Our ref: 1005719/MRD/AB/021 vf2 NE SANG

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21 February 2023

Claire Turner
Planning and Environmental Services
Wealden District Council
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

Sent By E-Mail Only

cc. Rebecca Pearson, Natural England

Dear Ms Turner,

Land at Downlands Farm, East Sussex. Planning Ref: WD/2022/1637/MEA *Outline Application (with all matters reserved except for access) for the erection of up to 424 residential dwellings, open spaces and associated landscaping, infrastructure and earthworks; full application for SANG*
Natural England Consultation Response on SANG Provision

As you are aware, Aspect Ecology is advising the applicant in respect of ecological matters at the above site. Natural England provided a statutory consultation response dated 27 September 2022 (see Appendix 1) setting out technical comments in relation to the proposed SANG, making reference to relevant documents and plans submitted with the application, including the SANG and Woodland Management Plan, together with Draft landscape plans (EDP plan 6170 D016f). Aspect Ecology responded directly to these comments in our letter to Natural England dated 25th November 2022 (see Appendix 2) which provides clarification on a number of points, relating to the inclusion of Ancient Woodland within the SANG; the level of existing informal use of the site; 'pinch-points' in the circular route proposed; and on the design of the community orchard. We also sought to engage Natural England in discussions on the SANG design, expressing the value of a site meeting to fully understand the proposals on the ground.

Unfortunately, Natural England has notified us that they do not have resources to respond to our request for a meeting through their Discretionary Advice Service (DAS). Accordingly, Aspect Ecology wrote to Natural England on 26 January 2023 (see Appendix 3) setting out that we would now address in writing, and through the provision of an updated SANG design, the other matters which our correspondence of 25 November 2022 had not addressed and which we had proposed to discuss at a site meeting. These relate to:

- Recommendation to introduce more focal points;
- To consider if routes that cross or are near to watercourses / ponds are seasonally wet and if so should boardwalks be provided;
- Recommendation that the community orchard could incorporate non-linear planting (with possible wildflower glades) to provide a 'wild feel'

Although Natural England has been unable to meet, Aspect Ecology has been able to engage further with them in writing and on the telephone. In particular, we have considered in detail the pros and cons of three alternative updated SANG options, the primary attributes of which are summarised in our correspondence to Natural England dated 12 February 2023 (see Appendix 4). These have been discussed with Natural England on the telephone and Natural England has subsequently provided

further comments by email dated 20 February 2022 (see Appendix 5). In this correspondence, Natural England advise that:

- The updated SANG design now fully addresses the points raised in the Natural England consultation response such that Wealden District Council can confidently accept the proposed SANG;
- That Natural England would, in this instance, favour the SANG design option which minimises the creation of new pathways within ancient woodland.

We discuss these points below and attach updated SANG design plans (SANG Overview Plans, and Detailed Hard and Soft Landscape), dated February 2023 which are included at Appendix 6.

Recommendation to introduce more focal points

Natural England comment in their consultation response dated 27 September 2022 that *"while the drawings suggest the length is acceptable, it does look contrived in some places which may not reflect real-life desire lines and visitor movement. For instance, where paths straddle the SANG boundary in the open-space areas to the South East within the SANG boundary, there is a risk that visitors will cut across the middle. This might be helped by introducing more focal points"*.

In order to address this comment, the SANG design has been updated to include three focal points. We would propose these would comprise wooden carved art pieces (sourced from locally felled timber and crafted by a local artist). These will have the effect of drawing SANG users to these locations and hence reducing the use of alternative routes, albeit some users will prefer a shorter walk and hence it is desirable to accommodate such users too. In some locations additional scrub planting has been used to separate paths that come into close proximity.

Boardwalks

Natural England commented in their consultation response dated 27 September 2022 that *"routes that cross or are near to water-courses/ponds…may require boardwalks"*

There are no areas in the SANG which are notably wet, even where paths cross water courses or close to ponds. As such, there is not anticipated to be a need to include boardwalks. Nonetheless, should a need for these arise at a later date these would be provided.

Orchard

Natural England comment in their consultation response dated 27 September 2022 that *"the inclusion of the orchard within the SANG proposals needs to ensure that it is designed in a way that complements the semi-natural features that promote a 'wild' feel required for delivering an effective SANG. For example through non-linear planting and by combining with interspersed wildflower meadows".*

To address this comment, non-linear planting has now been provided within the proposed orchard.

Reduced path infrastructure within ancient woodland

In response to correspondence from Natural England dated 20 February 2023, the SANG design now avoids the creation of any new path infrastructure within the ancient woodland. This has been achieved by the omission from the SANG of previously included areas of ancient woodland located between the proposed residential areas and the A22. Paths previously routed through the woodland in this location have been relocated outside the ancient woodland. This update also has the effect of reducing the total area of proposed SANG, albeit this still exceeds the minimum required area of SANG

necessary to comply with Natural England guidance i.e. 8.14ha. A car park with 19 spaces is also provided off Snatts Road.

The attributes of the revised SANG proposal, in comparison to the original, are set out in Table 1 below:

Table 1: Attributes of original SANG design compared to updated SANG design

Attribute	SANG – Original Design	SANG – Updated Design
Total SANG area	18.1ha *122% overprovision of SANG*	13.2ha *62% overprovision of SANG*
Circular walk length	2.3km	2.3km
SANG area within ancient woodland	6.2ha *34% of the total SANG*	3.2ha *24% of the total SANG*
Total SANG path length within ancient woodland	1070m *46.5% of the 2.3km walk*	464m *20% of the 2.3km walk*
Length of newly created SANG pathways in ancient woodland	340m *14.7% of the 2.3km walk*	0m *0% of the 2.3km walk*

In conclusion, the updated SANG proposals fully address the comments previously received such that Natural England advise that Wealden District Council can have confidence that the updated design will effectively avoid adverse effects on the Ashdown Forest SPA (in combination with the use of SAMM).

Yours sincerely



Alistair Baxter
(alistair.baxter@aspect-ecology.com)

Appendix 1:

Natural England Statutory Consultation Response (dated 27th September 2022)

Date: 27 September 2022
Our ref: 401475
Your ref: WD/2022/1637/MEA

Claire.Turner@wealden.gov.uk

BY EMAIL ONLY

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

T 0300 060 3900

Dear Claire Turner

WD/2022/1637/MEA HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS

Thank you for your consultation on the above dated 14th of July which was received by Natural England on the same date.

We have reviewed the application's proposal for Suitable Alternative Natural Greenspace (SANG) using our professional judgement and in line with our internal guidance which has been used to inform suitable SANGs elsewhere (including Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) - August 2021). While there are some positive features of the SANG, including its overall size and diversity of habitats, there are some significant concerns that we advise need to be addressed and supported by evidence before the proposed SANG could be considered as acceptable mitigation for recreational pressure on Ashdown Forest Special Protection Area (in line with the established strategic solution), in relation to its function as a SANG and its potential negative impacts on valuable ecological features present on site:

Ancient woodland

- While it can *sometimes* be acceptable for Ancient Woodland to be used as part of a SANG (e.g. where this is sensitively managed and ecological surveys don't pose any particular concerns), this SANG does appear to rely on a significant amount of ancient woodland that surrounds much of the site with the circular footpath cutting through it at multiple points. This will need careful consideration to ensure that increased visitors will not adversely affect this irreplaceable habitat.
- The application evidence suggests that part of the circular route includes informal paths that are already used (Plan 5719/SMP3). However, it is unclear how extensively these are used and whether increased visitors would cause significant negative impacts on the site, so this needs to be investigated further.
- EDP Plan 6170 D016 Rev. D shows that the proposed circular route includes new pathways that would encourage visitors to venture further into the ancient woodland that have not been identified as current informal pathways in Plan 5719/SMP3

Nature Conservation Value
The survey evidence suggests that in addition to the ancient woodland, there are valuable habitats and species present on site including priority habitat and protected species. The following extract from our SANG guidance therefore applies here and should be followed:

> "*The identification of SANG should seek to avoid sites of high nature conservation value which are likely to be damaged by increased visitor numbers. Such damage may arise, for example, from increased disturbance, erosion, input of nutrients from dog faeces, and increased incidence of fires. Where sites of high nature conservation value are considered as SANG, the impact on their nature conservation value should be assessed and considered alongside relevant policy in the development plan. These sites may require an ecological discount of their proposed SANG area*"

Therefore, we advise that there has not been a sufficiently detailed assessment of the impacts that the SANG designation could have on the ecological interests of the site, and further regard for this is needed before a decision regarding the suitability of the SANG can be made.

Circular route
It is difficult to assess the suitability of the circular route without visiting the site as it is important to gauge the feel of the site and natural routes that visitors are likely to be drawn to due to aspects such as topography. However, while the drawings suggest the length is acceptable, it does look contrived in some places which may not reflect real-life desire lines and visitor movement. For instance, where paths straddle the SANG boundary in the open-space areas to the South East within the SANG boundary, there is a risk that visitors will cut across the middle. This might be helped by introducing more focal points.

