cars are present within this field. Species present include Yorkshire fog *Holcus lanatus*, perennial ryegrass *Lolium perenne*, creeping bent *Agrostis stolonifera*, common bent *Agrostis capillaris*, timothy *Phleum pratense* and meadow barley *Hordeum secalinum*. Associated forb species include common ragwort *Senecio jacobaea*, yarrow *Achillea millefolium*, common field mouse-ear *Cerastium fontanum*, broadleaved dock *Rumex obtusifolius*, meadow vetchling *Lathyrus pratensis*, white clover *Trifolium repens* and creeping buttercup *Ranunculus repens*.

B4 Improved grassland

The majority of the fields within this site are improved grassland fields. Species recorded include creeping bent *Agrostis stolonifera*, meadow barley *Hordeum secalinum*, timothy *Phleum pratense*, cock's foot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus* and perennial ryegrass *Lolium perenne*. Associated forbs include ground ivy *Glechoma hederacea*, common fleabane *Pulicaria dysenterica*, bristly ox-tongue *Helminthotheca echioides*, greater plantain *Plantago major*, meadow buttercup *Ranunculus acris*, white clover *Trifolium repens* and red clover *Trifolium pratense*.

C3.1 Tall ruderal

There are several patches of tall ruderal vegetation within the site. Species recorded include common nettle *Urtica dioica*, curled dock *Rumex crispus*, clustered dock *Rumex conglomeratus*, broadleaved dock *Rumex obtusifolius*, field bindweed *Convolvulus arvensis*, bristly ox-tongue *Helminthotheca echioides*, spear thistle *Cirsium vulgare*, creeping thistle *Cirsium arvense*, common fleabane *Pulicaria dysenterica*, stone parsley *Sison amonum*, hogweed *Heracleum spondylium*, common ragwort *Senecio jacobaea*, greater willowherb *Epilobium hirsutum*, pendulous sedge *Carex pendula*, common knapweed *Centaurea nigra* and teasel *Dipsacus fullonum*, interspersed with bramble *Rubus fruticosus* agg.

J1.2 Amenity grassland

An area of amenity grassland is present within the site which is used as a children's play area. Grass species present here include perennial ryegrass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, creeping bent *Agrostis stolonifera*, cock's foot *Dactylis glomerata* and timothy *Phleum pratense*. Associated forbs were sparse but

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those present include creeping thistle *Cirsium arvense*, bristly ox-tongue *Helminthotheca echioides*, curled dock *Rumex crispus*, creeping buttercup *Ranunculus repens*, and broadleaved dock *Rumex obtusifolius*.

J2.1.2 Species-poor hedge

In the north-west of the site, there is a species-poor hedge, bordering the Cuckoo Trail. Species present include blackthorn *Prunus spinosa*, spindle *Euonymus europaeus* and ivy *Hedera helix*. In the south-west of the site, there is another hedge bordering the Trail. Species present here include blackthorn, wild privet *Ligustrum vulgare* and bramble *Rubus fruticosus* agg.

J2.3.1 Native species-rich hedge with trees

The eastern border of the southern fields is marked by a hedgerow of this category. Hedge species present include elm *Ulmus* sp., blackthorn *Prunus spinosa*, ash *Fraxinus excelsior*, grey willow *Salix cinerea*, hawthorn *Crataegus monogyna*, field maple *Acer campestre* and hazel *Corylus avellana*. The tree species include oak *Quercus robur*, horse chestnut *Aesculus hippocastaneum*, elm and ash *Fraxinus excelsior*.

J2.3.2 Species-poor hedge with trees

The eastern border of the eastern field, adjacent to the road B210 is marked by a hedgerow of this category. The hedge species include blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna* and wild privet *Ligustrum vulgare* with oak *Quercus robur* trees and juvenile ash *Fraxinus excelsior* trees.

J2.4 Fence

Fencing is used to separate fields into smaller horse paddocks etc.

J3.6 Buildings

There are several buildings present within the site. These include stables, sheds and a pub.

J4 Hardstanding and bare ground

Hardstanding is present and used as a car park. Species recorded in association with the hardstanding include Yorkshire fog *Holcus lanatus*, juvenile ash *Fraxinus excelsior*, hoary willowherb *Epilobium parviflorum*, bristly ox-tongue *Helminthotheca echioides*, broadleaved dock *Rumex obtusifolius*, annual meadow grass *Poa annua*, curled dock *Rumex crispus*, creeping sowthistle *Sonchus arvensis*, and spear thistle *Cirsium vulgare*.

