19.0 MAYFIELD SITES

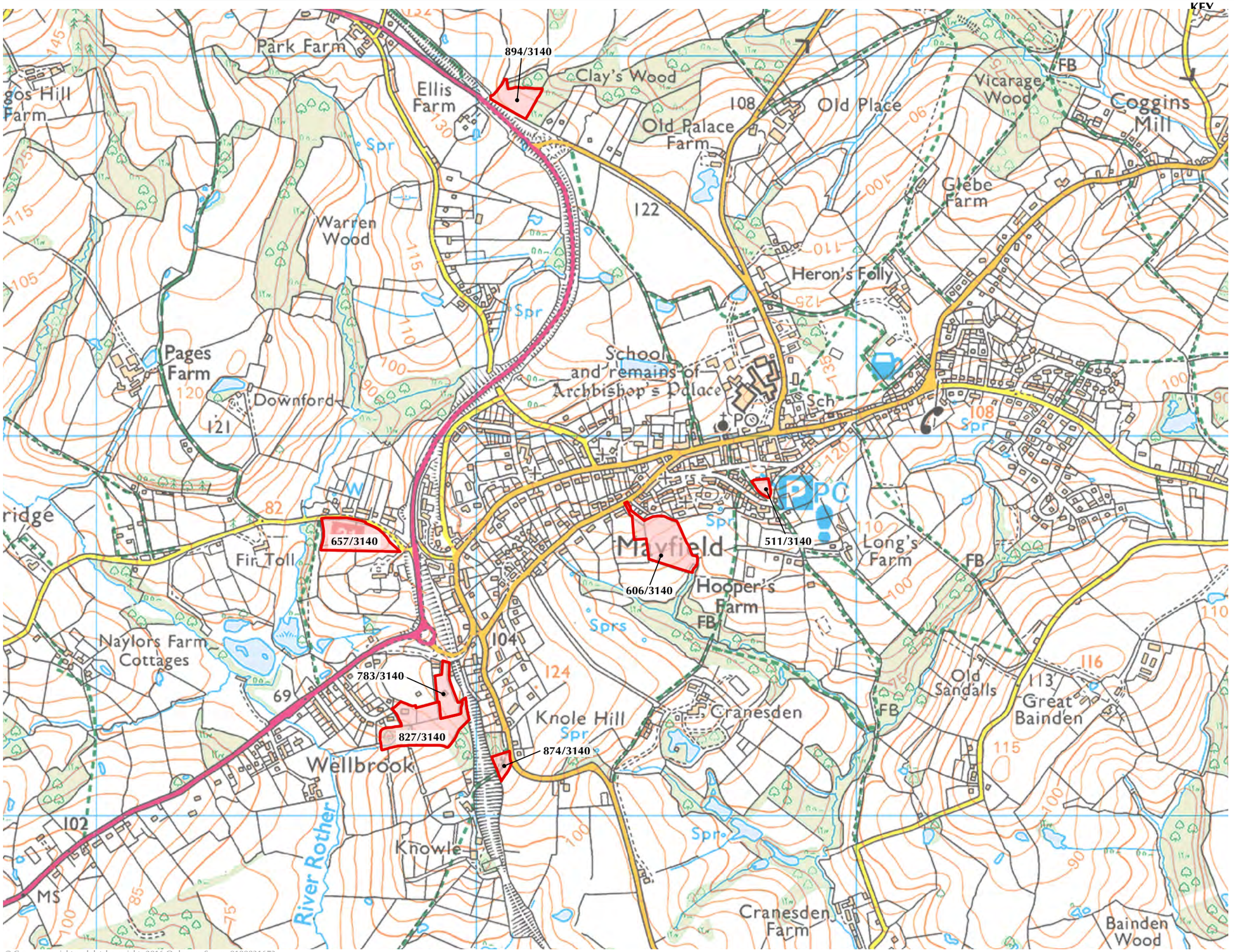

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FIGURE 22.1
MAYFIELD: SITE LOCATIONS

October 2016
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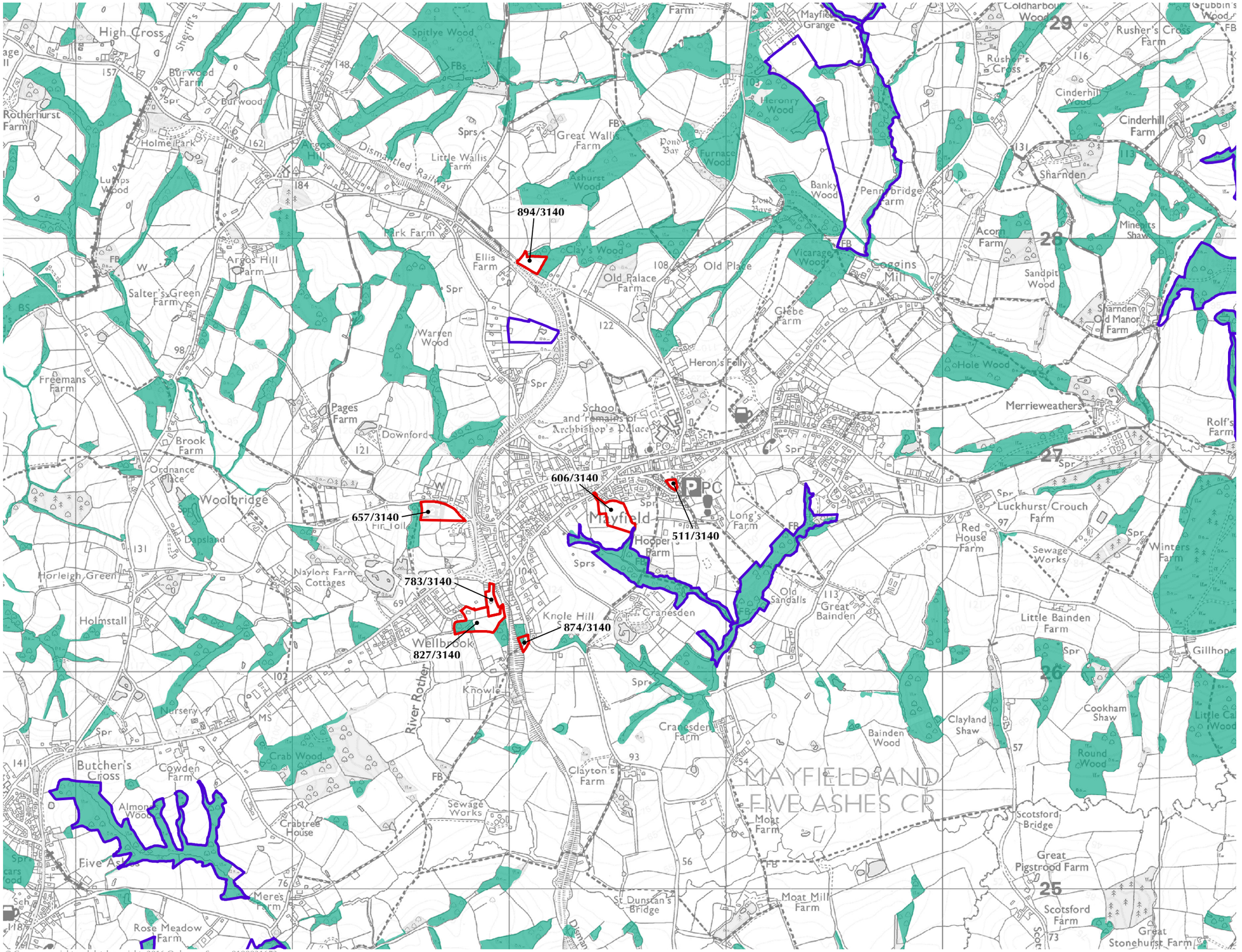

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FIGURE 22.2
MAYFIELD: ECOLOGICAL DESIGNATIONS

March 2017

ECOLOGICAL ASSESSMENT	
Settlement/Area:	Mayfield
Site Address:	Land Adjacent to South Street Car Park, Mayfield
Site Reference Number:	511/3140

Site Summary Description

A 0.16ha Site comprising an area of allotments and amenity grassland with trees and dense scrub along the boundaries. Viewed from northern boundary only.

ECOLOGICAL BASELINE

Green Infrastructure Context (see Figure 22.1)

The Site is located within the broader High Weald landscape of small to medium sized fields, including both grassland and arable, set within a relatively extensive and intact hedgerow network which includes frequent trees. Woodland, including Ancient Woodland and Gill woodlands, is relatively plentiful and includes both large and small parcels. The Site is located on the southern edge of Mayfield, adjacent to South Street and behind residential properties facing Vale Road. The Site is bordered by mature trees to the south east and west, with parking and more built development to the north.

Desk Study : Designated Sites within 1km (See Figure 22.2)	Distance from Site
• The **Cranesden Gill Complex LWS.** The Citation summary describes the Site as follows: *"Ghyll woodland complex with associated ghyll and ancient woodland flora and fauna"*. • Approximately 80% of the **Bramble Cottage Meadow LWS** lies within 1km of the Site. The Citation summary describes the Site as follows: *"Unimproved herb-rich meadow with species associated with damp waterlogged conditions and managed as hay meadow"*.	• 200m – 700m to the South of the Site • 820m to the north west of the Site.

Desk Study: BAP Priority Habitats within 1km	Distance from Site
• Ancient & semi-natural woodland – Banky Wood	• 600m North
• Ancient & semi-natural woodland – Wet Wood	• 850m West
• Ancient & semi-natural woodland – Knowle Farm Wood	• 950m South West
• Ancient & semi-natural woodland – Hooper's Gill	• 350m South West
• Ancient & semi-natural woodland – Cranesden Farm Shaw	• 850m South
• Ancient & semi-natural woodland – Long's Farm Shaw	• 850m South
• Good quality semi-improved grassland (5 areas, un-named)	• 160-600m SW, S, SE
• Orchard BAP Habitat (un-named)	• 350m South West

Desk Study: Protected and Notable Species within 1km

Protected Species

Anguis fragilis	Slow worm
Natrix natrix	Grass snake
Pipistrellus pipistrellus	Common Pipistrelle (45 kHz) bat
Plecotus auritus	Brown Long-eared bat

Sussex BAP Species

Coenonympha pamphilus	Small Heath
Erynnis tages	Dingy Skipper

Pyrgus malvae	Grizzled Skipper
Sussex Rare Species Inventory	
Aristolochia clematitis	Birthwort
Cardamine bulbifera	Coralroot
Odezia atrata	Chimney sweep
Notable Bird Inventory	
Apus apus	Swift
Ardea cinerea	Grey heron
Delichon urbicum	House martin
Regulus ignicapilla	Firecrest
Invasive Alien Species Inventory	
Centranthus ruber	Red valerian
Fallopia japonica	Japanese Knotweed
Harmonia axyridis	Harlequin Ladybird
Hyacinthoides non-scripta x hispanica (= *H. x massartiana*)	Hybrid bluebell
Lamiastrum galeobdolon subsp. Argentatum	Variegated yellow archangel
Prunus laurocerasus	Cherry laurel

Field Survey: Habitat Descriptions (See Figure 22/511)

Allotment (Arable) – Cultivated beds.
Amenity grassland – With range of typical common and widespread species.
Scrub – The southern end of the Site appears to comprise dense scrub, including hazel, bramble, elder and young ash.
Trees – Developing/maturing mostly sycamores on the western and eastern boundaries.