While unsurfaced footpaths are preferred for their semi-natural feel, consideration needs to be made to ensure that they are usable throughout the whole year, particularly through woodland areas as relying on management inspection may not always be sufficient depending on the seasonal changes in the level of water present throughout the site. This is particularly relevant for routes that cross or are near to water-courses/ponds, which may require boardwalks.

Community orchard
While the principle of connecting multiple green spaces together as part of a broader network is welcome, the inclusion of the orchard within the SANG proposals needs to ensure that it is designed in a way that complements the semi-natural features that promote a 'wild' feel required for delivering an effective SANG. For example through non-linear planting and by combining with interspersed wildflower meadows.

Other comments
The application is proposing to discount capacity of 10% on the grounds of existing, informal public access but it is not clear what the justification is for this figure.

Given the above, further information and evidence is needed to determine whether these concerns can be addressed in line with our advice before we can support the SANG proposal. Once this has been supplied and if it demonstrates that concerns most likely can be overcome, we would need to carry out a site visit to confirm if the SANG proposals are suitable. We appreciate that there have been several requests for us to carry out site visits under our non-statutory Discretionary Advice Service that we have been unfortunately unable to attend due to capacity issues.

We also note that there are significant concerns, including ecological and landscape impacts, that have been previously considered via Public Inquiry for applications at this site

that led to their refusal. This includes the ancient woodland already referred to, woodland habitats (which contain ancient woodland indicators according to the applicant's ecological assessments), priority habitat, local landscape value, protected species, and connectivity as part of wider ecological networks which could make it well placed to consider as part of driving landscape-scale nature recovery. We also note that WDC's SHELLA previously identified this site as not being appropriate for development:

> *'This is an area of attractive rural landscape on the fringes of Uckfield, containing much ancient woodland. Development of the site would entail considerable adverse landscape impact and would compromise its nature conservation integrity and biodiversity interests. In addition, development of the site is unacceptable on transport sustainability grounds and because of its relative inaccessibility from the town centre. The site was also subject to an appeal which was dismissed by the Secretary of State in 2008 due to specific site constraints.'*

It is appreciated that the application in question has been scaled down and changed compared to the one that was considered at Public Inquiry and should be assessed in its own right. Nevertheless, significant concerns still remain due to the site's current and potential landscape and ecological value, both in its own right and more widely as part of the surrounding area.

We advise that your Authority needs to carefully consider these features and their impacts from development in line with our standing advice, in place of bespoke comments from Natural England, to inform your decision making (see Annex 1).

For any queries relating to the specific advice in this letter please contact me at richard.cobb@naturalengland.org.uk.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely
Richard Cobb
Sussex and Kent Area Team

Annex 1: Standing Advice for Protected Species, Trees and Woodland, and Designated Landscapes

Protected Species
Natural England has published Standing Advice on Protected Species for local planning authorities. This is provided in place of an individual response to a planning application in most cases and should be taken into account by LPAs in planning decision making. We will only provide bespoke advice on species issues relating to designated nature conservation sites or in exceptional circumstances.

A protected species mitigation licence may be required from Natural England or Defra to allow activities that would otherwise be illegal. This is additional to the requirements for planning permission. Further information:

Wildlife licences: when you need to apply - GOV.UK (www.gov.uk)

Trees and woodland at risk from development
The Forestry Commission provides advice and guidance on trees at risk from development. See further information here. Planning applications affecting trees and woodland - GOV.UK (www.gov.uk).

Natural England and the Forestry Commission have published joint Standing Advice on Ancient Woodland, Ancient and Veteran Trees**.** This is provided in place of an individual response to a planning application in most cases and should be taken into account by LPAs in planning decision making. Natural England will only provide advice where ancient woodland is designated as a SSSI or in exceptional circumstances.

Hedgerows at risk from development
Natural England will only provide advice on hedgerow removal where it takes place on a Site of Special Scientific Interest (SSSI). Natural England has produced guidance on hedges and the law: https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management.

Designated landscapes (Areas of Outstanding Natural Beauty and National Parks)
Natural England s specific responsibilities relating to designated landscapes (see here for further information https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management and https://www.gov.uk/government/publications/national-parks-natural-englands-role). We focus our planning advice on development plans, nationally significant infrastructure projects and development requiring environmental impact assessment. We respond to other development proposals that might affect these areas using standard letters. We advise planning authorities to seek advice from AONB and National Park teams who may be able to provide locally specific information.

About Areas of Outstanding Natural Beauty (AONB's) (landscapesforlife.org.uk)
National Parks England: National Parks England

Appendix 2:

Aspect Ecology Response to Natural England (dated 25th November 2022)

Our ref: 1005719/MRD/AB/014 let consult

Aspect Ecology Ltd
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25 November 2022

Richard Cobb
Susses and Kent Area Team
Natural England
Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Sent By E-Mail Only

Dear Mr Cobb,

Land at Downlands Farm, East Sussex

Aspect Ecology is advising the applicant in respect of ecological matters at the above site. We have been passed a copy of Natural England's consultation response dated 27 September 2022. The purpose of this correspondence is to address the queries raised.

As you note that the applicant sought to engage with Natural England pre-application under the discretionary advice service (DAS) but unfortunately Natural England was unable to do so due to resourcing issues. The DAS approach works very well with your Natural England colleagues in the other regions e.g. Thames Region, and it allows them to gain a first hand impression of the SANG at the outset which informs all subsequent comments from Natural England. We believe if you were able to now take up our offer of a site visit at this stage, this would enable a more constructive dialogue as many of the points or queries raised in Natural England's consultation response would become self-evident from a site visit. Therefore, please do let us know when you would be available to meet and we would be pleased to show you around the proposed SANG.

In the meantime, we set out below responses to the queries Natural England raise as far as is possible without the benefit of your site visit. These are grouped under the same headings as used in the Natural England correspondence:

Ancient woodland

1. "*While it can sometimes be acceptable for Ancient Woodland to be used as part of a SANG (e.g. where this is sensitively managed and ecological surveys don't pose any particular concerns), this SANG does appear to rely on a significant amount of ancient woodland that surrounds much of the site with the circular footpath cutting through it at multiple points. This will need careful consideration to ensure that increased visitors will not adversely affect this irreplaceable habitat".*

Reference to Natural England's document 'Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) – August 2021' finds that *"Surveys clearly show that woodland or a semi-wooded landscape is a key feature that people appreciate in the sites they visit, particularly those who use the SPA. This is more attractive than open landscapes or parkland with scattered trees"*. Accordingly, the woodland habitat is well suited to SANG but in terms of the Downlands site this only forms a

component of the SANG, with much of it formed by other habitats. The application has placed ancient woodland considerations at its heart and accordingly much attention has been directed to defining the characteristics and sensitivity of the woodland. A summary of this analysis can be found within the ES at chapter 7 Biodiversity paragraphs 7.194 – 6 which is informed by the data in the Baseline Ecological Appraisal e.g. at its Annex 4 Woodland Botanical survey. This work has identified that the woodland areas of increased sensitivity are Longwood Gill and part of Shermanreed Gill. In response to these findings, these areas have been excluded from the SANG design - see Plan 5719/SMP2 within the SANG and Woodland Management Plan. Reference to this plan and Plan 6170 D016 Rev. D: SANG Detailed Hard and Soft Landscaping Design within the SANG and Woodland Management Plan also shows that in a number of locations paths will be fenced to deter use of the woodlands by SANG users. As such, Natural England can be assured that careful consideration has been given to SANG design so as to ensure that increased visitors will not adversely affect this irreplaceable habitat.

2. *"The application evidence suggests that part of the circular route includes informal paths that are already used (Plan 5719/SMP3). However, it is unclear how extensively these are used and whether increased visitors would cause significant negative impacts on the site, so this needs to be investigated further"*.

We would direct you to paragraph 7.270 of the ES which describes the current visitor use of the woodland. In summary, the use is very light and hence the paths have good capacity to receive visitors, with this not diminished by the low level of existing use. This can be readily observed from a site visit.

3. *"EDP Plan 6170 D016 Rev. D shows that the proposed circular route includes new pathways that would encourage visitors to venture further into the ancient woodland that have not been identified as current informal pathways in Plan 5719/SMP3"*

It is common practice for SANG creation to be accompanied by new pathway creation. The purpose of providing new paths in this case is so as to further increase the attractiveness of the path network and in turn SANG to visitors. We would be pleased to review individual path locations during a site visit and would welcome comments by Natural England on any siting adjustments which are felt to be desirable.

Nature Conservation Value

4. *"The survey evidence suggests that in addition to the ancient woodland, there are valuable habitats and species present on site including priority habitat and protected species"*.

We would be grateful to learn as to which habitats / species Natural England is particularly referring to of relevance to SANG.

