



Bacons Farm, Scaynes Hill

N Field Projects Ltd

Ecological Design Strategy

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1. Introduction

JWK Wildlife Surveys Ltd was commissioned by N Field Projects Ltd to produce an Ecological Design Strategy to support proposed development works at Bacons Farm, Scaynes Hill, East Sussex.

1.1 Purpose of the Biodiversity Compensation and Enhancement Plan

The Ecological Design Strategy (EDS) has been prepared to support the establishment and ongoing management of ecological features related to the proposed development works. The EDS provides a guide to the management operations required to help ensure the various landscape and environmental elements align with their intended ecological benefits (Refer to Section 4).

The EDS serves to discharge the below condition:

'Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.'

1.2 Study Area Context

The site is located within a pre-dominantly rural location approximately 1.8km northeast of Scaynes Hill village in the Mid-Sussex district of West Sussex. The settlements of Lindfield and Sheffield Green lie 3.5km west and 2.7km east, respectively. Haywards Heath town is located 5.1km west. Agricultural land bounds the wider site in all directions with scattered woodland blocks and associated treelines and hedgerows. The site is accessed via an unnamed track from Sloop Lane, approximately 130m east of the proposed development footprint. The site comprises a small section of grazed agricultural land, an area of managed amenity grassland and an existing area of chipped gravel forming parking and access areas to an offsite, adjacent agricultural barn.

1.3 Phases of the EDS

The EDS period will commence following the discharge of the relevant planning conditions for the site. At this point the landowner (including any third party developers) will be responsible for the initial stages of the EDS period and will undertake the installation and initial establishment operations outlined in Section 6.

On completion of the scheme after the construction period, the landowner will take on and continue the long-term management of the EDS period within relevant privately owned sections.

2. Methodology

2.1 General Approach

This EDS has been compiled to ensure a comprehensive approach to enhancement proposals of the scheme from installation/seeding, through construction/establishment and post-completion/operational phases.

The EDS has been produced in line with the latest site and landscape plans.

2.2 Background Information Review

The following background documents have been reviewed and used to inform the production of the EDS:

- BNG Summary Report (JWK Wildlife Surveys Ltd, 2024) and associated Post-intervention figure.

3. Aims and Objectives

The principal aim of the EDS is to secure the long-term sustainable management of the onsite ecological enhancement measures and to ensure that the respective environmental functions are achieved.

The main ecological objectives for each of the proposed EDS elements are listed below in Table 2. This includes habitat creation and management of newly proposed features.

Table 2: Ecological Objectives

Ecological Measure	Objective
Tree Planting	To maximise overall biodiversity value of the site and maintain green corridors to allow mobile species to move freely through the site.
Grassland Seeding	To maximise overall biodiversity value of the site and maintain green corridors to allow mobile species to move freely through the site.
Bird Boxes	Ensure nesting opportunities for local BAP species within the site through the installation of specific and general nesting boxes.
Bat Boxes	Increase the value of the site for roosting bats.
Log Pile	To maximise the overall biodiversity value of the site with specific aim towards reptiles and amphibians.

4. Roles and Responsibilities

4.1 Construction

The landowner/developer will be responsible for initial habitat creation and installation, which may involve the use of third party contractors with appropriate landscape and environmental experience to deliver and manage the development as required. Refer to Section 6 of this report, and the EDS Site Plan in Appendix A, Figure 1.

4.2 Operational / Post-Works

Following completion of all onsite works the landowner will continue with the long-term management and maintenance.

Due to the limited maintenance required for the majority of onsite enhancement features proposed, beyond standard management methods, it is not considered that any post-works monitoring by an ecologist, will be required. However, should works or any actions that may impact the onsite bird or bat boxes be required, it is recommended that a suitably qualified ecologist be contacted to provide the most appropriate advice.

5. Establishment, Installation and Management

5.1 Habitat

5.1.1 Tree Planting

Range of native and varieties of native species of known value for wildlife.

Planting

- Planting will be undertaken between November—March. However, very cold or windy weather should be avoided.

First Year Management

- Scattered wood chippings along the base of the trees to prevent competition from weeds.

Management Once Established

- Checks of the planted specimens should be undertaken to ensure any damage or disease is managed.

5.1.2 Grassland

All grassland areas will be seeded with a flowering lawn mixture that has a high native species composition but also responds well to a regular short mowing regime if required.