Field Survey: Protected and Notable Species

No species considered notable for their nature conservation value recorded during the Phase I habitat field survey.

Field Survey: Invasive Non-native Species

No invasive non-native species recorded within the Site.

Assessment of Potential for Protected and Notable Species

Breeding birds – Especially in scrub and trees.
Bats – Trees and mature trees in particular, with features such as cracks and cavities, have potential to be used as roosts. Activity, including foraging and commuting, is most likely around trees along the Site's boundaries.

Recommendations for Further Survey (and optimal survey timings)

Bats – (inspections: year round) in the first instance inspection of trees to determine the scope for further survey

INDICATIVE ECOLOGICAL APPRAISAL

Low value – little/few habitats or features of significance and limited potential to support notable/protected species.

Impact Avoidance

In order to limit, as far as possible, potentially adverse effects of development including potential harm to the integrity of the wider green infrastructure network, effort should be made to avoid the more ecologically valuable parts of the Site by:

- As far as possible and appropriate retaining and buffering habitats and features supporting notable/protected species, based on the results of more detailed surveys.

Outline Mitigation

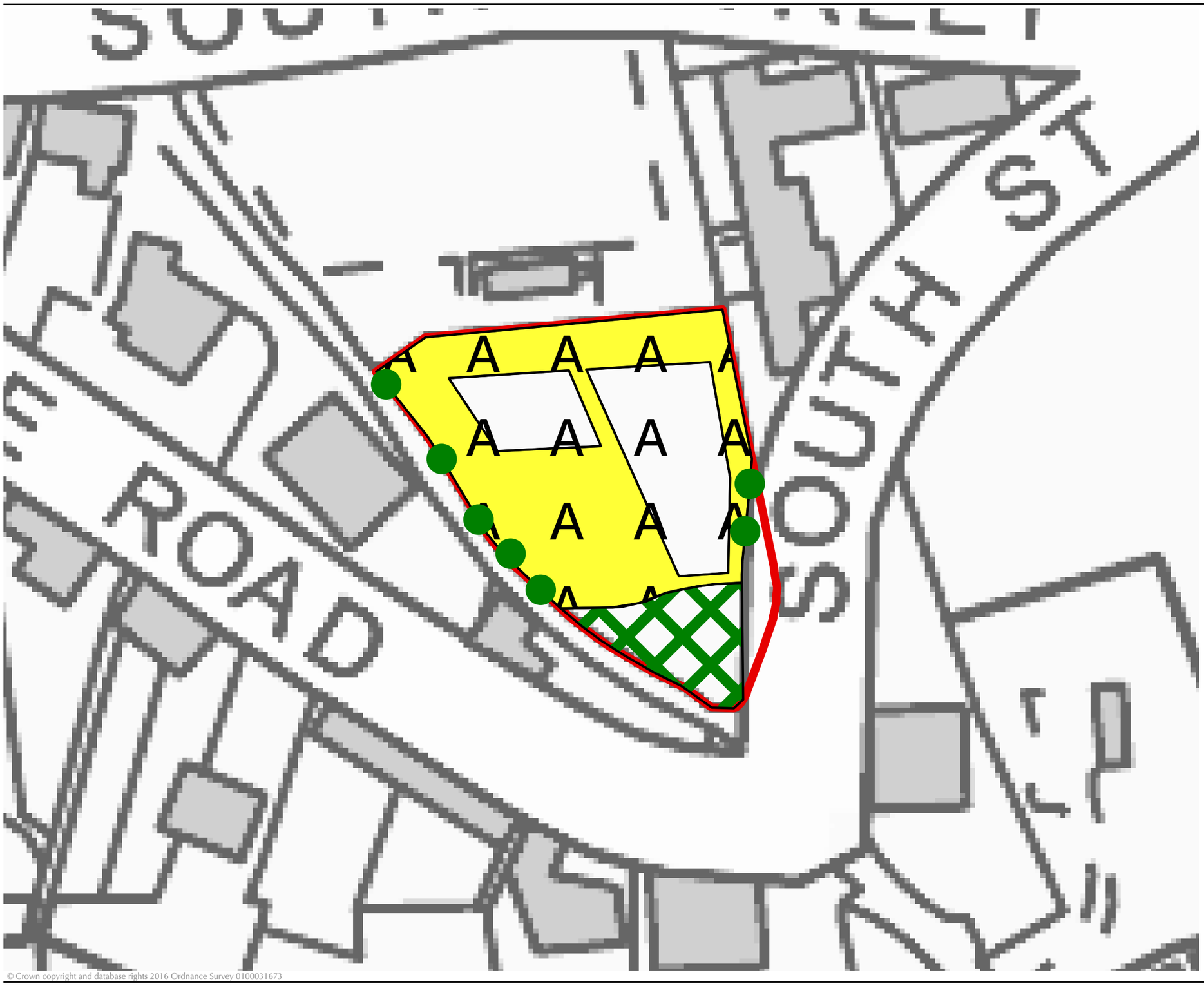
Should development at this Site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Implementation of a Construction and Environmental Management Plan (CEMP) to manage site-specific issues relating to the potential impacts of construction on ecological features of interest.
- Timing of vegetation clearance works to avoid the bird breeding season (March – August inclusive).
- Offset buffers to protect retained habitats (minimum 10m).
- Use of protective fencing to define construction areas and protect retained habitats.
- Avoidance of night-time working wherever possible. When not possible, use directional lighting to prevent lightshed into surrounding habitats.
- Inclusion of mammal ladders or similar in any trenches left open overnight.
- Sealing of pipework overnight, to prevent animals becoming trapped.
- Defined and bunded areas for fuel storage and refuelling to prevent spillages and pollution incidents.
- On-Site spill incident equipment, in the event of spillages of fuel or other materials. Specific measures will be required if any works are close to watercourses and/or waterbodies.
- New development may need to incorporate bat roosts as alternative or replacement habitat if roosts are likely to be lost.
- Insofar as any proposed development of the Site allows, lighting design, particularly for the periphery of the Site should be minimised as far as possible. As a minimum, any lighting along Site boundaries that may potentially form important commuting corridors (e.g. hedgerows) or adjacent woodlands that may support bat roosts should make use of backboards and/or internal louvres to ensure light is directed into the Site and light spill into the adjacent areas of retained habitat is minimised.

Potential Enhancement Opportunities

Opportunities for enhancing, restoring and/or creating new habitats as an integral part of a Site's development that can also contribute to the District's wider ecological /green infrastructure network are identified below:

- Positively and appropriately manage retained habitats and features such as some of the scrub and trees.
- Habitat creation, ideally located adjacent to retained or adjoining habitat, for example a corner of the Site, or to form habitat corridors or links. To include for example:
  - Wildlife pond(s), included for example as part of a SuDS scheme;
  - Species-rich grassland and associated features for supporting a variety of terrestrial invertebrates;
  - Scrub and trees; and
  - Creation of dead wood habitats and other habitat piles.
- Erection of bat boxes suitable for a range of bat species, on retained trees or incorporated into buildings where they will remain unlit.
- Erection of bird boxes suitable for a range of bird species on retained trees or incorporated into buildings.
- Incorporate features to SuDS scheme(s), such as the use of native wetland plant species, to enhance their value.



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LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
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FIGURE 22/511
MAYFIELD - Site Ref 511/3140
- PHASE 1 HABITAT PLAN

October 2016

11124101_Mayfield Phase 1_07-10-16.indd

ECOLOGICAL ASSESSMENT	
Settlement/Area:	Mayfield
Site Address:	Land at West Street, Mayfield
Site Reference Number:	606/3140

Site Summary Description

A 1.6ha Site comprising a rather species-poor, grassland field with boundary hedges with mature trees. Also includes a section of garden and entrance drive.

ECOLOGICAL BASELINE

Green Infrastructure Context (see Figure 22.1)

The Site is located within the broader High Weald landscape of small to medium sized fields, including both grassland and arable, set within a relatively extensive and intact hedgerow network which includes frequent trees. Woodland, including Ancient Woodland and Gill woodlands, is relatively plentiful and includes both large and small parcels. The Site lies on the southern fringes of Mayfield bordered to the north by residential properties. The southern, eastern and western boundaries are well defined with trees, a number of which are mature. These connect to the west but particularly to the south where a small area of the Cranesden Gill Complex LWS lies within the Site boundary. The LWS is noted as a Gill woodland complex with associated Gill and Ancient Woodland flora and fauna (please see below for further details).

Desk Study : Designated Sites within 1km (See Figure 22.2)	**Distance from Site**
• The **Cranesden Gill Complex LWS** (CW91) lies entirely within 1km of the Site, with a small proportion (approx. 25m) of the north western arm of the LWS lying within the Site boundary. The Citation summary describes the Site as follows: *"Ghyll woodland complex with associated ghyll and ancient woodland flora and fauna"*.	• Within Site (approx. 25m) and adjacent to Site boundary.
• Approximately 80% of the **Bramble Cottage Meadow LWS** lies lies entirely within 1km of the Site.. The Citation summary describes the Site as follows: *"Unimproved herb-rich meadow with species associated with damp waterlogged conditions and managed as hay meadow"*.	• 750m to the north of the Site.