Circular route

5. *"It is difficult to assess the suitability of the circular route without visiting the site …..while the drawings suggest the length is acceptable, it does look contrived in some places …and ….there is a risk that visitors will cut across the middle. This might be helped by introducing more focal points…..While unsurfaced footpaths are preferred for their semi-natural feel, consideration needs to be made to ensure that they are usable throughout the whole year ….. This is particularly relevant for routes that cross or are near to water-courses/ponds, which may require boardwalks"*.

Natural England's observations are welcomed and the applicant has confirmed that they would be pleased to detail the use of focal points and boardwalks in key locations to assist with directing SANG users as effectively as possible. These exact locations of these would be most appropriately discussed during a sit visit.

Community orchard

6. *"While the principle of connecting multiple green spaces together as part of a broader network is welcome, the inclusion of the orchard within the SANG proposals needs to ensure that it is designed in a way that complements the semi-natural features that promote a 'wild' feel required for delivering an effective SANG. For example through non-linear planting and by combining with interspersed wildflower meadows"*.

Reference to the SANG Design Guidelines suggests SANG should have *"a semi-natural looking landscape with plenty of variation"*. The proposed orchard within the SANG would provide such desirable variation. Similarly, the design philosophy for the orchard is that this would be 'traditional in nature'. The Priority Habitat description[1] for Traditional Orchards describes these as *"….Traditional orchards are structurally and ecologically similar to wood-pasture and parkland…"* and accordingly this habitat would represent a further component of interest in the SANG. The applicant is amenable to further increasing the 'wild' feel as suggested by the introduction of more non-linear planting and glades along its margins with pathways or throughout. We would be pleased to discuss this during the site visit.

Other comments

7. *"The application is proposing to discount capacity of 10% on the grounds of existing, informal public access but it is not clear what the justification is for this figure"*.

We would refer Natural England to paragraph 7.270 of the ES. This discussion sets out that there is only a relatively low level of current use by the public. As such, it is considered that no discounting of SANG capacity is required, but nonetheless to take a precautionary approach, a 10% discount has been applied to capacity. In any event, it is highlighted that the capacity of the SANG significantly exceeds that required by the proposed number of residential units (no. 424 units with a SANG capacity of 848 units provided for even following the precautionary discount).

Lastly, we note that Natural England highlight that other ecological and landscape issues are also present and these are matters for the local planning authority to consider and address.

I trust the above clarification is of assistance. We would be grateful to learn as to Natural England's availability to meet on site which is the next step.

Yours sincerely



Alistair Baxter
(alistair.baxter@aspect-ecology.com)

[1] UK Biodiversity Action Plan; Priority Habitat Descriptions. BRIG (ed. Ant Maddock) 2008. (Updated 2011)

Appendix 3:

Aspect Ecology Response to Natural England (dated 26th January 2023)

Mark Doughty

From: Alistair Baxter
Sent: 26 January 2023 19:24
To: Pearson, Rebecca
Cc: Seymour, James; Mark Doughty
Subject: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments
Attachments: 015 Natural England Consultation Response Oct 2022.pdf; 5719 017 let NE.pdf

Dear Rebecca,

Mark has passed me Natural England's response. We are disappointed that Natural England is unable to meet on site, either under your planning consultation statutory duties or under DAS, as we do believe this would be helpful to enable Natural England to view the proposed SANG first hand. Indeed, Natural England afforded the opportunity of a site meeting to view the nearby proposed SANG at the Bird In Eye Farm, TN22 5HA (Natural England ref: 370366) and this was beneficial in constructively focusing of solutions rather than problems.

Nonetheless, Aspect Ecology's correspondence of 25 November 2022 addresses many of the points raised in Natural England's consultation response dated 27 September 2022 (attached). We had proposed a number of points were best addressed at a site meeting, but we can advance these in the absence of a meeting if necessary. The relevant points are:

- Recommendation to introduce more focal points;
- To consider if routes that cross or are near to watercourses / ponds are seasonally wet and if so should boardwalks be provided;
- Recommendation that the community orchard could incorporate non-linear planting (with possible wildflower glades) to provide a 'wild feel'

We will update the SANG proposals plans with these points and issue these to you shortly. We look forward to receiving Natural England's updated consultation response once the information we have already supplied and the updated plans have been considered (and we would be grateful if this could be attended to swiftly given the previous information was issued in November).

Regards

Alistair Baxter
Senior Director
t: 01295 279721 | m: 0787 6232615 | e: alistair.baxter@aspect-ecology.com

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From: Pearson, Rebecca <Rebecca.Pearson@naturalengland.org.uk>
Sent: 24 January 2023 16:32
To: Mark Doughty <mark.doughty@aspect-ecology.com>
Subject: RE: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Dear Mark

Thank you very much for your request for a site meeting to discuss Downlands Farm.

As we have provided our statutory advice to the Council with regard to this case, a meeting to discuss our advice would fall under our Discretionary Advice Service. Unfortunately at present we are not able to provide advice beyond our statutory duties and are therefore not able to provide advice at this time.

I am sorry that we are not able to provide advice at present and please do not hesitate to contact me should you wish to discuss this matter further.

Yours sincerely

Rebecca Pearson
Principle Adviser
Sussex and Kent Team

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Appendix 4:

Aspect Ecology E-mail correspondence to Natural England

(dated 12th February 2023)

Mark Doughty

From: Alistair Baxter
Sent: 12 February 2023 22:32
To: Pearson, Rebecca
Subject: RE: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments
Attachments: 5719 020 let (NE response) vf1a [Client Issue].pdf

Dear Rebecca,

Would it be possible to have a short telephone call please?

We have now prepared an updated SANG design which addresses the three outstanding points (see correspondence below) in regard to focal points, boardwalks and orchard planting and we trust these will be in line with your recommendations. Given the SANG is currently over-sized, should Natural England consider it to be desirable, there is also the opportunity to reduce the area to be classified as SANG and in turn the area of ancient woodland and length of associated pathways within the SANG. Three main options are available which are shown on the last three plans in the attached, with their relative attributes set out in the table below:

Table 1: Attributes of alternative SANG options

Attribute	SANG – Original Design	SANG - Option 1	SANG - Option 2	SANG - Option 3
Total SANG Area	18.1ha *122% overprovision of SANG*	18.1ha *122% overprovision of SANG*	14.1ha *70% overprovision of SANG*	13.2ha *65% overprovision of SANG*
Circular Walk Length	2.30km	2.34km	2.34km	2.30km
SANG Area within AW	6.2ha *34% of the total SANG*	6.2ha *34% of the total SANG*	4.5ha *32% of the total SANG*	*3.2ha* *24% of the total SANG*
SANG path length within AW	1070m *33% of the 2.3km walk*	1125m *48% of the 2.3km walk*	895m *38% of the 2.3km walk*	464m *20% of the 2.3km walk*
SANG new path length in AW	340m *14.5% of the 2.3km walk*	395m *17% of the 2.3km walk*	160m *7% of the 2.3km walk*	0m *0% of the 2.3km walk*

We will submit the updated SANG design to the LPA who will then formally consult with Natural England (see draft correspondence attached). Ideally a single SANG design option would be put forward to the LPA and hence if Natural England can advise on any preference held now in terms of the 3 available options, this single design could be taken forward and submitted.

The developer is looking to submit the updated SANG design to the LPA early next week and hence if we could speak on the telephone on Monday I would be most grateful.

Regards

Alistair Baxter
Senior Director
t: 01295 279721 | m: 0787 6232615 | e: alistair.baxter@aspect-ecology.com

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From: Pearson, Rebecca <Rebecca.Pearson@naturalengland.org.uk>
Sent: 01 February 2023 11:01
To: Alistair Baxter <alistair.baxter@aspect-ecology.com>
Subject: RE: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Dear Alistair

I hope you are well?

We have discussed this matter internally and unfortunately at present we are not able to provide DAS advice/ advice beyond our statutory duties, although we hope to be able to provide this service in the future. Again, I am sorry that we are unable to provide advice to you on this matter at this time.

Yours sincerely,

Rebecca Pearson
Principle Adviser
Sussex and Kent Team

From: Alistair Baxter <alistair.baxter@aspect-ecology.com>
Sent: 26 January 2023 19:24
To: Pearson, Rebecca <Rebecca.Pearson@naturalengland.org.uk>
Cc: Seymour, James <james.seymour@naturalengland.org.uk>; Mark Doughty <mark.doughty@aspect-ecology.com>
Subject: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Dear Rebecca,

Mark has passed me Natural England's response. We are disappointed that Natural England is unable to meet on site, either under your planning consultation statutory duties or under DAS, as we do believe this would be helpful to enable Natural England to view the proposed SANG first hand. Indeed, Natural England afforded the opportunity of a site meeting to view the nearby proposed SANG at the Bird In Eye Farm, TN22 5HA (Natural England ref: 370366) and this was beneficial in constructively focusing of solutions rather than problems.