Target Notes

1	Large manure pile.
2	Temporary electric fencing.
3	Building materials and household waste.

Protected species

The site is known to support, or considered to have potential to support the following protected species and features:

Species/Features	Present/potentially present (suitable habitats onsite)
<i>Veteran trees</i>	There are no veteran trees on site.
<i>Notable site habitats</i>	The site features species rich grassland and hedgerow habitats.

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<i>Rare and scarce plants</i>	Further botanical interest may be present.
<i>Rare and scarce invertebrates</i>	A large number of invertebrate species were returned with the data search however the site is considered unlikely to support rare or scarce invertebrates.
<i>Amphibians including great crested newts</i>	Some of the habitat on site (ruderal, scrub, hedge bases) is suitable for this group and there are a number of ponds in the local area. The presence of amphibians, including great crested newt cannot be ruled out.
<i>Reptiles</i>	Records of common lizard, slow worm, common lizard and grass snake exist within 1km of the site. The following habitats are suitable for this species group: hedgerow, scrub, ruderal; and presence on site is possible.
<i>Breeding/Wintering birds</i>	The hedgerow and woodland habitats are likely to support nesting birds. Nesting birds may also use the site buildings where access to structures is possible. The presence of, and proximity to high quality bird nesting and foraging habitat (woodland and pasture) means that the presence of less common species cannot be ruled out. The site is not considered likely to support significant populations of wintering birds
<i>Dormouse</i>	There are records of dormouse being present within 2km of the site boundaries. The woodland along the site boundary and mature hedgerows have potential to support dormouse.
<i>Aquatic mammals including water vole and otter</i>	There are no habitats on site which might support these species,
<i>Terrestrial mammals including badger</i>	No badger setts or other signs were noted during the Phase I survey. However, the habitats in the local area are very suitable for this species and foraging use or the presence of setts cannot be ruled out.
<i>Bats (roosting potential)</i>	A number of the trees on site are of sufficient size, or age, or have structural features which are suitable for roosting bats. The buildings have potential to support roosting bats. Detailed bat inspections have not been undertaken and so the existence of an on-site roost cannot be ruled out.
<i>Bats (foraging and commuting)</i>	The site is likely to offer bat foraging opportunity and may also be used by bats moving between wooded areas within the local landscape.

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Indicative Ecological Appraisal

The table below summarises the likely or potential value of ecological receptors with a provisional assessment of the unmitigated impact of any development. This assessment is indicative until such time the recommended further surveys can be undertaken. The precautionary principle has been adopted in arriving at this assessment.

Feature	Level of value	Scale	Unmitigated impact	Confidence level	Mitigated impact
<i>Sites of European importance</i>	Very High	European	Major Adverse	Probable	Major Adverse
<i>Sites of national importance</i>	High	National	Moderate Adverse	Probable	Moderate Adverse
<i>Sites of local importance</i>	Medium	County	Moderate Adverse	Probable	Moderate Adverse
<i>Habitats</i>	Lower	District	Moderate Adverse	Probable	Minor Adverse
<i>Veteran trees</i>	N/A	N/A			
<i>Plants</i>	Unknown	Unknown			
<i>Invertebrates</i>	N/A	N/A			
<i>Amphibians including great crested newts</i>	Unknown	Unknown			
<i>Reptiles</i>	Unknown	Unknown			
<i>Breeding birds</i>	Unknown	Unknown			
<i>Dormice</i>	Unknown	Unknown			
<i>Aquatic mammals including water voles and otters</i>	N/A	N/A			
<i>Terrestrial mammals including badgers</i>	Unknown	Unknown			
<i>Bats</i>	Unknown	Unknown			

Recommendations for further survey

Detailed development proposals must be informed by an updated Phase 1 Habitat Survey and species surveys as set out below to identify the likely mitigation requirement in respect of these habitats and species and ensure that potential impacts are identified and appropriate mitigation developed.