Desk Study: BAP Priority Habitats within 1km	**Distance from Site**
• Ancient & semi-natural woodland – Banky Wood	• 750m North
• Ancient & semi-natural woodland – Wet Wood	• 620m North West
• Ancient & semi-natural woodland – Fir Toll Wood	• 860m West
• Ancient & semi-natural woodland – Knowle Farm Wood	• 750m South West
• Ancient & semi-natural woodland – Wellbrook	• 800m South West
• Ancient & semi-natural woodland – Hooper's Gill	• Adjacent South
• Ancient & semi-natural woodland – Cranesden Farm Shaw	• 550m South
• Ancient & semi-natural woodland – Long's Farm Shaw	• 850m South
• Good quality semi-improved grassland (5 areas, un-named)	• Adjacent - 750m East
• Orchard BAP Habitat (un-named)	• Adjacent West

Desk Study: Protected and Notable Species within 1km

Protected Species

Anguis fragilis	Slow worm
Natrix natrix	Grass snake
Pipistrellus pipistrellus	Common Pipistrelle (45 kHz) bat
Plecotus auritus	Brown Long-eared bat

Sussex BAP Species

Pyrgus malvae	Grizzled Skipper

Sussex Rare Species Inventory

Aristolochia clematitis	Birthwort
Cardamine bulbifera	Coralroot
Odezia atrata	Chimney sweep

Notable Bird Inventory

Apus apus	Swift
Ardea cinerea	Grey heron
Delichon urbicum	House martin
Regulus ignicapilla	Firecrest

Invasive Alien Species Inventory

Centranthus ruber	Red valerian
Fallopia japonica	Japanese Knotweed
Harmonia axyridis	Harlequin Ladybird
Hyacinthoides non-scripta x hispanica (= *H. x massartiana*)	Hybrid bluebell
Lamiastrum galeobdolon subsp. Argentatum	Variegated yellow archangel
Prunus laurocerasus	Cherry laurel

Field Survey: Habitat Descriptions (See Figure 22/606)

Poor semi-improved grassland – The field is rather species poor. The most abundant grasses are Yorkshire fog *Holcus* lanatus cocksfoot *Dactylis glomerata*, common couch *Elytrigia repens* and common bent *Agrostis capillaris*. Forb content is low, in the region of 10-20% and comprises largely of common and widespread species, of which the most frequent are field and creeping buttercup *Ranunculus acris* and *repens*, red and white clover *Trifolium pratense* and *repens* and greater bird's foot trefoil *Lotus pedunculatus*, but also includes self-heal *Prunella vulgaris*, hedge woundwort *Stachys sylvatica*, common knapweed *Centaurea nigra* and fleabane *Pulicaria dysenterica*.
Hedges – Species rich, with hazel, holly, hawthorn, blackthorn, wild plum, hornbeam, field maple, willow and yew. Also includes mature oak and ash trees. The hedge on the southern boundary is gappy/defunct but includes a number of mature trees.
Amenity grassland – In the garden area and comprising a range of typical and common and widespread species.
Introduced shrub – Beds and borders etc. in the garden area and along the drive.

Field Survey: Protected and Notable Species

No species considered notable for their nature conservation value recorded during the Phase I habitat field survey.

Field Survey: Invasive Non-native Species

No invasive non-native species recorded within the Site.

Assessment of Potential for Protected and Notable Species

Great crested newts – There are no ponds within the Site. However OS maps indicate ponds are present approximately 300-350m south and south east of the Site, near Cranesden. The hedges represent suitable terrestrial habitat for great crested newts. However, given the distance to the ponds, the widespread availability of suitable terrestrial habitat near to the ponds and its limited availability within the Site, the probability of great crested newts being present within the Site is considered to be low.
Reptiles – Some potential along field edges.
Breeding birds – Especially in trees and hedges.
Bats – Trees and mature trees in particular, with features such as cracks and cavities, have potential to be used as roosts. Activity, including foraging and commuting, is most likely around trees along the Site's boundaries, particularly towards the Site's southern boundaries.
Dormice – Moderate potential in the hedges, but particularly towards the Site's southern boundary, due to habitat connectivity with hedegs and woodland to the south.
Badgers – Some potential for setts within the hedgerows, with the potential increasing towards the Site's southern boundary. With or without setts badgers may also use any part of the Site for foraging. However, neither setts nor foraging signs are recorded during the survey.

Recommendations for Further Survey (and optimal survey timings)

Reptiles – (May – June, September – October) in suitable habitat.
Bats – (inspections: year round; activity surveys April – October) in the first instance inspection of trees to determine the scope for further survey and activity surveys.
Dormice – (April – November) in hedges.
Badgers – (Year round but Spring / Autumn optimal) of whole site.

INDICATIVE ECOLOGICAL APPRAISAL

Low to Moderate value – the garden, drive and grassland are of relatively low value but the hedges, including the mature trees have value both in their own right, but also in terms of their potential to support bat roosts. The habitats and features have potential to support notable/protected species.

Impact Avoidance

In order to limit, as far as possible, potentially adverse effects of development including potential harm to the integrity of the wider green infrastructure network, effort should be made to avoid the more ecologically valuable parts of the Site by:

- Retaining the small area of the Cranesden Gill Complex LWS along the southern boundary of the Site.
- Retaining and buffering the Site's hedgerow and tree-lined boundaries, but in particular provide additional buffering along the Site's southern boundary that borders the Cranesden Gill Complex LWS.
- As far as possible and appropriate retaining and buffering habitats and features supporting notable/protected species, based on the results of more detailed surveys.

Outline Mitigation

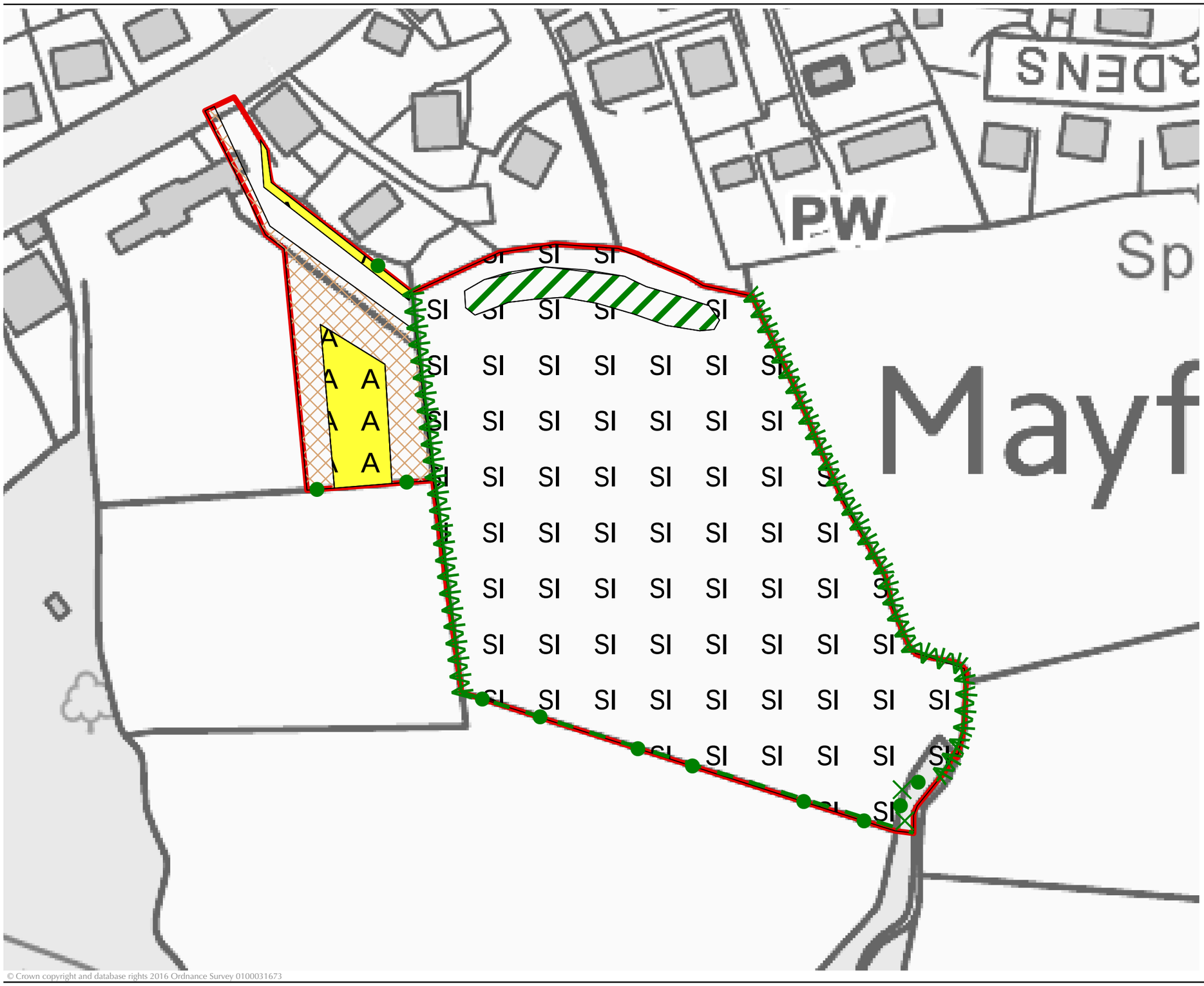
Should development at this Site proceed, generic (standard) mitigation for impacts upon habitats and species is set out below. Further detailed or species-specific mitigation may be required dependent upon the outcome of the recommended protected habitat or species surveys.

- Implementation of a Construction and Environmental Management Plan (CEMP) to manage site-specific issues relating to the potential impacts of construction on ecological features of interest;
- Timing of vegetation clearance works to avoid the bird breeding season (March – August inclusive).
- Offset buffers to protect retained habitats (minimum 10m);
- Use of protective fencing to define construction areas and protect retained habitats.
- Avoidance of night-time working wherever possible. When not possible, use directional lighting to prevent lightshed into surrounding habitats.
- Inclusion of mammal ladders or similar in any trenches left open overnight.
- Sealing of pipework overnight, to prevent animals becoming trapped.
- Defined and bunded areas for fuel storage and refuelling to prevent spillages and pollution incidents.
- On-Site spill incident equipment, in the event of spillages of fuel or other materials. Specific measures will be required if any works are close to watercourses and/or waterbodies.
- New development may need to incorporate bat roosts as alternative or replacement habitat if roosts are likely to be lost.
- Insofar as any proposed development of the Site allows, lighting design, particularly for the periphery of the Site should be minimised as far as possible. As a minimum, any lighting along Site boundaries that may potentially form important commuting corridors (e.g. hedgerows) or adjacent woodlands that may support bat roosts should make use of backboards and/or internal louvres to ensure light is directed into the Site and light spill into the adjacent areas of retained habitat is minimised.
- If dormice are found to be present the retention and appropriate buffering of hedges (as noted above).
- Development should avoid construction works within at least 30m of the nearest badger setts and seek to avoid prime foraging grounds identified through the badger survey and severance of commuting corridors within territories

Potential Enhancement Opportunities

Opportunities for enhancing, restoring and/or creating new habitats as an integral part of a Site's development that can also contribute to the District's wider ecological /green infrastructure network are identified below:

- Positively and appropriately manage retained habitats and features, including hedges and mature trees.
- Strengthen boundary vegetation, for example by planting appropriate native species to form hedges, such as along the northern boundary of the field, and to gap up the hedge on the southern boundary.
- Habitat creation, ideally located adjacent to retained or adjoining habitat, for example a field corner, or to form habitat corridors or links. To include for example:
  - Wildlife pond(s), included for example as part of a SuDS scheme;
  - Species-rich grassland and associated features for supporting a variety of terrestrial invertebrates;
  - Scrub and trees; and
  - Creation of dead wood habitats and other habitat piles.
- Erection of bat boxes suitable for a range of bat species, on retained trees or incorporated into buildings where they will remain unlit.
- Erection of bird boxes suitable for a range of bird species on retained trees or incorporated into buildings.
- Incorporate features to SuDS scheme(s), such as the use of native wetland plant species, to enhance their value.



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LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
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FIGURE 22/606
MAYFIELD - Site Ref 606/3140
- PHASE 1 HABITAT PLAN

October 2016

11124101_Mayfield Phase 1_07-10-16.indd

ECOLOGICAL ASSESSMENT	
Settlement/Area:	Mayfield
Site Address:	Land to the South of Fir Toll Road, Fairmeadow Farm, Mayfield
Site Reference Number:	657/3140

Site Summary Description

A 1.33ha Site comprising mostly species-poor grassland sub-divided by fences with scrub and trees, including a mature oak. There is a species-rich hedge on the northern boundary.