Nonetheless, Aspect Ecology's correspondence of 25 November 2022 addresses many of the points raised in Natural England's consultation response dated 27 September 2022 (attached). We had proposed a number of points were best addressed at a site meeting, but we can advance these in the absence of a meeting if necessary. The relevant points are:

- Recommendation to introduce more focal points;
- To consider if routes that cross or are near to watercourses / ponds are seasonally wet and if so should boardwalks be provided;
- Recommendation that the community orchard could incorporate non-linear planting (with possible wildflower glades) to provide a 'wild feel'

We will update the SANG proposals plans with these points and issue these to you shortly. We look forward to receiving Natural England's updated consultation response once the information we have already supplied and the updated plans have been considered (and we would be grateful if this could be attended to swiftly given the previous information was issued in November).

Regards

Alistair Baxter
Senior Director
t: 01295 279721 | m: 0787 6232615 | e: alistair.baxter@aspect-ecology.com

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From: Pearson, Rebecca <Rebecca.Pearson@naturalengland.org.uk>
Sent: 24 January 2023 16:32
To: Mark Doughty <mark.doughty@aspect-ecology.com>
Subject: RE: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Dear Mark

Thank you very much for your request for a site meeting to discuss Downlands Farm.

As we have provided our statutory advice to the Council with regard to this case, a meeting to discuss our advice would fall under our Discretionary Advice Service. Unfortunately at present we are not able to provide advice beyond our statutory duties and are therefore not able to provide advice at this time.

I am sorry that we are not able to provide advice at present and please do not hesitate to contact me should you wish to discuss this matter further.

Yours sincerely

Rebecca Pearson
Principle Adviser
Sussex and Kent Team

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Appendix 5:

Natural England e-mail response to Aspect Ecology (dated 20th February 2023)

Mark Doughty

From: Alistair Baxter
Sent: 20 February 2023 17:05
To: Mark Doughty
Subject: FW: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Importance: High

From: Seymour, James <james.seymour@naturalengland.org.uk>
Sent: Monday, February 20, 2023 4:50 PM
To: Alistair Baxter <alistair.baxter@aspect-ecology.com>
Cc: Pearson, Rebecca <Rebecca.Pearson@naturalengland.org.uk>
Subject: RE: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Alistair

Thank you for your call last week.

We discussed, that you have taken on board NE formal advise, which you setout in your letter and therefore NE feels confident that the Local Authority can consider the SANG provision, is in line with NE advise to date and wider guidance recognising the adjustments you have made since our last input.

The final question around the options, it feels sensible to limit or reduce new path infrastructure within ancient woodlands, where this does not cause unintended consequences in how the site is accessed and used (i.e without the planned managed paths, you may end up with an actual increase in unmanaged access (desire lines) and impact on woodland as a result.

Hope this helps you finalise your design to submit to the LA.

All the best

James Seymour
Area Manager Sussex & Kent
Natural England
07721759286
www.gov.uk/natural-england



From: Alistair Baxter <alistair.baxter@aspect-ecology.com>
Sent: 20 February 2023 15:55
To: Seymour, James <james.seymour@naturalengland.org.uk>

Cc: Pearson, Rebecca <Rebecca.Pearson@naturalengland.org.uk>
Subject: RE: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Dear James,

Further to our discussion last week and my email below, I look forward to hearing from you ideally today if possible, as the developer is very keen to submit the updated SANG design to the LPA, which is required for the appeal.

Many thanks

Alistair Baxter
Senior Director
t: 01295 279721 | m: 0787 6232615 | e: alistair.baxter@aspect-ecology.com

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---

From: Alistair Baxter
Sent: Wednesday, February 15, 2023 1:54 PM
To: 'Seymour, James' <james.seymour@naturalengland.org.uk>
Cc: 'Pearson, Rebecca' <Rebecca.Pearson@naturalengland.org.uk>
Subject: RE: Downlands Farm (RE: WD/2020/6511/SCO). Consultation Comments

Dear James,

Many thanks indeed for making time to speak today. As discussed, the updated SANG design has responded to Natural England's previous advice (see our appended correspondence of 25 Nov 2022) which confirms that the more sensitive areas of ancient woodland have already been omitted from the SANG alongside other matters. The current draft correspondence to the LPA (dated 10 Feb 2023 attached) further responds to the other comments from Natural England (which we had previously hoped to discuss at a meeting but we have now addressed in writing and in the updated SANG design).

The final piece of the puzzle is to learn as to whether Natural England has a preference for one of the three options put forward, the varying attributes for which are set out in Table 1 in the attached correspondence, with variables being essentially increased SANG capacity vs reduced area of ancient woodland.

The LPA Ecologist has not commented on SANG matters but has raised a comment as to the length of pathways proposed in ancient woodland. Hence, should SANG Option 3 be selected, this would reduce the length of pathways

proposed in the ancient woodland, with these re-routed to run outside of the ancient woodland instead, which may accordingly find some favour with the LPA.

We would be grateful to learn as to any preference Natural England holds so we can then move forward with a single option to be formally submitted to the LPA. You have kindly undertaken to respond on Monday and we look forward to hearing from you then.

Regards

Alistair Baxter
Senior Director
t: 01295 279721 | m: 0787 6232615 | e: alistair.baxter@aspect-ecology.com

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Appendix 6:

SANG Overview Plan - EDP Drawing Ref: edp6170_d026 b

Detailed Hard and Soft Landscape Design - EDP Drawing Ref: edp6170_d016 i



N

- Site Boundary
- SANG Boundary
- Existing Ancient Woodland
- Existing Woodland
  To be enhanced in accordance with management plan.
- Existing Scrub
  To be enhanced in accordance with management plan.
- Existing Bracken
  To be enhanced in accordance with management plan.
- Existing Trees
- Proposed Woodland
  Area: 1.7 ha. See **Sheet 9** for planting schedule.
- Proposed Trees
  See **Sheet 9** for planting schedule.
- Proposed Orchard
  Area: 0.34ha
  See **Sheet 9** for planting schedule.
- Proposed Hedgerow
  See **Sheet 9** for planting schedule.
- Proposed Shrub Planting
  Area: 0.8ha. See **Sheet 9** for planting schedule.
- Existing Species Rich Grassland
  To be enhanced in accordance with management plan. See **Sheet 9** for details.
- Proposed Species Rich Grassland
  To be enhanced in accordance with management plan. See **Sheet 9** for details.
- Existing Pond
  To be enhanced in accordance with management plan.
- 2.3km Circular Footpath
- Accessible Circular Footpath
- Pedestrian link between car park & SANG
- Unsurfaced Footpath with Loose Log Edging
  See **Sheet 10** for detail.
  Footpaths to be lined with brash, approx. 0.5m high and aligned with, and set approx. 1m back from, the path to encourage people to stay on the route.
- Self Binding Gravel
  See **Sheet 10** for detail.
- Mown Path
- Ground Reinforced Gravel.
  See **Sheet 10** for product detail.
- Dog Proof Fence
  Pit Chestnut Post and Rail Fence with wire mesh.
  See **Sheet 10** for product detail.
- Public Art Focal Point
  See **Sheet 10** for information.
- Important View

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purpose of issue **PLANNING**

rev	description	date	by
b	Option 3 confirmed as preferred option	21/02/23	NWa
a	Additional option added	13/02/23	NWa

client
Gleeson Land

project title
Land at Downlands Farm, Uckfield

drawing title
SANG OVERVIEW PLAN

Sheet 1 of 1

date	**08 FEBRUARY 2023**	drawn by	**NWa**
drawing number	**edp6170_d026b**	checked	**TR**
scale	**1:1250 @ A1**	QA	

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Sheet 5
Sheet 6
Sheet 8
Sheet 4
Sheet 7
Sheet 10
Sheet 3
Sheet 2
Sheet 9

notes
Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5719:SANGManPlan.dv2 MRD AB).