Recommended further survey

Survey type	Season for survey	Survey required?
Phase III NVC habitat survey	May to September	✓
Hedgerow survey	May to October	✓
Rare plant survey	April to September (depending upon species)	✓
Invertebrate survey	April to September (depending upon species)	X
Great crested newt survey	March to June	✓
Reptile survey	April to June and September to October	✓
Breeding bird survey	April to June	✓
Wintering bird survey	December to February	X
Dormouse survey	April to November	✓
Badger survey	Year round (Spring/Autumn are optimal)	✓
Water vole survey	April to October	X
Otter survey	Year round (Spring is optimal)	X
Bat inspection survey (trees)	Year round (Winter is optimal)	✓

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Bat inspection survey (buildings)	Year round	✓
Bat activity survey	April to October	✓
Bat emergence/re-entry survey	May to August	NK

Impact avoidance

Should development at this site proceed, consideration should be given to the following impact avoidance measures:

- All site boundary features should be protected in the built scheme.
- The marginal woodland habitats should be safeguarded.
- All mature trees should be retained in-situ.
- Retention of linear features such as hedgerows.

Outline mitigation

Should development at this site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Ensure a minimum 10m working offset from retained habitats.
- To mitigate for loss of woody vegetation, semi-natural planting should include berry bearing native trees and shrubs to enhance food availability for wildlife. The proposed planting should be structurally diverse with tree, shrub and ground layers with areas of dense scrub as well as more open areas.
- Ornamental planting should constitute at least 50% by area of native species or species of known value to wildlife, such as fruiting/berrying species and species known to provide a good nectar source. All ornamental planting should be structurally diverse with tree, shrub and ground layers with areas of dense planting as well as more open areas.
- Vegetation removal required for the construction phase should take place outside of the breeding bird season to prevent disturbance to birds nesting on site within retained hedgerows and trees. Harm to active birds' nests during site clearance would be avoided by this work taking place outside the bird nesting season of March to July inclusive.
- Heras or similar secure fencing should be deployed to ensure that retained habitats remain undisturbed for the duration of the development.
- Retained habitats should not be illuminated either deliberately or via light spill. If external lighting, e.g. security lighting, is required, it should be reduced to a minimum, and designed in accordance with guidelines from the Bat Conservation Trust.
- Trenches should be filled in prior to the end of the working day, or a plank left leaning up from the base of the trench to the surface so animals falling in can exit the excavation.
- Pipework should be closed off at the end of each working day to avoid animals becoming trapped.
- Long term management of habitats should be detailed in a Landscape and Habitat Management Plan (LHMP), including newly created as well as retained habitats to ensure the long-term viability of such habitats. Any LHMP should include remedial measures and regular monitoring to record a decline in habitat quality or quantity.

Potential enhancements

A number of improvements could be implemented in order to enhance the site for wildlife, including some of the following:

- Contribution to 'B-Lines' project through seeding with native wildflower seed mix and use of native flowering trees and shrubs in planting scheme.
- Creation of a new wildlife pond in a secluded corner of the site.