ECOLOGICAL BASELINE

Green Infrastructure Context (see Figure 22.1)

The Site is located within the broader High Weald landscape of small to medium sized fields, including both grassland and arable, set within a relatively extensive and intact hedgerow network which includes frequent trees. Woodland, including Ancient Woodland and Gill woodlands, is relatively plentiful and includes both large and small parcels. The Site lies outside the main urban area of Mayfield. Fair Meadow Farm lies to the east, beyond which is the A267. Fir Toll Road lies immediately to the north, beyond which there is a small row of residential properties. Fir Toll Wood Ancient Woodland immediately adjoins the Site to the west and beyond fields to the south lies more deciduous woodland.

Desk Study : Designated Sites within 1km (see Figure 22.2)	**Distance from Site**
• Approximately 25% of The **Cranesden Gill Complex LWS** lies within 1km to the east of the Site. The Citation summary describes the Site as follows: *"Ghyll woodland complex with associated ghyll and ancient woodland flora and fauna"*.	• 480m to the east of the Site.
• **Bramble Cottage Meadow LWS** lies entirely within 1km of the Site. The Citation summary describes the Site as follows: *"Unimproved herb-rich meadow with species associated with damp waterlogged conditions and managed as hay meadow"*.	• 800m to the north of the Site.

Desk Study: BAP Priority Habitats within 1km	**Distance from Site**
• Ancient & semi-natural woodland – Fir Toll Wood	• Adjacent West
• Ancient & semi-natural woodland – Wet Wood	• 275m North
• Ancient & semi-natural woodland – Warren Wood	• 600m North
• Ancient & semi-natural woodland – Angle Wood	• 910m North West
• Ancient & semi-natural woodland –Long Wood	• 905m West
• Ancient & semi-natural woodland –Heron's Gill	• 930m South West
• Ancient & semi-natural woodland – Pheasantry Wood	• 845m South West
• Ancient & semi-natural woodland –Wellbrook Wood	• 520m South West
• Ancient & semi-natural woodland –Knowle Farm Wood	• 600m South East
• Ancient & semi-natural woodland –Cranesden Shaw	• 715m South East
• Ancient & semi-natural woodland – Hooper's Gill	• 500m East
• Good quality semi-improved grassland (un-named)	• 825m East
• Orchard BAP Habitat (un-named)	• 600m East

Desk Study: Protected and Notable Species within

Protected Species

Anguis fragilis	Slow worm
Pipistrellus pipistrellus	Common Pipistrelle (45 kHz) bat
Plecotus auritus	Brown Long-eared bat

Sussex BAP Species

Pyrgus malvae	Grizzled Skipper

Sussex Rare Species Inventory

Aristolochia clematitis	Birthwort

Notable Bird Inventory

Alcedo atthis	Kingfisher
Apus apus	Swift
Ardea cinerea	Grey heron
Delichon urbicum	House martin
Regulus ignicapilla	Firecrest

Invasive Alien Species Inventory

Centranthus ruber	Red valerian
Cotoneaster horizontalis	Wall cotoneaster
Elodea Canadensis	Canadian Waterweed
Harmonia axyridis	Harlequin Ladybird
Hyacinthoides non-scripta x hispanica (= *H. x massartiana*)	Hybrid bluebell
Lamiastrum galeobdolon subsp. Argentatum	Variegated yellow archangel
Petasites fragrans	Winter heliotrope
Prunus laurocerasus	Cherry laurel

Field Survey: Habitat Descriptions (see Figure 22/657)

Poor semi-improved grassland – Mostly rather species poor and heavily grazed (as horse pasture) with localised poaching. The dominant grasses are Yorkshire fog *Holcus lanatus* and common bent *Agrostis capillaris* but perennial rye-grass *Lolium perenne* is also frequent. Frequent and abundant forbs include creeping buttercup *Ranunculus repens*, white clover *Trifolium repens*, greater bird's foot trefoil *Lotus pedunculatus*, self-heal *Prunella vulgaris* and cinquefoil *Potentialla reptans*. However, a strip adjacent to the hedge is richer, with occasional or frequent field buttercup Ranunculus acris, common sorrel *Rumex acetosa*, red clover *Trifolium pratense*, tufted vetch *Vicia cracca*, meadow vetchling *Lathyrus pratensis*, betony *Stachys officinalis*, wood sage *Teucrium scorodonia* and common knapweed Cen*taurea nigra*.
Hedge – Species-rich with hazel, hawthorn, blackthorn, oak, sycamore, elm, ash, holly and rose. There are ash and oak trees approximately half way along the hedge.
Scrub – Includes dense scrub of willow, hawthorn, blackthorn and elder around a shed and dense bramble adjoining the woodland on the western boundary.
Trees – As well as those noted in the hedge includes a developing ash beside the shed and a mature oak at the eastern end of the field.
Building – Brick shed with metal roof open on western side

Field Survey: Protected and Notable Species

No species considered notable for their nature conservation value recorded during the Phase I habitat field survey.

Field Survey: Invasive Non-native Species

No invasive non-native species recorded within the Site.

Assessment of Potential for Protected and Notable Species

Great crested newts – there are no ponds within the Site. However OS maps indicate ponds are present approximately 200m south of the Site. The hedges and scrub represents suitable terrestrial habitat for great crested newts. However, given the distance to the pond, the availability of suitable terrestrial habitat nearby and the relative lack of it within the Site it is considered the probability of great crested newts being present within the Site is low.
Reptiles – some potential along field edges, especially the northern and western.
Breeding birds – especially in hedges, trees and scrub.
Bats – Trees and mature trees in particular, with features such as cracks and cavities, have potential to be used as roosts. Activity, including foraging and commuting, is most likely around trees along the Site's northern, but particularly, western boundaries.
Dormice – high potential along the Site's western boundary, with some potential in the Site's northern boundary.
Badgers – Potential for setts within the woodland, scrub and hedgerows, but with or without setts badgers may also use any part of the Site for foraging. However, neither setts nor foraging signs are recorded during the survey.

Recommendations for Further Survey (and optimal survey timings)

Amphibian (including great crested newt) – (March – June) of the ponds to the south.
Reptiles – (May – June, September – October) in suitable habitat around field boundaries.
Bats – (inspections: year round; activity surveys April – October) in the first instance inspection of trees to determine the scope for further survey.
Dormice – (April – November) in hedge and adjoining woodland.
Badgers – (Year round but Spring / Autumn optimal) of whole Site and adjoining woodland.

INDICATIVE ECOLOGICAL APPRAISAL

Low to Moderate value mostly species poor grassland, though the hedge and immediately adjoining grassland have some value. Habitats and features have some potential to support notable-protected species. The Site's value is also increased along it's western boundary, where the scrub adjoins the Ancient Woodland.

Impact Avoidance

In order to limit, as far as possible, potentially adverse effects of development including potential harm to the integrity of the wider green infrastructure network, effort should be made to avoid the more ecologically valuable parts of the Site by:

- Buffering the Ancient Woodland to the west.
- Retaining and buffering the hedge, for example by retaining the more species-rich grassland beside the hedge.
- Retaining the mature oak tree and its features.
- As far as possible and appropriate retaining and buffering habitats and features supporting notable/protected species, based on the results of more detailed surveys.

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.

- Implementation of a Construction and environmental Management Plan (CEMP) to manage site-specific issues relating to the potential impacts of construction on ecological features of interest.
- Timing of vegetation clearance works to avoid the bird breeding season (March – August inclusive).
- Offset buffers to protect retained habitats (minimum 10m).
- Use of protective fencing to define construction areas and protect retained habitats.
- Avoidance of night-time working wherever possible. When not possible, use directional lighting to prevent lightshed into surrounding habitats.
- Inclusion of mammal ladders or similar in any trenches left open overnight.
- Sealing of pipework overnight, to prevent animals becoming trapped.
- Defined and bunded areas for fuel storage and refuelling to prevent spillages and pollution incidents.
- On-Site spill incident equipment, in the event of spillages of fuel or other materials. Specific measures will be required if any works are close to watercourses and/or waterbodies.
- New development may need to incorporate bat roosts as alternative or replacement habitat if roosts are likely to be lost.
- Insofar as any proposed development of the Site allows, lighting design, particularly for the periphery of the Site should be minimised as far as possible. As a minimum, any lighting along Site boundaries that may potentially form important commuting corridors (e.g. hedgerows) or adjacent woodlands that may support bat roosts should make use of backboards and/or internal louvres to ensure light is directed into the Site and light spill into the adjacent areas of retained habitat is minimised.
- If dormice are found to be present the retention and appropriate buffering of the hedge (as noted above).
- Development should avoid construction works within at least 30m of the nearest badger setts and seek to avoid prime foraging grounds identified through the badger survey and severance of commuting corridors within territories

Potential Enhancement Opportunities

Opportunities for enhancing, restoring and/or creating new habitats as an integral part of a Site's development that can also contribute to the District's wider ecological /green infrastructure network are identified below:

- Positively and appropriately manage retained habitats and features, including hedge, mature tree and grassland.
- Plant appropriate native species to form a hedge along the southern boundary of the Site.
- Habitat creation, ideally located adjacent to retained or adjoining habitat, for example a field corner, or to form habitat corridors or links. To include for example:
  - Wildlife pond(s), included for example as part of a SuDS scheme;
  - Species-rich grassland and associated features for supporting a variety of terrestrial invertebrates;
  - Scrub and trees; and
  - Creation of dead wood habitats and other habitat piles.
- Erection of bat boxes suitable for a range of bat species, on retained trees or incorporated into buildings where they will remain unlit.
- Erection of bird boxes suitable for a range of bird species on retained trees or incorporated into buildings.
- Incorporate features to SuDS scheme(s), such as the use of native wetland plant species, to enhance their value.

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WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

FIGURE 22/657
MAYFIELD - Site Ref 657/3140
- PHASE 1 HABITAT PLAN

March 2017

11124101_Mayfield Phase 1_07-10-16.indd

ECOLOGICAL ASSESSMENT	
Settlement/ Area:	Mayfield
Site Address:	Ranmoor/Criss Cross, Wellbrook, Mayfield
Site Reference Number:	783/3140

Site Summary Description

A 0.59ha house and garden with amenity grassland lawns, native and non-native trees and shrubs and species-rich hedges.

ECOLOGICAL BASELINE

Green Infrastructure Context (see Figure 22.1)

The Site is located within the broader High Weald landscape of small to medium sized fields, including both grassland and arable, set within a relatively extensive and intact hedgerow network which includes frequent trees. Woodland, including Ancient Woodland and Gill woodlands, is relatively plentiful and includes both large and small parcels. The Site lies on the outskirts of Mayfield, bordered by a cricket pitch and pavilion to the west and broadleaved woodland to the west. Both the eastern and western boundaries support mature trees, with a mosaic of small fields with hedgerow and mature tree boundaries towards the south.