A suitable mixture, such as Emorsgate Flowering Lawn EL1 (or similar mixture, ensuring rich species composition and ability to withstand required management regime) should be used.

Sowing Methods

- Ensure perennial weeds are removed as far as practical from proposed seeding areas.
- Rake areas to produce a medium tilth and roll to produce a level, firm surface.
- Seed should be sown in autumn or spring, but other times of year with suitable warmth and moisture are also suitable.
- All seed will be surface sown by hand or machine and then firmed by roller or tread.

First Year Management

- Mow regularly (every 7 – 10 days) during first growing season.
- Dig out any perennial weeds that are not reduced by mowing.

Management Once Established

- Mow regularly.
- Areas where a higher sward height is permitted can have a relaxed mowing regime from late June to permit flowering with mowing undertaken between every 4 – 8 weeks.
- Heavy quantities of cuttings should be removed from the lawned areas.

5.2 Bird

5.2.1 Bird Boxes

Four bird boxes will be sited within the development boundary, including two sited on/integrated within the proposed development structure with an additional two sited within newly created tree planting upon completion of works. Target species include Barn Owl and House Sparrow.

Building

The two boxes should be positioned as detailed within Figure 1 in Appendix A during the relevant construction stage. Broadly, boxes have been sited at least 2m high facing between north and east, thus avoiding strong sunlight and the wettest winds. The birds should have a clear flight path to the nest without any clutter directly in front of the entrance.

Details of specific boxes are provided below (specific make is interchangeable but species specificity and build quality must remain). Refer to Appendix A for specific locations.

Sparrow terrace bird box – x1

Barn Owl box – x1

Tree

The two boxes should be positioned as detailed within Fig 1 Appendix A post-construction works. Broadly boxes have been sited at least 2m high facing between north and east, thus avoiding strong sunlight and the wettest winds. The birds should have a clear flight path to the nest without any clutter directly in front of the entrance.

Details of specific boxes are provided below (specific make is interchangeable but species specificity and build quality must remain). Refer to Appendix A for specific locations.

Schwegler 1b bird box 26mm – x2

A two yearly check of all boxes, comprising the removal of any internal old nesting material should be undertaken between September and February to ensure the boxes remain in-situ and no damage has occurred. Where boxes become damaged or unusable these should be replaced.

5.3 Bat

5.3.1 Bat Boxes

Two boxes should be positioned on the proposed structure, as detailed within detailed within Figure 1 in Appendix A, during the relevant construction stage. The boxes will be orientated so they are exposed to direct sun for part of the day, sheltered from strong wind, away from artificial light sources and located at least 4m above ground level directly below eaves within immediate proximity of suitable foraging habitat.

Details of specific boxes are detailed below (specific make is interchangeable but size and build quality must be the same).

Woodstone Beaumaris Bat Box – x2

A two yearly check of the boxes, comprising a remote view with no direct contact should be undertaken to ensure the boxes remain in-situ and no damage has occurred. Where boxes become damaged or unusable these should be replaced. It should be noted that should any direct works be required to the bat boxes, a suitably qualified and licenced ecologist should be contacted prior to work being undertaken.

5.4 Other Species/Features

5.4.1 Log Piles

Two log piles will be created within the boundary areas of proposed grassland meadow areas. Refer to Fig 1 in Appendix A for specific location and Appendix B for construction style diagrams. Construction details below.

Log Piles

- Use native hardwood species, preferably of local origin where possible.
- Logs should measure between 0.5m and 2m in length and between 0.1m – 0.5m in diameter and orientated with the longest aspect facing south.
- Supporting stakes with an above ground height of 1m should be installed vertically at each proposed corner of the log pile and then each 0.5m (or where required) along the length to ensure the main body of the log pile does not collapse.
- Logs should be piled within the supporting frame to a height of 1m with additional logs piled against each long side creating an overall trapezium shape in cross-section. Soil should be tipped over 25% of the length to approximately 0.2m height from ground level.
- Features should be maintained by adding additional logs to as required to maintain suitable habitat

6. Monitoring

The coverage, health and vigour of planting and seeding, the usable condition of nesting, roosting and sheltering instalments shall be checked on an annual basis, with particular emphasis on:

- checking vegetation growth ensuring good condition and coverage;
- checking the health and safety of trees and reporting any issues to an arboriculturist for further advice;
- checking of bird and bat boxes (reporting any issues to a suitably qualified ecologist of works required to a bat box) and replacement/repair where necessary.
- monitoring of the condition of log piles and topping up as necessary.