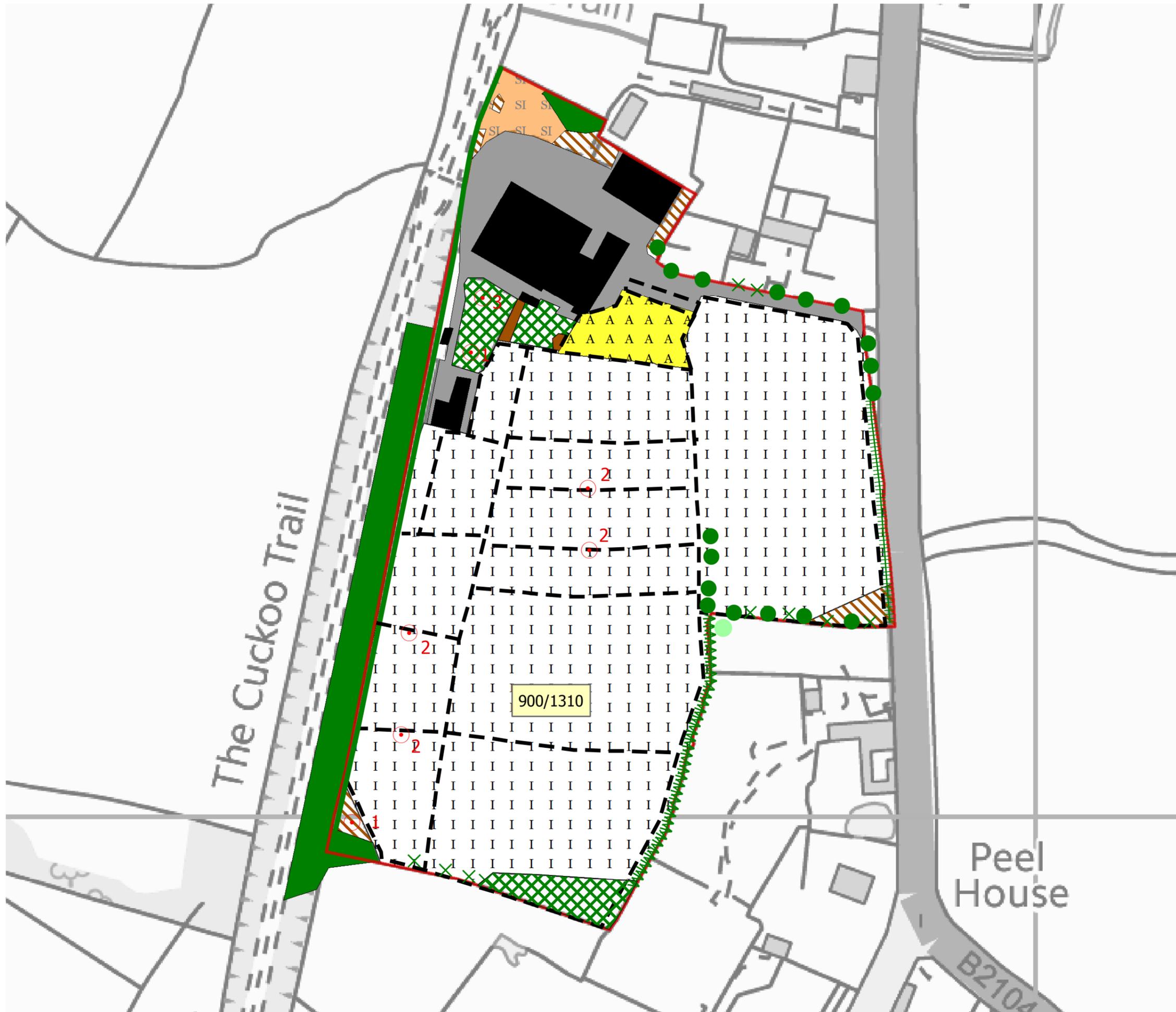
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- Creation of permanent wildflower grassland and native scrub habitat on the site boundaries and within areas of public open space.
- The boundary vegetation should be strengthened by further native planting.
- Enhance the wooded corridor of the Cuckoo Trail through on-site planting.
- The internal and external boundary vegetation should be allowed to develop to a broader, taller form and strengthened by further planting, including berry bearing species to provide for bird foraging, and native species to attract insects. A structurally diverse range of plants should be used, including shrubs large enough to support nesting birds.
- In-site structural native tree and shrub planting to provide cross-site corridors and a foraging resource for a variety of species.
- Enhancement of SUDs features using native wetland plants, and trees, shrubs etc.
- Implementation of good practice with regard to hedgerow maintenance, such as leaving one side of the hedgerow uncut, and the cutting of one side of hedgerow on alternate years, will benefit hedgerow species such as breeding birds, small mammals and bats.
- Creation of wildlife habitat including grassland, woodland and scrub on land outside the development site boundary.
- Erect bat boxes (e.g. Schwegler) suitable for a range of bat species, on retained standard trees or buildings in unlit parts of the site.
- Erect bird boxes (e.g. Schwegler) suitable for a range of bird species, on retained standard trees or buildings in undisturbed parts of the site.
- Creation of habitat piles, using woody arisings (brash) from site clearance. These should be stacked in a quiet, sheltered corner of the site to form piles measuring approximately 1m x 1m x 1m.
- Retain logs from felled trees, and partly bury them in a quiet, sheltered corner of the site to provide dead-wood beetle habitat e.g. for stag beetle.

Summary

Likelihood of ecological interest: protected habitats and or species

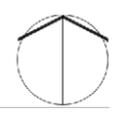
High	Medium	Low	Negligible



L16418 Hailsham Area Action Plan
Hailsham South
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Phase 1 Habitat Survey

Figure 900/1310/E01
1:1500@A3



November 2016