Desk Study : Designated Sites within 1km (See Figure 22.2)	**Distance from Site**
• Approximately 40% of The **Cranesden Gill Complex LWS** (CW91) lies within 1km to the north east and east of the Site. The Citation summary describes the Site as follows: *"Ghyll woodland complex with associated ghyll and ancient woodland flora and fauna"*.	• 430m to the east and north east of the Site.

Desk Study: BAP Priority Habitats within 1km	**Distance from Site**
• Ancient & semi-natural woodland – Wet Wood	• 680m North
• Ancient & semi-natural woodland – Fir Toll Wood	• 400m North West
• Ancient & semi-natural woodland – Lawyer's Wood	• 840m West
• Ancient & semi-natural woodland – Wellbrook Wood	• 575m West
• Ancient & semi-natural woodland – Pheasantry Wood	• 920m West
• Ancient & semi-natural woodland – Crab Wood	• 800m South West
• Ancient & semi-natural woodland –Crabtree Shaw	• 960m South West
• Ancient & semi-natural woodland – Wellbrook	• 100m South West
• Ancient & semi-natural woodland – Knowle Farm Wood 2	• 80m South
• Ancient & semi-natural woodland – Knowle Farm Wood	• 100m South East
• Ancient & semi-natural woodland – Cranesden Shaw	• 320m South East
• Ancient & semi-natural woodland – Hooper's Gill	• 630m East
• Orchard BAP Habitat (un-named)	• 550m North East
• Good quality semi-improved grassland (un-named)	• 700m ENE

Desk Study: Protected and Notable Species within 1km

Protected Species

Anguis fragilis	Slow worm
Natrix natrix	Grass snake
Pipistrellus pipistrellus	Common Pipistrelle (45 kHz) bat
Plecotus auritus	Brown Long-eared bat

Sussex BAP Species	
Coenonympha pamphilus	Small Heath
Erynnis tages	Dingy Skipper
Pyrgus malvae	Grizzled Skipper
Sussex Rare Species Inventory	
Aristolochia clematitis	Birthwort
Cardamine bulbifera	Coralroot
Odezia atrata	Chimney sweep
Notable Bird Inventory	
Apus apus	Swift
Delichon urbicum	House martin
Regulus ignicapilla	Firecrest
Invasive Alien Species Inventory	
Centranthus ruber	Red valerian
Fallopia japonica	Japanese Knotweed
Hyacinthoides non-scripta x hispanica (= *H. x massartiana*)	Hybrid bluebell
Lamiastrum galeobdolon subsp. Argentatum	Variegated yellow archangel
Prunus laurocerasus	Cherry laurel

Field Survey: Habitat Descriptions (See Figure 22/783)

Amenity grassland – Much of the Site comprises lawns of typical, common and widespread species.
Poor semi-improved grassland – Small area of species-poor, un-mown grassland among and beneath trees in the south west of the Site.
Trees and shrubs – Including both native (birch, oak) and non-native species. These include tree and shrub belts on parts of the eastern and western boundaries, set within the lawns and in the south west corner of the Site.
Hedges – On boundaries (east, west and south) are species rich. The hedge on the western boundary includes mature oak trees. There are species poor beech hedges within the garden itself.
Building – A house with pitched and tiled roof.

Field Survey: Protected and Notable Species

No species considered notable for their nature conservation value recorded during the Phase I habitat field survey.

Field Survey: Invasive Non-native Species

No invasive non-native species recorded within the Site.

Assessment of Potential for Protected and Notable Species

Great crested newts – There are no ponds within the Site. However OS maps indicate ponds are present approximately 180m north west of the Site, on the far side of the A267, and approximately 200m to the south. The hedges and other boundary vegetation represents suitable terrestrial habitat for great crested newts. However, the A267 will represent a significant barrier to dispersal of great crested newts from the north. Suitable terrestrial habitat seems to be quite widely available near to the ponds and there is relatively little of it within the Site. It is therefore considered the probability of great crested newts being present within the Site is low.
Reptiles – Limited potential e.g. in south western corner.
Breeding birds – Especially in trees, shrubs and hedges.
Bats – Trees and mature trees in particular, with features such as cracks and cavities, have potential to be

used as roosts. Activity, including foraging and commuting, is most likely around trees along the Site's boundaries, particularly towards the Site's eastern, western and southern boundaries. The house also has some potential to support bat roosts.
Dormice – Moderate potential in hedges and adjoining woodland.

Recommendations for Further Survey (and optimal survey timings)

Reptiles – (May – June, September – October) in suitable habitat.
Bats – (inspections: year round; activity surveys April – October) in the first instance inspection of trees and house to determine the scope for further surveys.
Dormice – (April – November) in hedges and adjoining woodland.

INDICATIVE ECOLOGICAL APPRAISAL

Low value – house and garden with few significant features of nature conservation importance, though hedges and mature trees have value. The habitats and features have some potential to support protected species.

Impact Avoidance

In order to limit, as far as possible, potentially adverse effects of development including potential harm to the integrity of the wider green infrastructure network, effort should be made to avoid the more ecologically valuable parts of the Site by:

- Retaining the mature trees and their features.
- As far as possible and appropriate retaining and buffering habitats and features supporting notable/protected species, based on the results of more detailed surveys.

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.

- Implementation of a Construction and Environmental Management Plan (CEMP) to manage site-specific issues relating to the potential impacts of construction on ecological features of interest.
- Timing of vegetation clearance works to avoid the bird breeding season (March – August inclusive).
- Offset buffers to protect retained habitats (minimum 10m).
- Use of protective fencing to define construction areas and protect retained habitats.
- Avoidance of night-time working wherever possible. When not possible, use directional lighting to prevent lightshed into surrounding habitats.
- Inclusion of mammal ladders or similar in any trenches left open overnight.
- Sealing of pipework overnight, to prevent animals becoming trapped.
- Defined and bunded areas for fuel storage and refuelling to prevent spillages and pollution incidents.
- On-Site spill incident equipment, in the event of spillages of fuel or other materials. Specific measures will be required if any works are close to watercourses and/or waterbodies.
- New development may need to incorporate bat roosts as alternative or replacement habitat if roosts are likely to be lost.
- Insofar as any proposed development of the Site allows, lighting design, particularly for the periphery of the Site should be minimised as far as possible. As a minimum, any lighting along Site boundaries that may potentially form important commuting corridors (e.g. hedgerows) or adjacent woodlands that may support bat roosts should make use of backboards and/or internal louvres to ensure light is directed into the Site and light spill into the adjacent areas of retained habitat is minimised.
- If dormice are found to be present the retention and appropriate buffering of the hedge (as noted above).

Potential Enhancement Opportunities

Opportunities for enhancing, restoring and/or creating new habitats as an integral part of a Site's development that can also contribute to the District's wider ecological /green infrastructure network are identified below:

- Positively and appropriately manage retained habitats and features, including hedges and mature tree.
- Strengthen boundary vegetation by removal of non-native species and planting of appropriate native species.
- Habitat creation, ideally located adjacent to retained or adjoining habitat, for example a field corner, or to form habitat corridors or links. To include for example:
  - Wildlife pond(s), included for example as part of a SuDS scheme;
  - Species-rich grassland and associated features for supporting a variety of terrestrial invertebrates;
  - Scrub and trees; and
  - Creation of dead wood habitats and other habitat piles.
- Erection of bat boxes suitable for a range of bat species, on retained trees or incorporated into buildings where they will remain unlit.
- Erection of bird boxes suitable for a range of bird species on retained trees or incorporated into buildings.
- Incorporate features to SuDS scheme(s), such as the use of native wetland plant species, to enhance their value.

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LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
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FIGURE 22/783
MAYFIELD - Site Ref 783/3140
- PHASE 1 HABITAT PLAN

October 2016
11124101_Mayfield Phase 1_07-10-16.indd

ECOLOGICAL ASSESSMENT	
Settlement/Area:	Mayfield
Site Address:	Roseland's Close, Roseland's Avenue, Mayfield
Site Reference Number:	827/3140

Site Summary Description

A varied 1.92ha Site including house and garden, two grassland fields, including moderately species-rich grassland, hedges, mature trees and woodland, including Ancient Woodland.

ECOLOGICAL BASELINE

Green Infrastructure Context (see Figure 22.1)

The Site is located within the broader High Weald landscape of small to medium sized fields, including both grassland and arable, set within a relatively extensive and intact hedgerow network which includes frequent trees. Woodland, including Ancient Woodland and Gill woodlands, is relatively plentiful and includes both large and small parcels.The Site lies on the outskirts of Mayfield, bordered to the north by the cricket pitch, north west by residential development and to the east and south east by broadleaved woodland, including Knowle Farm Wood 2 Ancient Woodland . The eastern, western and southern boundaries support mature trees, with a mosaic of small fields with hedgerow and mature tree boundaries further south. Wellbrook Wood Ancient Woodland lies within the Site and is connected through the centre of the Site, and along its southern boundary, by mature trees connecting with the woodland situated on the eastern boundary of the Site.

Desk Study : Designated Sites within 1km (See Figure 22.2)	**Distance from Site**
• Approximately 40% of **The Cranesden Gill Complex LWS** lies within 1km to the north east and east of the Site. The Citation summary describes the Site as follows: *"Ghyll woodland complex with associated ghyll and ancient woodland flora and fauna"*.	• 430m to the north east and east of the Site.
Desk Study: BAP Priority Habitats within 1km	**Distance from Site**
• Ancient & semi-natural woodland – Wellbrook Wood • Ancient & semi-natural woodland – Knowle Farm Wood 2 • Ancient & semi-natural woodland – Wet Wood • Ancient & semi-natural woodland – Fir Toll Wood • Ancient & semi-natural woodland – Lawyer's Wood • Ancient & semi-natural woodland – Pheasantry Wood • Ancient & semi-natural woodland – Crab Wood • Ancient & semi-natural woodland –Crabtree Shaw • Ancient & semi-natural woodland – Wellbrook • Ancient & semi-natural woodland – Knowle Farm Wood • Ancient & semi-natural woodland – Cranesden Shaw • Ancient & semi-natural woodland – Hooper's Gill • Orchard BAP Habitat (un-named) • Good quality semi-improved grassland (un-named)	• Within the Site • Adjacent to Site SE • 680m North • 400m North West • 840m West • 920m West • 800m South West • 960m South West • 100m South West • 100m South East • 320m South East • 630m East • 550m North East • 700m ENE

Desk Study: Protected and Notable Species within 1km

Protected Species

Anguis fragilis	Slow worm
Natrix natrix	Grass snake
Pipistrellus pipistrellus	Common Pipistrelle (45 kHz) bat
Plecotus auritus	Brown Long-eared bat

Sussex BAP Species

Coenonympha pamphilus	Small Heath
Erynnis tages	Dingy Skipper
Pyrgus malvae	Grizzled Skipper