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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21.02.2023	NWa
h	Circular path updated	10.02.2023	NWa

client
Gleeson Land

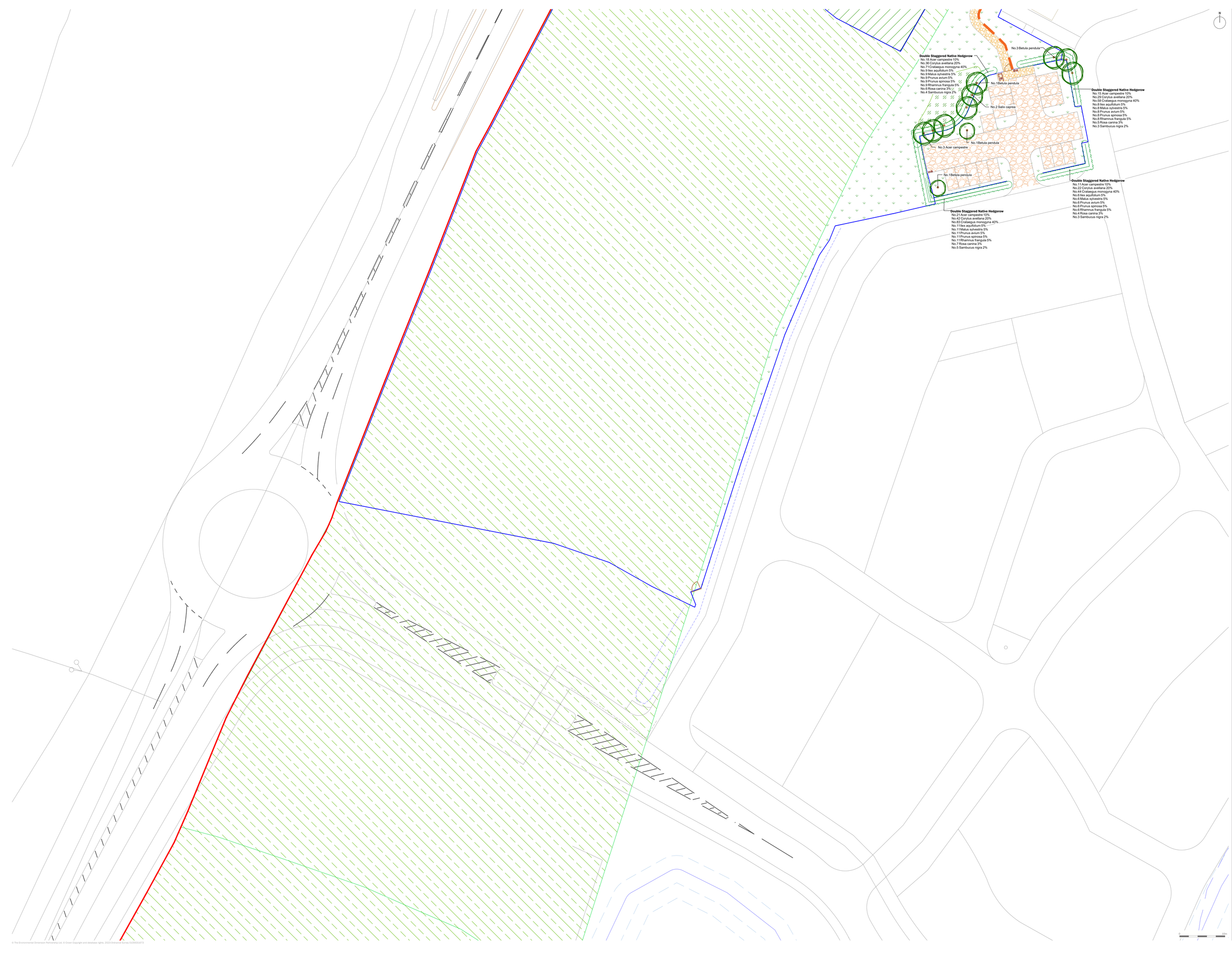
project title
Land at Downlands Farm, Uckfield

drawing title
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape
Sheet 1 of 11

date	02 FEBRUARY 2023	drawn by	LHa
drawing number	edp6170_d016i	checked	TR
scale	1:1250 @ A0	QA	RB

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Site Boundary

SANG Boundary

Existing Ancient Woodland

Existing Woodland
To be enhanced in accordance with management plan.

Existing Scrub
To be enhanced in accordance with management plan.

Existing Bracken
To be enhanced in accordance with management plan.

Existing Trees

Proposed Woodland
Area: 1.7 ha. See **Sheet 9** for planting schedule.

Proposed Trees
See **Sheet 9** for planting schedule.

Proposed Orchard
Area: 0.34ha
See **Sheet 9** for planting schedule.

Proposed Hedgerow
See **Sheet 9** for planting schedule.

Proposed Shrub Planting
Area: 0.8ha. See **Sheet 9** for planting schedule.

Existing Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Proposed Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Existing Pond
To be enhanced in accordance with management plan.

2.3km Circular Footpath

Accessible Circular Footpath

Pedestrian Link Between Car Park & SANG

Unsurfaced Footpath with Loose Log Edging
See **Sheet 10** for detail.
Footpaths to be lined with brash, approx. 0.5m high and aligned with, and set approx. 1m back from, the path to encourage people to stay on the route.

Self Binding Gravel
See **Sheet 10** for detail.

Mown Path

Ground Reinforced Gravel.
See **Sheet 10** for product detail.

Dog Proof Fence
Pit Chestnut Post and Rail Fence with wire mesh.
See **Sheet 10** for product detail.

Pedestrian Timber Swing Gate
See **Sheet 10** for product detail.

Timber Field Gate
See **Sheet 10** for product detail.

Timber Sheltered Information Board
See **Sheet 10** for product detail.

Timber Interpretation Board
See **Sheet 10** for product detail.

Timber Bench
See **Sheet 10** for product detail.

Timber Circular Bench
See **Sheet 10** for product detail.

Public Art Focal Point
See **Sheet 10** for information.

Timber Finger Post
See **Sheet 10** for product detail.

Timber Round Waste Bin and Dog Waste Bin
See **Sheet 10** for product detail.

Cycle Stands
See **Sheet 10** for product detail.

Important View

notes
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overview



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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21-02-2023	NWa
h	Circular path updated	10-02-2023	NWa

client
Gleeson Land

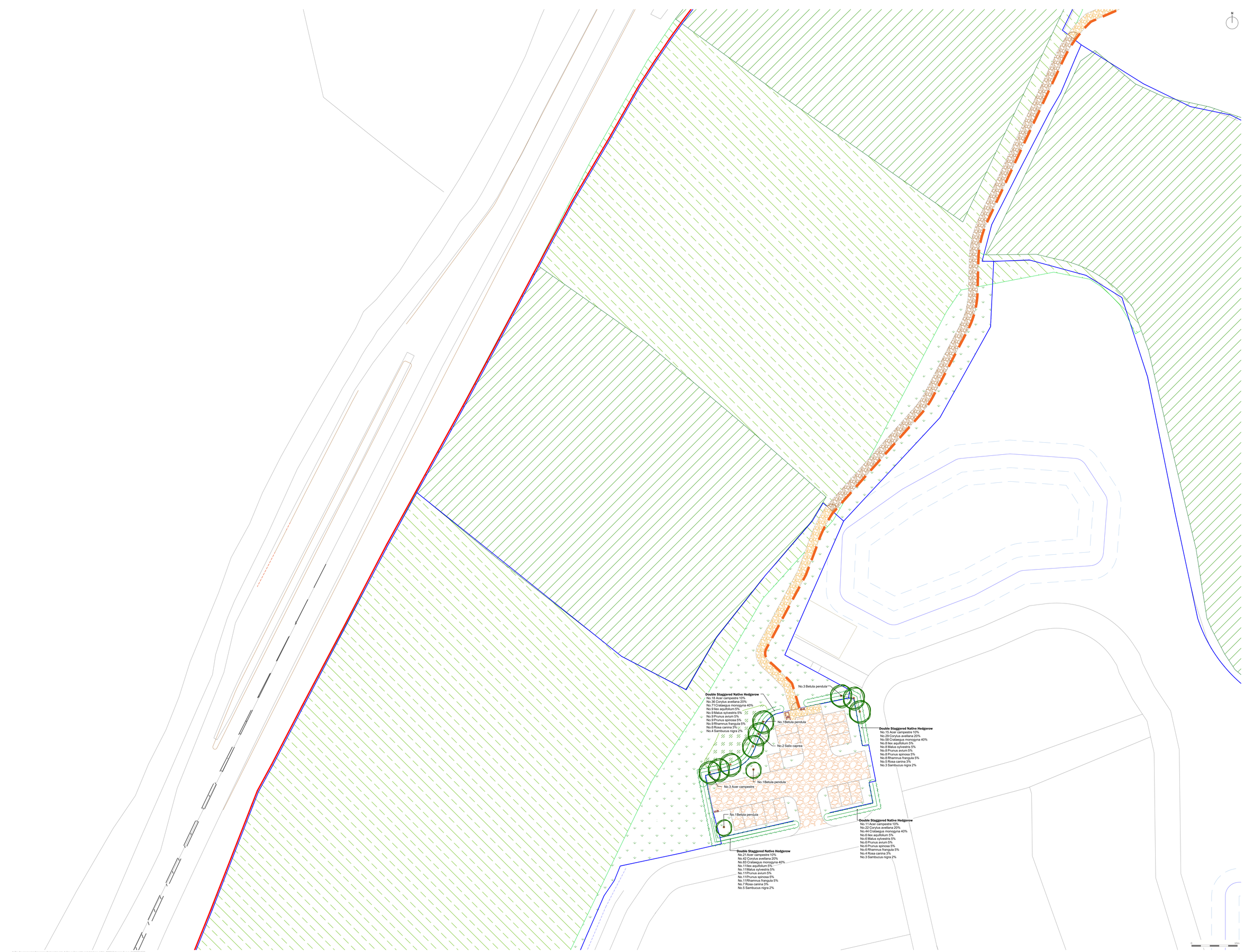
project title
Land at Downlands Farm, Uckfield

drawing title
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape **Sheet 2 of 11**

date	02 FEBRUARY 2023	drawn by	LMa
drawing number	edp5170_0016i	checked	TR
scale	1:250 @ A0	QA	GY

