Date: 31 October 2023
Our ref: 455161
Your ref: APP/C1435/W/23/3321978

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T [redacted]

The Planning Inspectorate
Major Casework
Third Floor, Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

[redacted]

BY EMAIL ONLY

Dear Helen Skinner

Town and Country Planning Act 1990

Appeal by: Gleeson Land and John Alison Land & Research Ltd

Site: LAND AT DOWNLANDS FARM, UCKFIELD

Proposal: (WD/2022/1637/MEA) HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLING etc.

Planning Inspectorate Reference: APP/C1435/W/23/3321978

This letter constitutes Natural England's further advice on updated documents which have been submitted as part of the appeal process, namely:

- Appellant's Submissions – SANG Letter – 08/09/23
- Environmental Statement Addendum Letter and Enclosures (Stantec, 12/09/23)
- Report to Inform a Habitats Regulations Assessment (HRA) (Aspect Ecology, August 23)

In our formal Appeal Statement issued on 13th July 2023 (Our ref: 438677) we advised that our comments were focused on the suitability of the proposed, bespoke Suitable Alternative Natural Greenspace (SANG) to act as effective mitigation for recreational pressure impacts on the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA).

We advised that in our view there were three outstanding issues which should be addressed through the appeal process and that if this could be done the Inspector would be able to conclude that the proposal would not have an adverse effect on the integrity of the SAC and SPA. These issues were:

- SANG design to be amended to provide boardwalk along the entirety of the circular route where it runs through ancient woodland.
- Discounting of SANG capacity on ecological grounds.
- Confirmation and securing of the long-term ownership and management of the SANG.

Having reviewed the updated information which has been provided we are satisfied that all three

points have now been suitably addressed and provided the updated plans, capacity and long-term management details are appropriately secured through the appeal process we have no further comments to make.

If you have any queries relating to the advice contained herein please contact me at [redacted]

Yours sincerely

[redacted]
Senior Adviser
Sussex and Kent Area Team

Cc. Wealden District Council
Aspect Ecology