Sussex Rare Species Inventory

Aristolochia clematitis	Birthwort
Cardamine bulbifera	Coralroot
Odezia atrata	Chimney sweep

Notable Bird Inventory

Apus apus	Swift
Delichon urbicum	House martin
Regulus ignicapilla	Firecrest

Invasive Alien Species Inventory

Centranthus ruber	Red valerian
Fallopia japonica	Japanese Knotweed
Hyacinthoides non-scripta x hispanica (= *H. x massartiana*)	Hybrid bluebell
Lamiastrum galeobdolon subsp. Argentatum	Variegated yellow archangel
Prunus laurocerasus	Cherry laurel

Field Survey: Habitat Descriptions (See Figure 22/827)

Amenity grassland – Lawns within garden and comprising typical, common and widespread species, though locally also includes, for example, bird's foot trefoil *Lotus corniculatus*, self-heal *Prunella vulgaris* and cat's ear *Hypochaeris radicata*.
Semi-improved grassland – Two fields similar in species composition, though the larger southern field is richer, with more frequent and abundant forbs and is moderately species rich. Yorkshire fog *Holcus* lanatus and common bent *Agrostis capillaris* are the dominant grasses. Forbs include field and creeping buttercup *Ranunculus acris* and *repens*, bird's foot trefoil and greater bird's foot trefoil *Lotus pedunculatus*, meadow vetchling *Lathyrus pratensis*, self-heal, ribwort plantain *Plantago lanceolata*, common sorrel *Rumex acetosa*, common agrimony *Agrimonia eupatoria*, imperforate St John's wort *Hypericum maculatum*, cinquefoil *Potentialla reptans*, hogweed *Heracleum sphodyllium*, common knapweed *Centaurea nigra* and yarrow *Achillea millefolium*. Most of the grassland is uncut or grazed at the time of the survey but appears likely to be cut at least annually. Part of the northern field is mown.
Tall ruderal – A small area between woodland and field in the north east of the Site. Includes bramble as well as some grassland species such as common knapweed.
Introduced shrub – beds and borders in the garden.
Hedges – There is a species-poor privet hedge with conifers along the northern boundary of the garden and a species-rich hedge on the eastern section of the northern boundary. A defunct hedge separates the two grassland fields. This includes a number of mature trees, including oak and ash.
Woodland – This includes an area of Ancient Woodland in the south west of the Site as well as a narrow strip of woodland (or outgrown hedge) along a seasonal or ephemeral stream on the southern boundary. This connects with a further area of Ancient Woodland which borders the eastern boundary of the Site. There is also a very small area of woodland in the north east corner of the Site.

The Ancient Woodland in the south west of the Site is moderately species rich. A small stream is present, which adds diversity. The canopy comprises largely of ash and oak, but also includes sycamore, hornbeam, and field maple. A single spruce is present. The shrub layer is dominated by hazel, but also includes holly, hawthorn, rose, field maple and elder. There are a few bushes of invasive non-native *Rhododendron*. The field layer is quite species-rich and includes Ancient Woodland Indicator Species (AWIS) such as Dog's mercury *Mercurialis perennis*, bluebell *Hyacinthoides non-scripta*, yellow archangel *Lamiastrum galeobdolon*, wood speedwell *Veronica montana*, primrose *Primula vulgaris*, stinking iris *Iris foetidissima*, early purple orchid *Orchis mascula*, giant fescue *Festuca gigantea*, wood millet *Millium effusum*, wood melick *Melica uniflora*, wood sedge *Carex sylvatica* and hard shield fern *Polystichum aculeatum*. Other species included nettle, bramble, ivy, wood dock *Rumex sanguinea*, wood avens *Geum urbanum*, enchanter's nightshade *Circea lutetiana*, tufted hair-grass *Deschampsia cespitosa*, pendulous sedge *Carex pendula* (especially beside the stream, male fern *Dryopteris felix-mas* and hart's tongue *Asplenium scolopendrium*. A part of the wood on its northern edge, beside the garden has been used for dumping garden waste and has a more disturbed appearance with areas of tall ruderal, although a number of the AWIS are present. There are quite good quantities of standing and fallen deadwood.
The narrow strip of woodland on the southern boundary has similarities to the Ancient Woodland to the west with fewer trees, but includes willows and blackthorn. It has a less rich field layer, though among others it does also contain the AWIS opposite-leaved golden saxifrage *Chrysopsplenium oppositifolium*.
The Ancient Woodland on the eastern boundary lies outside the Site, although there are mature trees on the boundary and large branches overhang the field.
The very small area of woodland in the north east has a canopy of oak and sweet chestnut and shrub layer of hazel and holly. Invasive non-native *Rhododendron* is also present. The field layer includes a number of AWIS, including bluebell, wood speedwell, primrose, greater stitchwort *Stellaria holostea* and wood millet.
Buildings – Single storey house with pitched and tiled roof.

Field Survey: Protected and Notable Species

No species considered notable for their nature conservation value recorded during the Phase I habitat field survey.

Field Survey: Invasive Non-native Species

Rhododendron – in the woodland.

Assessment of Potential for Protected and Notable Species

Great crested newts – There are no ponds within the Site. However OS maps indicate ponds are present approximately 180m north of the Site, on the far side of the A267, and approximately 130m to the south. Much of the Site outside the garden represents suitable terrestrial habitat for great crested newts. However, the A267 will represent a significant barrier to dispersal of great crested newts from the north and suitable terrestrial habitat seems to be quite widely available near to the ponds. These factors will lower the probability of great crested newts being present within the Site.
Reptiles – High potential, particularly along the edges of the fields.
Breeding birds – Especially in woodland, trees and hedges.
Bats – High potential particularly in relation to trees and mature trees, with features such as cracks and cavities have potential to be used as roosts. Activity, including foraging and commuting, is most likely around trees along the Site's boundaries, but also where mature trees form corridors through the Site. More limited potential in relation to the roof and eaves of the house.
Dormice – High potential in woodland and hedges.
Badgers – Some potential for setts within the woodland and hedgerows, with the potential increasing towards the Site's southern and eastern boundaries. With or without setts badgers may also use any part of the Site for foraging. However, neither setts nor foraging signs are recorded during the survey.

Recommendations for Further Survey (and optimal survey timings)

Amphibian (including great crested newt) – (March – June) of the pond to the south.
Reptiles – (May – June, September – October) in suitable habitat.
Bats – (inspections: year round; activity surveys April – October) in the first instance inspection of trees (and house) to determine the scope for further survey and activity surveys.
Dormice – (April – November) in woodland and hedges.
Badgers – (Year round but Spring / Autumn optimal) of whole Site and adjoining woodland.

INDICATIVE ECOLOGICAL APPRAISAL

Moderate to High value – includes Ancient Woodland, mature trees and moderately species-rich grassland. The house and garden area and the less rich northern field are of lower value.

Impact Avoidance

In order to limit, as far as possible, potentially adverse effects of development including potential harm to the integrity of the wider green infrastructure network, effort should be made to avoid the more ecologically valuable parts of the Site by:

- Retaining and buffering the woodland, especially Wellbrook Wood Ancient Woodland, and hedges and mature trees and their features.
- Retaining the grassland in the south of the Site.
- As far as possible and appropriate retaining and buffering habitats and features supporting notable/protected species, based on the results of more detailed surveys.

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.

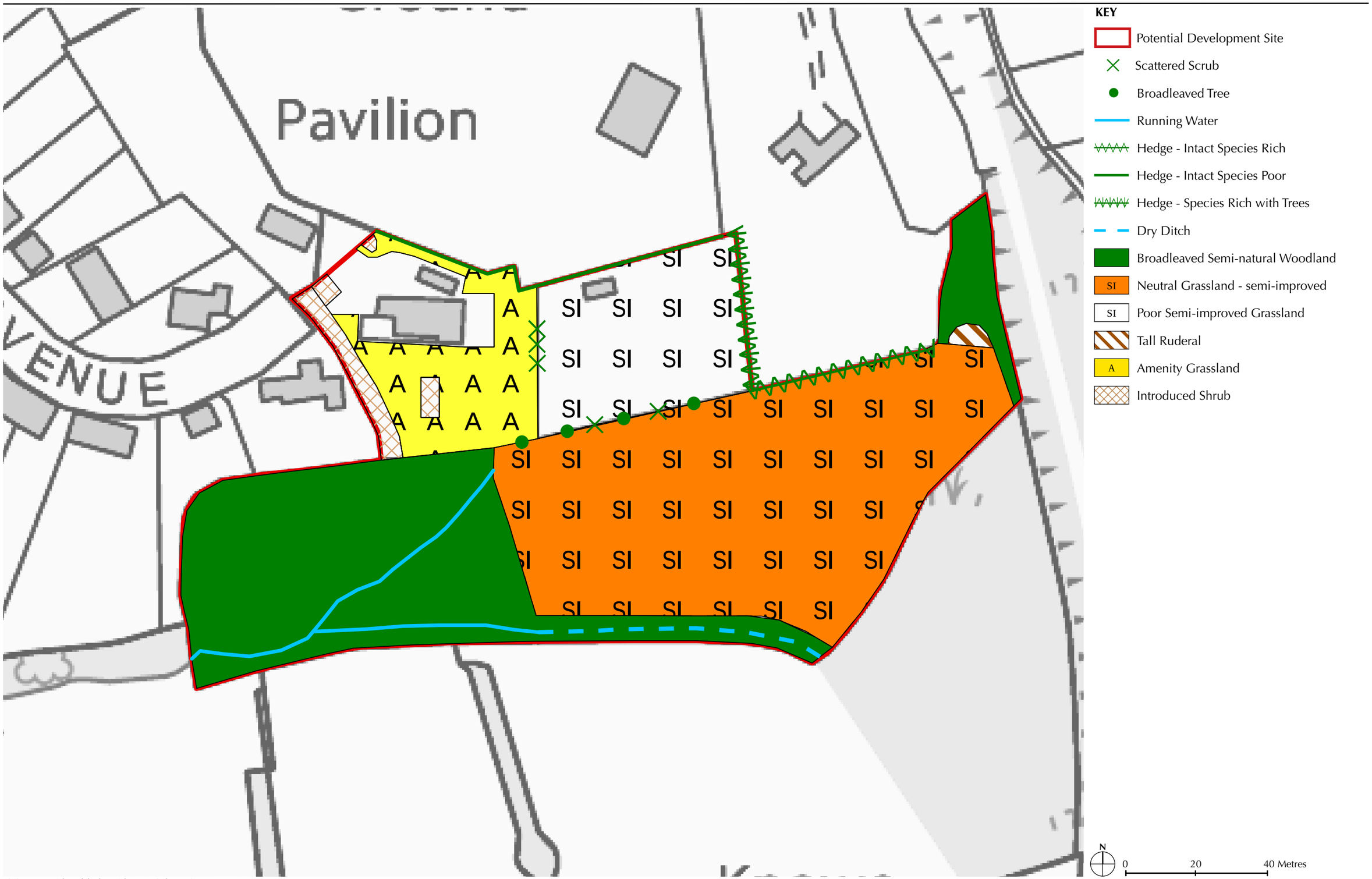
- Implementation of a Construction and environmental Management Plan (CEMP) to manage site-specific issues relating to the potential impacts of construction on ecological features of interest.
- Timing of vegetation clearance works to avoid the bird breeding season (March – August inclusive).
- Offset buffers to protect retained habitats (minimum 10m).
- Use of protective fencing to define construction areas and protect retained habitats.
- Avoidance of night-time working wherever possible. When not possible, use directional lighting to prevent lightshed into surrounding habitats.
- Inclusion of mammal ladders or similar in any trenches left open overnight.
- Sealing of pipework overnight, to prevent animals becoming trapped.
- Defined and bunded areas for fuel storage and refuelling to prevent spillages and pollution incidents.
- On-Site spill incident equipment, in the event of spillages of fuel or other materials. Specific measures will be required if any works are close to watercourses and/or waterbodies.
- New development may need to incorporate bat roosts as alternative or replacement habitat if roosts are likely to be lost.
- Insofar as any proposed development of the Site allows, lighting design, particularly for the periphery of the Site should be minimised as far as possible. As a minimum, any lighting along Site boundaries that may potentially form important commuting corridors (e.g. hedgerows) or adjacent woodlands that may support bat roosts should make use of backboards and/or internal louvres to ensure light is directed into the Site and light spill into the adjacent areas of retained habitat is minimised.