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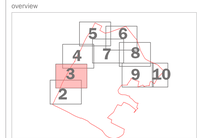
N

- Site Boundary
- SANG Boundary
- Existing Ancient Woodland
- Existing Woodland — To be enhanced in accordance with management plan.
- Existing Scrub — To be enhanced in accordance with management plan.
- Existing Bracken — To be enhanced in accordance with management plan.
- Existing Trees
- Proposed Woodland — Area: 1.7 ha. See **Sheet 9** for planting schedule.
- Proposed Trees — See **Sheet 9** for planting schedule.
- Proposed Orchard — Area: 0.34ha. See **Sheet 9** for planting schedule.
- Proposed Hedgerow — See **Sheet 9** for planting schedule.
- Proposed Shrub Planting — Area: 0.8ha. See **Sheet 9** for planting schedule.
- Existing Species Rich Grassland — To be enhanced in accordance with management plan. See **Sheet 9** for details.
- Proposed Species Rich Grassland — To be enhanced in accordance with management plan. See **Sheet 9** for details.
- Existing Pond — To be enhanced in accordance with management plan.
- 2.3km Circular Footpath
- Accessible Circular Footpath
- Pedestrian Link Between Car Park & SANG
- Unsurfaced Footpath with Loose Log Edging — See **Sheet 10** for detail. Footpaths to be lined with brash, approx. 0.5m high and aligned with, and set approx. 1m back from, the path to encourage people to stay on the route.
- Self Binding Gravel — See **Sheet 10** for detail.
- Mown Path
- Ground Reinforced Gravel. See **Sheet 10** for product detail.
- Dog Proof Fence — Pit Chestnut Post and Rail Fence with wire mesh. See **Sheet 10** for product detail.
- Pedestrian Timber Swing Gate — See **Sheet 10** for product detail.
- Timber Field Gate — See **Sheet 10** for product detail.
- Timber Sheltered Information Board — See **Sheet 10** for product detail.
- Timber Interpretation Board — See **Sheet 10** for product detail.
- Timber Bench — See **Sheet 10** for product detail.
- Timber Circular Bench — See **Sheet 10** for product detail.
- Public Art Focal Point — See **Sheet 10** for information.
- Timber Finger Post — See **Sheet 10** for product detail.
- Timber Round Waste Bin and Dog Waste Bin — See **Sheet 10** for product detail.
- Cycle Stands — See **Sheet 10** for product detail.
- Important View

notes

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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21.02.2023	NWa
h	Circular path updated	10.02.2023	NWa

client

Gleeson Land

project title

Land at Downlands Farm, Uckfield

drawing title

Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape — **Sheet 3 of 11**

date	02 FEBRUARY 2023	drawn by	LHa
drawing number	edp5170_4016i	checked	TR
scale	1:250 @ A0	QA	GY

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Site Boundary

SANG Boundary

Existing Ancient Woodland

Existing Woodland
To be enhanced in accordance with management plan.

Existing Scrub
To be enhanced in accordance with management plan.

Existing Bracken
To be enhanced in accordance with management plan.

Existing Trees

Proposed Woodland
Area: 1.7 ha. See **Sheet 9** for planting schedule.

Proposed Trees
See **Sheet 9** for planting schedule.

Proposed Orchard
Area: 0.34ha
See **Sheet 9** for planting schedule.

Proposed Hedgerow
See **Sheet 9** for planting schedule.

Proposed Shrub Planting
Area: 0.8ha. See **Sheet 9** for planting schedule.

Existing Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Proposed Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Existing Pond
To be enhanced in accordance with management plan.

2.3km Circular Footpath

Accessible Circular Footpath

Pedestrian Link Between Car Park & SANG

Unsurfaced Footpath with Loose Log Edging
See **Sheet 10** for detail.
Footpaths to be lined with brash, approx. 0.5m high and aligned with, and set approx. 1m back from, the path to encourage people to stay on the route.

Self Binding Gravel
See **Sheet 10** for detail.

Mown Path

Ground Reinforced Gravel.
See **Sheet 10** for product detail.

Dog Proof Fence
Pit Chestnut Post and Rail Fence with wire mesh.
See **Sheet 10** for product detail.

Pedestrian Timber Swing Gate
See **Sheet 10** for product detail.

Timber Field Gate
See **Sheet 10** for product detail.

Timber Sheltered Information Board
See **Sheet 10** for product detail.

Timber Interpretation Board
See **Sheet 10** for product detail.

Timber Bench
See **Sheet 10** for product detail.

Timber Circular Bench
See **Sheet 10** for product detail.

Public Art Focal Point
See **Sheet 10** for information.

Timber Finger Post
See **Sheet 10** for product detail.

Timber Round Waste Bin and Dog Waste Bin
See **Sheet 10** for product detail.

Cycle Stands
See **Sheet 10** for product detail.

Important View

notes
Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5719-SANGManPlan.dv2 MRD AB)

overview



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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21-02-2023	NWa
h	Circular path updated	10-02-2023	NWa

client
Gleeson Land

project title
Land at Downlands Farm, Uckfield

drawing title
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape **Sheet 4 of 11**

date	02 FEBRUARY 2023	drawn by	LMa
drawing number	edp6170_d016i	checked	TR
scale	1:250 @ A0	QA	GY

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Site Boundary

SANG Boundary

Existing Ancient Woodland

Existing Woodland
To be enhanced in accordance with management plan.

Existing Scrub
To be enhanced in accordance with management plan.

Existing Bracken
To be enhanced in accordance with management plan.

Existing Trees

Proposed Woodland
Area: 1.7 ha. See **Sheet 9** for planting schedule.

Proposed Trees
See **Sheet 9** for planting schedule.

Proposed Orchard
Area: 0.34ha
See **Sheet 9** for planting schedule.

Proposed Hedgerow
See **Sheet 9** for planting schedule.

Proposed Shrub Planting
Area: 0.8ha. See **Sheet 9** for planting schedule.

Existing Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Proposed Species Rich Grassland
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Existing Pond
To be enhanced in accordance with management plan.

2.3km Circular Footpath

Accessible Circular Footpath

Pedestrian Link Between Car Park & SANG

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Mown Path

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See **Sheet 10** for product detail.

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See **Sheet 10** for product detail.

Pedestrian Timber Swing Gate
See **Sheet 10** for product detail.

Timber Field Gate
See **Sheet 10** for product detail.

Timber Sheltered Information Board
See **Sheet 10** for product detail.

Timber Interpretation Board
See **Sheet 10** for product detail.

Timber Bench
See **Sheet 10** for product detail.

Timber Circular Bench
See **Sheet 10** for product detail.

Public Art Focal Point
See **Sheet 10** for information.

Timber Finger Post
See **Sheet 10** for product detail.

Timber Round Waste Bin and Dog Waste Bin
See **Sheet 10** for product detail.

Cycle Stands
See **Sheet 10** for product detail.

Important View

notes
Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5719-SANGManPlan.dv2 MRD AB)

overview



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purpose of issue **PLANNING**

rev	description	date	by
a	SANG boundary & circular path updated	21.02.2023	NWa
b	Circular path updated	10.02.2023	NWa

client
Gleeson Land

project title
Land at Downlands Farm, Uckfield

drawing title
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape **Sheet 5 of 11**

date	**02 FEBRUARY 2023**	drawn by	**LHa**
drawing number	**edp5170_d016l**	checked	**TR**
scale	**1:250 @ A0**	QA	**GY**

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No.1 Quercus robur

No.1 Carpinus betulus

No.1 Fagus sylvatica

No.1 Quercus robur

No.1 Fagus sylvatica

No.1 Quercus robur

No.1 Carpinus betulus

No.1 Quercus robur

No.1 Quercus robur

No.1 Quercus robur

0m 10m

Site Boundary

SANG Boundary

Existing Ancient Woodland

Existing Woodland
To be enhanced in accordance with management plan.

Existing Scrub
To be enhanced in accordance with management plan.

Existing Bracken
To be enhanced in accordance with management plan.

Existing Trees

Proposed Woodland
Area: 1.7 ha. See **Sheet 9** for planting schedule.

Proposed Trees
See **Sheet 9** for planting schedule.

Proposed Orchard
Area: 0.34ha
See **Sheet 9** for planting schedule.

Proposed Hedgerow
See **Sheet 9** for planting schedule.

Proposed Shrub Planting
Area: 0.8ha. See **Sheet 9** for planting schedule.

Existing Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Proposed Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Existing Pond
To be enhanced in accordance with management plan.