The information gained through annual monitoring shall be used to inform the management operations required in the subsequent year of management. Agreements made in relation to changes or continuation of management regimes shall be recorded.

7. References

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Appendix A. Figure

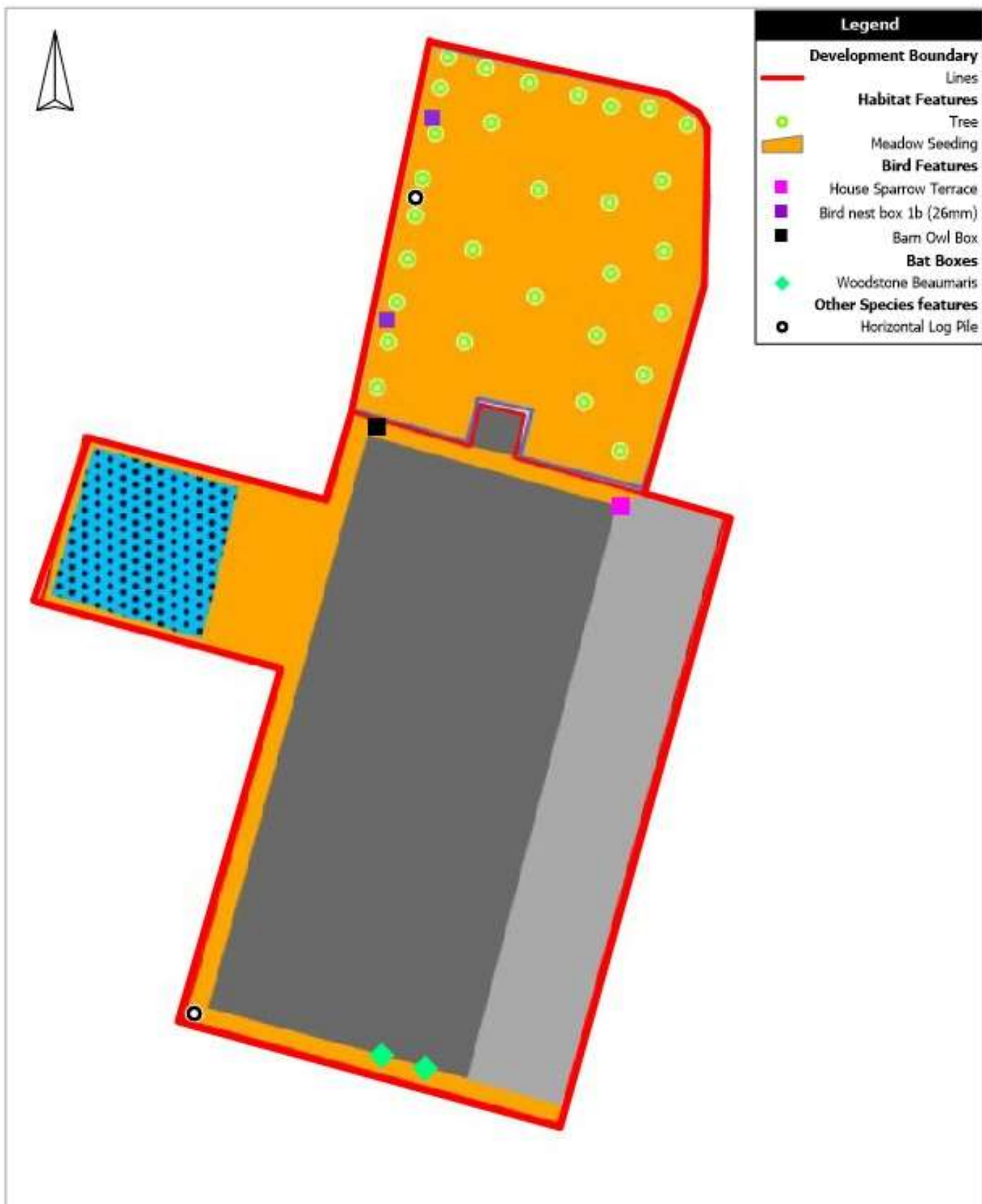


Figure 1: Bacons Farm Ecological Design Strategy

Drawn by: JK
Date: 12/06/2025

Appendix B. Log Pile

Horizontal Log Pile