- If dormice are found to be present the retention and appropriate buffering of the woodland and hedges (as noted above).
- Development should avoid construction works within at least 30m of the nearest badger setts and seek to avoid prime foraging grounds identified through the badger survey and severance of commuting corridors within territories

Potential Enhancement Opportunities

Opportunities for enhancing, restoring and/or creating new habitats as an integral part of a Site's development that can also contribute to the District's wider ecological /green infrastructure network are identified below:

- Positively and appropriately manage retained habitats and features, including woodland, hedges, mature trees and grassland.
- Strengthen boundary vegetation by replacing non-native species, for example on the northern boundary and gapping up the hedge separating the two fields with appropriate native species.
- Habitat creation, ideally located adjacent to retained or adjoining habitat, for example a field corner, or to form habitat corridors or links. To include for example:
  - Wildlife pond(s), included for example as part of a SuDS scheme;
  - Species-rich grassland and associated features for supporting a variety of terrestrial invertebrates;
  - Scrub and trees; and
  - Creation of dead wood habitats and other habitat piles.
- Erection of bat boxes suitable for a range of bat species, on retained trees or incorporated into buildings where they will remain unlit.
- Erection of bird boxes suitable for a range of bird species on retained trees or incorporated into buildings.
- Incorporate features to SuDS scheme(s), such as the use of native wetland plant species, to enhance their value.



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WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

FIGURE 22/827
MAYFIELD - Site Ref 827/3140
- PHASE 1 HABITAT PLAN

October 2016
11124101_Mayfield Phase 1_07-10-16.indd

ECOLOGICAL ASSESSMENT	
Area:	Mayfield
Site Name:	Knowle, Newick Lane, Mayfield
Site Reference Number:	874/3140

Site Summary Description

A 0.23ha area of woodland, including Ancient Woodland on a slope alongside a track and beside a wooded disused railway cutting.

ECOLOGICAL BASELINE

Green Infrastructure Context (see Figure 22.1)

The Site is located within a characteristic High Weald landscape of small to medium sized fields, including both grassland and arable, set within a relatively extensive and intact hedgerow network which includes frequent trees. Woodland, including Ancient Woodland, is relatively plentiful and includes both large and small parcels. Gill woodland is also present along some of the stream corridors. The Site is on the south western edge of Mayfield, to the west of Knowle Hill. To the north are residential areas of Mayfield. To the east, beyond Knowle hill and a small number of residential properties is open country of fields, hedges and woodland. Adjoining the Site to the west is a disused and now wooded railway cutting, which extends to the north and south. Beyond this is largely open country.

Desk Study : Designated Sites within 1km (See Figure 22.2)	Distance from Site
• None	

Desk Study: BAP Priority Habitats within 1km	Distance from Site
• Ancient & semi-natural woodland – Knowle Farm Wood	• In Site
• Ancient & semi-natural woodland – Wet Wood	• 885m North
• Ancient & semi-natural woodland – Fir Toll Wood	• 600m North West
• Ancient & semi-natural woodland – Lawyer's wood	• 975m WWN
• Ancient & semi-natural woodland – Wellbrook Wood	• 645m West
• Ancient & semi-natural woodland – Wellbrook	• 190m West
• Ancient & semi-natural woodland – Knowle Farm Wood 2	• 30m West
• Ancient & semi-natural woodland – Crab Wood	• 865m South West
• Ancient & semi-natural woodland – Crabtree Shaw	• 950m South West
• Ancient & semi-natural woodland – Cranesden Shaw	• 130m East
• Ancient & semi-natural woodland – Cranesden Farm Shaw	• 410m East
• Ancient & semi-natural woodland – Longs Farm Shaw	• 930m East
• Ancient & semi-natural woodland – Hooper's Gill	• 500m North East
• Orchard BAP priority habitat (un-named)	• 560m North East

Desk Study: Protected and Notable Species within 1km

Protected Species

Anguis fragilis	Slow worm
Pipistrellus pipistrellus	Common Pipistrelle (45 kHz) bat
Plecotus auritus	Brown Long-eared bat

Sussex BAP Species

Pyrgus malvae	Grizzled Skipper

Sussex Rare Species Inventory

Aristolochia clematitis	Birthwort

Notable Bird Inventory

Apus apus	Swift
Delichon urbicum	House martin
Regulus ignicapilla	Firecrest

Invasive Alien Species Inventory

Hyacinthoides non-scripta x hispanica (= *H. x massartiana*)	Hybrid bluebell
Lamiastrum galeobdolon subsp. Argentatum	Variegated yellow archangel

Field Survey: Habitat Descriptions (See Figure 22/874)

Woodland – Most of the woodland lies to the west and below the track that crosses the Site. This section is Ancient Woodland. A smaller section lies between the track and the Knowle Hill road. The canopy is largely of oak but also includes ash, birch and sweet chestnut, and close to the road there is beech and Scot's pine. The shrub layer includes abundant hazel and frequent holly as well as some hornbeam and rose. The invasive non-native Rhododendron and cherry laurel are frequent and locally abundant. Honeysuckle *Lonicera perclymenum* is frequent. In the Ancient Woodland area the field layer is moderately species rich, although supressed under the heavy shade where Rhododendron or cherry laurel are abundant. It includes a number of Ancient Woodland Indicator Species, including giant fescue *Festuca gigantea*, wood sedge *Carex sylvatica*, hairy woodrush *Luzula pilosa*, redcurrant *Ribes rubrum*, wood speedwell *Veronica montana* and yellow archangel *Lamiastrum galeobdolon*. Other species include bramble, male and broad buckler ferns *Dryopteris felix-mas* and *dilatata*, tufted hair grass *Deschampsia cespitosa*, pendulous sedge *Carex pendula*, ivy, herb Robert *Geranium robertianum*, nettle and a hawkweed *Hieracium* sp.. Seedlings of the invasive non-native cherry laurel are frequent. The field layer is somewhat less rich in the area to the east of the access track.

Tall ruderal – There is an open levelled area at the southern end of the Site, beside the access track, and forming a glade-like feature. This supports a mixed vegetation including grassland species such as common bent *Agrostis capillaris*, Yorkshire fog *Holcus lanatus*, cocksfoot *Dactylis glomerata*, soft rush *Juncus effusus*, creeping buttercup *Ranunculus repens*, birds foot trefoil *Lotus corniculatus*, slender St John's wort *Hypericum pulchrum* and fleabane *Pulicaria dysenterica* as well as frequent/abundant pendulous sedge and tall ruderals such as nettle, broadleaved willowherb *Epilobium montanum*, creeping thistle *Cirsium arvense* and the invasive non-native Indian balsam *Impatiens balsaminfera*. There are also frequent seedlings and saplings of a range of tree and shrub species.

Field Survey: Protected and Notable Species

No species considered notable for their nature conservation value recorded during the Phase I habitat field survey.

Field Survey: Invasive Non-native Species

Rhododendron and cherry laurel – frequent and locally abundant.
Indian balsam – in open, levelled area.

Assessment of Potential for Protected and Notable Species

Great crested newts – There are no ponds within the Site. However, OS maps indicate there are several ponds set with small areas of woodland approximately 400-450m to the south of the Site There are also ponds at and near Cranesden, from approximately 420m to the east. However, although almost all the Site represents Suitable terrestrial habitat for great crested newts, the distance to the ponds and the presence of suitable terrestrial habitat adjacent to them means the probability of the being present is considered to be low.

Breeding birds – Throughout woodland.
Bats – Trees and mature trees in particular, with features such as cracks and cavities, have potential to be used as roosts. Activity, including foraging and commuting, is likely throughout.
Dormice – Moderate to high potential throughout woodland, due to connectivity with adjoining woodland and wider habitat network.
Badgers – Potential for setts throughout the woodland, but with or without setts badgers may also use any or the entire Site for foraging. However, neither setts nor foraging signs are recorded during the survey.

Recommendations for Further Survey (and optimal survey timings)

Breeding birds – (April – June) – whole site.
Bats – (inspections: year round; activity surveys April – October) in the first instance inspection of trees to determine the scope for further survey and activity surveys.
Dormice – (April – November) – throughout woodland.
Badgers – (Year round but Spring / Autumn optimal) – of whole site.

INDICATIVE ECOLOGICAL APPRAISAL

Moderate to High value – although a small Site and with significant stands of invasive non-native Rhododendron and cherry laurel, largely Ancient Woodland that remains at least moderately species rich and part of a larger area of woodland to its north and west.
The Site has moderate potential to support notable/protected species.

Impact Avoidance

In order to limit, as far as possible, potentially adverse effects of development including potential harm to the integrity of the wider green infrastructure network, effort should be made to avoid the more ecologically valuable parts of the Site by:

- Given the nature and context of the Site, comprising Ancient Woodland or woodland immediately adjacent to Ancient Woodland, there are no recommendations that can be made to avoid impacts of development.
- As far as possible and appropriate retain and buffer habitats and features supporting notable/protected species, based on the results of more detailed surveys.

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.

- Implementation of a Construction and Environmental Management Plan (CEMP) to manage site-specific issues relating to the potential impacts of construction on ecological features of interest.
- Timing of vegetation clearance works to avoid the bird breeding season (March – August inclusive).
- Offset buffers to protect retained habitats (minimum 10m).
- Use of protective fencing to define construction areas and protect retained habitats.
- Avoidance of night-time working wherever possible. When not possible, use directional lighting to prevent lightshed into surrounding habitats.
- Inclusion of mammal ladders or similar in any trenches left open overnight.
- Sealing of pipework overnight, to prevent animals becoming trapped.
- Defined and bunded areas for fuel storage and refuelling to prevent spillages and pollution incidents.
- On-Site spill incident equipment, in the event of spillages of fuel or other materials. Specific measures will be required if any works are close to watercourses and/or waterbodies.