2.3km Circular Footpath

Accessible Circular Footpath

Pedestrian Link Between Car Park & SANG

Unsurfaced Footpath with Loose Log Edging
See **Sheet 10** for detail.
Footpaths to be lined with brash, approx. 0.5m high and aligned with, and set approx. 1m back from, the path to encourage people to stay on the route.

Self Binding Gravel
See **Sheet 10** for detail.

Mown Path

Ground Reinforced Gravel.
See **Sheet 10** for product detail.

Dog Proof Fence
Pit Chestnut Post and Rail Fence with wire mesh.
See **Sheet 10** for product detail.

Pedestrian Timber Swing Gate
See **Sheet 10** for product detail.

Timber Field Gate
See **Sheet 10** for product detail.

Timber Sheltered Information Board
See **Sheet 10** for product detail.

Timber Interpretation Board
See **Sheet 10** for product detail.

Timber Bench
See **Sheet 10** for product detail.

Timber Circular Bench
See **Sheet 10** for product detail.

Public Art Focal Point
See **Sheet 10** for information.

Timber Finger Post
See **Sheet 10** for product detail.

Timber Round Waste Bin and Dog Waste Bin
See **Sheet 10** for product detail.

Cycle Stands
See **Sheet 10** for product detail.

Important View

notes
Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5718-SANGManPlan.dv2 MRD AB)

overview



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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21-02-2023	NWa
h	Circular path updated	10-02-2023	NWa

client
Gleeson Land

project title
Land at Downlands Farm, Uckfield

drawing title
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape Sheet 6 of 11

date	02 FEBRUARY 2023	drawn by	LHa
drawing number	edp6170_d016i	checked	TR
scale	1:250 @ A0	QA	GY

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Site Boundary

SANG Boundary

Existing Ancient Woodland

Existing Woodland
To be enhanced in accordance with management plan.

Existing Scrub
To be enhanced in accordance with management plan.

Existing Bracken
To be enhanced in accordance with management plan.

Existing Trees

Proposed Woodland
Area: 1.7 ha. See **Sheet 9** for planting schedule.

Proposed Trees
See **Sheet 9** for planting schedule.

Proposed Orchard
Area: 0.34ha
See **Sheet 9** for planting schedule.

Proposed Hedgerow
See **Sheet 9** for planting schedule.

Proposed Shrub Planting
Area: 0.8ha. See **Sheet 9** for planting schedule.

Existing Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Proposed Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.

Existing Pond
To be enhanced in accordance with management plan.

2.3km Circular Footpath

Accessible Circular Footpath

Pedestrian Link Between Car Park & SANG

Unsurfaced Footpath with Loose Log Edging
See **Sheet 10** for detail.
Footpaths to be lined with brash, approx. 0.5m high and aligned with, and set approx. 1m back from, the path to encourage people to stay on the route.

Self Binding Gravel
See **Sheet 10** for detail.

Mown Path

Ground Reinforced Gravel.
See **Sheet 10** for product detail.

Dog Proof Fence
Pit Chestnut Post and Rail Fence with wire mesh.
See **Sheet 10** for product detail.

Pedestrian Timber Swing Gate
See **Sheet 10** for product detail.

Timber Field Gate
See **Sheet 10** for product detail.

Timber Sheltered Information Board
See **Sheet 10** for product detail.

Timber Interpretation Board
See **Sheet 10** for product detail.

Timber Bench
See **Sheet 10** for product detail.

Timber Circular Bench
See **Sheet 10** for product detail.

Public Art Focal Point
See **Sheet 10** for information.

Timber Finger Post
See **Sheet 10** for product detail.

Timber Round Waste Bin and Dog Waste Bin
See **Sheet 10** for product detail.

Cycle Stands
See **Sheet 10** for product detail.

Important View

notes
Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5719-SANGManPlan.dv2 MRD AB)

overview



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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21.02.2023	NWa
h	Circular path updated	10.02.2023	NWa

client
Gleeson Land

project title
Land at Downlands Farm, Uckfield

drawing title
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape **Sheet 7 of 11**

date	**02 FEBRUARY 2023**	drawn by	**LHa**
drawing number	**edp6170_d016i**	checked	**TR**
scale	**1:250 @ A0**	QA	**GY**

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No.1 Quercus robur
No.1 Carpinus betulus
No.1 Fagus sylvatica
No.1 Quercus robur
No.1 Fagus sylvatica
No.1 Quercus robur
No.1 Quercus robur
No.1 Carpinus betulus
No.1 Quercus robur
No.1 Quercus robur
No.1 Quercus robur
No.2 Acer campestre
No.1 Betula pendula
No.1 Quercus robur
No.1 Quercus robur
No.1 Carpinus betulus
No.2 Sorbus aucuparia
No.1 Quercus robur
No.1 Quercus robur
No.1 Carpinus betulus
No.1 Quercus robur
No.1 Fagus sylvatica
No.1 Quercus robur
No.1 Quercus robur
No.2 Malus sylvestris
No.1 Fagus sylvatica
No.1 Betula pendula
No.1 Quercus robur
No.1 Quercus robur
No.1 Carpinus betulus
No.1 Quercus robur
No.1 Quercus robur
No.1 Quercus robur

No.1 Quercus robur
No.1 Quercus robur
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No.1 Fagus sylvatica
No.1 Quercus robur
No.1 Carpinus betulus
No.1 Quercus robur
No.1 Quercus robur
No.1 Quercus robur
No.1 Quercus robur
No.1 Quercus robur
No.1 Fagus sylvatica
No.1 Quercus robur
No.1 Quercus robur
No.1 Quercus robur
No.1 Salix caprea
No.1 Quercus robur

Triple Staggered Native Hedgerow
No.47 Acer campestre 10%
No.93 Corylus avellana 20%
No.185 Crataegus monogyna 40%
No.24 Ilex aquifolium 5%
No.24 Malus sylvestris 5%
No.24 Prunus avium 5%
No.24 Prunus spinosa 5%
No.24 Rhamnus frangula 5%
No.14 Rosa canina 3%
No.10 Sambucus nigra 2%

No.2 Malus domestica 'Alfriston'
No.8 Malus domestica 'Alfriston'

Triple Staggered Native Hedgerow
No.19 Acer campestre 10%
No.38 Corylus avellana 20%
No.73 Crataegus monogyna 40%
No.10 Ilex aquifolium 5%
No.10 Malus sylvestris 5%
No.10 Prunus avium 5%
No.10 Prunus spinosa 5%
No.10 Rhamnus frangula 5%
No.6 Rosa canina 3%
No.4 Sambucus nigra 2%

No.1 Quercus robur
No.2 Salix caprea
No.1 Betula pendula
No.1 Acer campestre
No.2 Prunus avium

Triple Staggered Native Hedgerow
No.31 Acer campestre 10%
No.61 Corylus avellana 20%
No.121 Crataegus monogyna 40%
No.16 Ilex aquifolium 5%
No.16 Malus sylvestris 5%
No.16 Prunus avium 5%
No.16 Prunus spinosa 5%
No.16 Rhamnus frangula 5%
No.10 Rosa canina 3%
No.7 Sambucus nigra 2%

Triple Staggered Native Hedgerow
No.8 Acer campestre 10%
No.16 Corylus avellana 20%
No.32 Crataegus monogyna 40%
No.4 Ilex aquifolium 5%
No.4 Malus sylvestris 5%
No.4 Prunus avium 5%
No.4 Prunus spinosa 5%
No.4 Rhamnus frangula 5%
No.3 Rosa canina 3%
No.2 Sambucus nigra 2%

Triple Staggered Native Hedgerow
No.18 Acer campestre 10%
No.36 Corylus avellana 20%
No.72 Crataegus monogyna 40%
No.9 Ilex aquifolium 5%
No.9 Malus sylvestris 5%
No.9 Prunus avium 5%
No.9 Prunus spinosa 5%
No.9 Rhamnus frangula 5%
No.6 Rosa canina 3%
No.4 Sambucus nigra 2%

No.6 Malus domestica 'Mannington's Pearmain'
No.3 Malus domestica 'Sussex Mother'
No.6 Malus domestica 'Alfriston'
No.5 Malus domestica 'Sussex Mother'
No.4 Malus domestica 'Mannington's Pearmain'
No.6 Malus domestica 'Sussex Mother'

Triple Staggered Native Hedgerow
No.19 Acer campestre 10%
No.37 Corylus avellana 20%
No.73 Crataegus monogyna 40%
No.10 Ilex aquifolium 5%
No.10 Malus sylvestris 5%
No.10 Prunus avium 5%
No.10 Prunus spinosa 5%
No.10 Rhamnus frangula 5%
No.6 Rosa canina 3%
No.4 Sambucus nigra 2%

No.5 Malus domestica 'Mannington's Pearmain'