- If reptiles are found to be present, measures to prevent harm to them, including potentially translocation from the development Site to a suitable receptor site. Where feasible such receptor areas should be incorporated into the new development (for example in buffer strips beside retained hedges, as noted above).
- Insofar as any proposed development of the Site allows, lighting design, particularly for the periphery of the Site should be minimised as far as possible. As a minimum, any lighting along Site boundaries that may potentially form important commuting corridors (e.g. hedgerows) or adjacent woodlands that may support bat roosts should make use of backboards and/or internal louvres to ensure light is directed into the Site and light spill into the adjacent areas of retained habitat is minimised.
- If dormice are found to be present the retention and appropriate buffering of woodland.
- Development should avoid construction works within at least 30m of the nearest badger setts and seek to avoid prime foraging grounds identified through the badger survey and severance of commuting corridors within territories.

Potential Enhancement Opportunities

Opportunities for enhancing, restoring and/or creating new habitats as an integral part of a Site's development that can also contribute to the District's wider ecological /green infrastructure network are identified below:

- Positively and appropriately manage retained habitats and features, including woodland.
- Removal of invasive non-native Rhododendron and cherry laurel.
- Habitat creation, ideally located adjacent to retained or adjoining habitat, or to form habitat corridors or links. To include for example:
  - Wildlife pond(s), included for example as part of a SuDS scheme;
  - Species-rich grassland and associated features for supporting a variety of terrestrial invertebrates;
  - Scrub and trees; and
  - Creation of dead wood habitats and other habitat piles.
- Erection of bat boxes suitable for a range of bat species, on retained trees or incorporated into buildings where they will remain unlit.
- Erection of bird boxes suitable for a range of bird species on retained trees or incorporated into buildings.
- Incorporate features to SuDS scheme(s), such as the use of native wetland plant species, to enhance their value.

KEY

- Site Assessment Boundary
- Broadleaved Semi-natural Woodland
- Tall Ruderal

N

0 10 20 Metres

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LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

FIGURE 22/874
MAYFIELD - Site Ref 874/3140
- PHASE 1 HABITAT PLAN

October 2016

11124101_Ecology Figures_21-10-16.indd

ECOLOGICAL ASSESSMENT	
Area:	Mayfield
Site Name:	Railway Paddock, Tunbridge Wells Road, Mayfield
Site Reference Number:	894/3140

Site Summary Description

A 0.7ha species poor grassland field with species rich hedges on its western and southern boundaries. Woodland lies to its north and east, and to the south, the railway line.

ECOLOGICAL BASELINE

Green Infrastructure Context (see Figure 22.1)

The Site is located within a characteristic High Weald landscape of small to medium sized fields, including both grassland and arable, set within a relatively extensive and intact hedgerow network which includes frequent trees. Woodland, including Ancient Woodland, is relatively plentiful and includes both large and small parcels. Gill woodland is also present along some of the stream corridors.The Site is to the north of Mayfield village, beside the A267 Tunbridge Wells Road/Mayfield bypass. It adjoins Clays Wood Ancient Woodland to the north and east. To the south west is the A267, with associated landscape planting, beyond which is open country of fields, hedges, trees and woodland.

Desk Study : Designated Sites within 1km (See Figure 22.2)	**Distance from Site**
• The Site lies approximately 220m north of **Bramble Cottage Meadow LWS** The Citation summary describes the Site as follows: *"Unimproved herb-rich meadow with species associated with damp waterlogged conditions and managed as hay meadow"*.	• 220m North

Desk Study: BAP Priority Habitats within 1km	**Distance from Site**
• Ancient & semi-natural woodland – Clay's Wood	• Adj. North & East
• Ancient & semi-natural woodland – Ashurst Wood	• 230m North
• Ancient & semi-natural woodland – Spitlye Wood	• 615m North
• Ancient & semi-natural woodland – Great Wallis Farm Gill	• 810m North
• Ancient & semi-natural woodland – Warren Wood	• 380m West
• Ancient & semi-natural woodland – Angle Wood 2	• 600m West
• Ancient & semi-natural woodland – Angle Wood	• 850m West
• Ancient & semi-natural woodland – Wet Wood	• 610m South West
• Ancient & semi-natural woodland – Banky Wood	• 590m EES
• Ancient & semi-natural woodland – Furnace Wood	• 850m North East
• Ancient & semi-natural woodland – Long Gill	• 875m North East
• Lowland meadow BAP priority habitat (un-named)	• 220m North

Desk Study: Protected and Notable Species within 1km

Protected Species

Plecotus auritus	Brown Long-eared bat

Sussex Rare Species Inventory

Aristolochia clematitis	Birthwort
Cardamine bulbifera	Coralroot

Notable Bird Inventory

Alcedo atthis	Kingfisher
Ardea cinerea	Grey heron

Field Survey: Habitat Descriptions (See Figure 22/894)

Poor semi-improved grassland – Comprises a rather homogenous sward approximately 5-10cm in height. It is species poor with common bent *Agrostis capillaris* the most abundant grass, but Yorkshire fog *Holcus lanatus* is frequent. Forb content is low, approximately 10-20%, and somewhat higher in the north of the Site, towards the woodland. Creeping and meadow buttercup *Ranunculus repens* and *acris* is the only frequent species, but meadow vetchling *Lathyrus pratensis*, common sorrel *Rumex acetosa* and common knapweed *Centaurea nigra* are occasional and germander speedwell *Veronica chamaedrys* and common agrimony *Agrimonia eupatoria* are also present in the north of the field. Tall ruderals, including nettle, broadleaved dock *Rumex obtusifolius* and creeping thistle *Cirsium arvense* is occasional.
Tall ruderal – Stand of nettle in the north west corner of the field in an area giving access to the field to the north.
Hedges – On the southern and western boundary are species rich with hawthorn, blackthorn, hazel, rose, guilder rose, ash, elm and field maple. The hedge on the southern boundary appears to be of relatively recent origin, possibly landscape planting associated with construction of the bypass. There is a mature oak tree in the hedge on the western boundary.

Field Survey: Protected and Notable Species

No species considered notable for their nature conservation value recorded during the Phase I habitat field survey.

Field Survey: Invasive Non-native Species

No invasive non-native species recorded within the Site.

Assessment of Potential for Protected and Notable Species

Great crested newts – There are no ponds within the Site. However, OS maps indicate the presence of ponds approximately 180m to the north west, in Ashurst Wood approximately 220-300m to the north and at Old Palace Farm, nearly 500m to the south east. There are further small ponds to the south west, on the far side of the A267. However, the A267 represents a significant barrier to dispersal for great crested newts. Suitable terrestrial habitat for great crested newts within the Site is probably limited to the hedges and woodland edge and the tall ruderal.
Reptiles – Limited potential along boundaries and in north western corner.
Breeding birds –In hedges and trees.
Bats – Trees and mature trees in particular, with features such as cracks and cavities, have potential to be used as roosts. Activity, including foraging and commuting, is likely throughout.
Dormice – High potential in hedges and adjoining woodland, due to connectivity with wider network of woodland and hedges.
Badgers – Potential for setts within the hedges and adjoining woodland, but with or without setts badgers may also use any or part of the Site for foraging. However, neither setts nor foraging signs are recorded during the survey.

Recommendations for Further Survey (and optimal survey timings)

Amphibian (including great crested newt) – (March – June) of the ponds to the west and north of the Site.
Reptiles – (May – June, September – October) in suitable habitat if present.
Bats – (inspections: year round; activity surveys April – October) in the first instance inspection of tree to determine the scope for further survey and activity surveys.
Dormice – (April – November) – in suitable habitat.

Badgers – (Year round but Spring / Autumn optimal) – of whole Site and adjoining woodland.

INDICATIVE ECOLOGICAL APPRAISAL

Low to Moderate value – species poor grassland, although the hedge and mature oak are of value.
The Sites location, adjacent to Clays Wood Ancient Woodland increases its value and sensitivity.
The Site has low to moderate potential to support notable/protected species.

Impact Avoidance

In order to limit, as far as possible, potentially adverse effects of development including potential harm to the integrity of the wider green infrastructure network, effort should be made to avoid the more ecologically valuable parts of the Site by:

- Retaining the hedges mature oak and its features.
- Buffering the adjoining Ancient Woodland.
- As far as possible and appropriate retaining and buffering habitats and features supporting notable/protected species, based on the results of more detailed surveys.

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.

- Implementation of a Construction and Environmental Management Plan (CEMP) to manage site-specific issues relating to the potential impacts of construction on ecological features of interest.
- Timing of vegetation clearance works to avoid the bird breeding season (March – August inclusive).
- Offset buffers to protect retained habitats (minimum 10m).
- Use of protective fencing to define construction areas and protect retained habitats.
- Avoidance of night-time working wherever possible. When not possible, use directional lighting to prevent lightshed into surrounding habitats.
- Inclusion of mammal ladders or similar in any trenches left open overnight.
- Sealing of pipework overnight, to prevent animals becoming trapped.
- Defined and bunded areas for fuel storage and refuelling to prevent spillages and pollution incidents.
- On-Site spill incident equipment, in the event of spillages of fuel or other materials. Specific measures will be required if any works are close to watercourses and/or waterbodies.
- If great crested newts are found to be present in pond to the west or north of the Site, measures should be put in place to prevent harming or killing them, including for example the erection of herptile fencing to exclude them from work areas, and possibly trapping and translocation to suitable receptor areas elsewhere.
- If reptiles are found to be present, measures to prevent harm to them, including potentially translocation from the development Site to a suitable receptor site. Where feasible such receptor areas should be incorporated into the new development (for example in buffer strips beside retained hedges, as noted above).
- Insofar as any proposed development of the Site allows, lighting design, particularly for the periphery of the Site should be minimised as far as possible. As a minimum, any lighting along Site boundaries that may potentially form important commuting corridors (e.g. hedgerows) or adjacent woodlands that may support bat roosts should make use of backboards and/or internal louvres to ensure light is directed into the Site and light spill into the adjacent areas of retained habitat is minimised.
- If dormice are found to be present the retention and appropriate buffering of hedges and adjoining woodland.
- Development should avoid construction works within at least 30m of the nearest badger setts and seek to avoid prime foraging grounds identified through the badger survey and severance of commuting corridors within territories.

Potential Enhancement Opportunities

Opportunities for enhancing, restoring and/or creating new habitats as an integral part of a Site's development that can also contribute to the District's wider ecological /green infrastructure network are identified below:

- Positively and appropriately manage retained habitats and features, including hedges and mature tree.
- Habitat creation, ideally located adjacent to retained or adjoining habitat, or to form habitat corridors or links. To include for example:
  - Wildlife pond(s), included for example as part of a SuDS scheme;
  - Species-rich grassland and associated features for supporting a variety of terrestrial invertebrates;
  - Scrub and trees; and
  - Creation of dead wood habitats and other habitat piles.
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