Triple Staggered Native Hedgerow
No.41 Acer campestre 10%
No.81 Corylus avellana 20%
No.162 Crataegus monogyna 40%
No.11 Ilex aquifolium 5%
No.11 Malus sylvestris 5%
No.11 Prunus avium 5%
No.11 Prunus spinosa 5%
No.11 Rhamnus frangula 5%
No.7 Rosa canina 3%
No.5 Sambucus nigra 2%

No.6 Malus domestica 'Alfriston'
No.6 Malus domestica 'Mannington's Pearmain'

Triple Staggered Native Hedgerow
No.11 Acer campestre 10%
No.21 Corylus avellana 20%
No.41 Crataegus monogyna 40%
No.6 Ilex aquifolium 5%
No.6 Malus sylvestris 5%
No.6 Prunus avium 5%
No.6 Prunus spinosa 5%
No.6 Rhamnus frangula 5%
No.4 Rosa canina 3%
No.3 Sambucus nigra 2%

Triple Staggered Native Hedgerow
No.13 Acer campestre 10%
No.25 Corylus avellana 20%
No.49 Crataegus monogyna 40%
No.7 Ilex aquifolium 5%
No.7 Malus sylvestris 5%
No.7 Prunus avium 5%
No.7 Prunus spinosa 5%
No.7 Rhamnus frangula 5%
No.4 Rosa canina 3%
No.3 Sambucus nigra 2%

Bramling Cottage

0 25m

Site Boundary
SANG Boundary
Existing Ancient Woodland
Existing Woodland
To be enhanced in accordance with management plan.
Existing Scrub
To be enhanced in accordance with management plan.
Existing Bracken
To be enhanced in accordance with management plan.
Existing Trees
Proposed Woodland
Area: 1.7 ha. See **Sheet 9** for planting schedule.
Proposed Trees
See **Sheet 9** for planting schedule.
Proposed Orchard
Area: 0.34ha
See **Sheet 9** for planting schedule.
Proposed Hedgerow
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Proposed Shrub Planting
Area: 0.8ha. See **Sheet 9** for planting schedule.
Existing Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.
Proposed Species Rich Grassland
To be enhanced in accordance with management plan. See **Sheet 9** for details.
Existing Pond
To be enhanced in accordance with management plan.
2.3km Circular Footpath
Accessible Circular Footpath
Pedestrian Link Between Car Park & SANG
Unsurfaced Footpath with Loose Log Edging
See **Sheet 10** for detail.
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Cycle Stands
See **Sheet 10** for product detail.
Important View

notes
Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5719:SANGManPlan.dv2 MRD AB).

overview


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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21.02.2023	NWa
h	Circular path updated	10.02.2023	NWa

client
Gleeson Land

project title
Land at Downlands Farm, Uckfield

drawing title
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape **Sheet 9 of 11**

date	02 FEBRUARY 2023	drawn by	LHa
drawing number	edp5170_d016i	checked	TR
scale	1:250 @ A0	QA	GY

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Specimen Trees

Naturalised planting of specimen trees in open parkland. Heavy standard trees planted as individual trees and selected standard trees planted in small groups. Oak to be favoured at 60%.

Trees

Number	Common Name	Species	Girth	Height	Specification	Density
2	Common Maple	Acer campestre	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem min. 200cm	Counted
8	Common Silver Birch	Betula pendula	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted
6	Common Hornbeam	Carpinus betulus	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
7	Common Beech	Fagus sylvatica	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
2	Common Crab Apple	Malus sylvestris	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: B: Clear Stem 175-200cm	Counted
33	Common Oak	Quercus robur	12-14cm	350-425cm	Heavy Standard: 5 brks: C: Clear Stem 175-200cm	Counted
2	Rowan	Sorbus aucuparia	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted

Total :60

Native Hedgerow and Hedgerow Trees

Hedgerow to be planting in double or triple staggered rows with 0.3m between plants within a row and 0.5m between rows. Species to be planted in groups of 3 to 5. Hedgerow trees to be planted naturalistically in groups of 3 or 4 within the hedge. There should be 1 tree planted for every 1 linear meter of hedge row planted.

Trees

Number	Common Name	Species	Girth	Height	Specification	Density
7	Common Maple	Acer campestre	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem min. 200cm	Counted
6	Common Silver Birch	Betula pendula	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted
4	Common Crab Apple	Malus sylvestris	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: B: Clear Stem 175-200cm	Counted
4	Wild Cherry	Prunus avium	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted
2	Common Oak	Quercus robur	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted
9	Goat Willow	Salix caprea	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted

Total :32

Hedges

Number	Common Name	Species	Height	Specification	Density
126	Common Maple	Acer campestre	80-100cm	1+1: Transplant - seed raised: B	0.3Ctr Double Staggered at 0.5m offset
142	Common Maple	Acer campestre	80-100cm	1+1: Transplant - seed raised: B	0.3Ctr Double Staggered at 0.5m offset
249	Common Hazel	Corylus avellana	40-60cm	1+1: Transplant - seed raised: Branched: 2 brks: B	0.3Ctr Double Staggered at 0.5m offset
281	Common Hazel	Corylus avellana	40-60cm	1+1: Transplant - seed raised: Branched: 2 brks: B	0.3Ctr Triple Staggered at 0.5m offset
494	Common Hawthorn	Crataegus monogyna	60-80cm	1+1: Transplant - seed raised: Branched: 4 brks: C	0.3Ctr Double Staggered at 0.5m offset
558	Common Hawthorn	Crataegus monogyna	60-80cm	1+1: Transplant - seed raised: Branched: 4 brks: C	0.3Ctr Triple Staggered at 0.5m offset
65	Common Holly	Ilex aquifolium	60-80cm	Leader with Laterals: C	0.3Ctr Double Staggered at 0.5m offset
73	Common Holly	Ilex aquifolium	60-80cm	Leader with Laterals: C	0.3Ctr Triple Staggered at 0.5m offset
65	Common Crab Apple	Malus sylvestris	60-80cm	1+1: Transplant - seed raised: C	0.3Ctr Double Staggered at 0.5m offset
73	Common Crab Apple	Malus sylvestris	60-80cm	1+1: Transplant - seed raised: C	0.3Ctr Triple Staggered at 0.5m offset
65	Wild Cherry	Prunus avium	80-100cm	1+1: Transplant - seed raised: B	0.3Ctr Double Staggered at 0.5m offset
73	Wild Cherry	Prunus avium	80-100cm	1+1: Transplant - seed raised: B	0.3Ctr Triple Staggered at 0.5m offset
65	Blackthorn	Prunus spinosa	60-80cm	1+1: Transplant - seed raised: Branched: 2 brks: B	0.3Ctr Double Staggered at 0.5m offset
73	Blackthorn	Prunus spinosa	60-80cm	1+1: Transplant - seed raised: Branched: 2 brks: B	0.3Ctr Triple Staggered at 0.5m offset
65	Alder Buckthorn	Rhamnus frangula	40-60cm	1+1: Transplant - seed raised: Leader with Laterals: 3 brks: B	0.3Ctr Double Staggered at 0.5m offset
73	Alder Buckthorn	Rhamnus frangula	40-60cm	1+1: Transplant - seed raised: Leader with Laterals: 3 brks: B	0.3Ctr Triple Staggered at 0.5m offset
43	Dog Rose	Rosa canina	60-80cm	1+1: Transplant - seed raised: Branched: 3 brks: B	0.3Ctr Double Staggered at 0.5m offset
46	Dog Rose	Rosa canina	60-80cm	1+1: Transplant - seed raised: Branched: 3 brks: B	0.3Ctr Triple Staggered at 0.5m offset
29	Common Elder	Sambucus nigra	60-80cm	1+1: Transplant - seed raised: Branched: 3 brks: B	0.3Ctr Double Staggered at 0.5m offset
31	Common Elder	Sambucus nigra	60-80cm	1+1: Transplant - seed raised: Branched: 3 brks: B	0.3Ctr Triple Staggered at 0.5m offset

Total :2689

Orchard

Trees to be planting in rows running north/south at 5m centres and an offset of 6.5m between rows. Species to be grouped together in pairs of rows.

Trees

Number	Common Name	Species	Girth	Height	Specification	Density
22	Apple 'Alfriston'	Malus domestica 'Alfriston'			Bush: M26 rootstock: 2-3 tiers: 1 years	Counted
21	Apple 'Mannington's Pearmain'	Malus domestica 'Mannington's Pearmain'			Bush: M26 rootstock: 1 year	Counted
8	Apple 'Sussex Mother'	Malus domestica 'Sussex Mother'			Bush: M26 rootstock: 1 year	Counted

Total :51

Proposed Woodland

Woodland Mix comprising 90% whips and 10% standards. Woodland to be planted naturalistically, with species grouped in randomly shaped areas of approximately 5 to 7 plants.

Trees

Number	Common Name	Species	Girth	Height	Specification	Density
2632	Common Maple	Acer campestre		80-100cm	1+1: Transplant - seed raised: B	1/m²
881	Sycamore	Acer pseudoplatanus		80-100cm	1+1: Transplant - seed raised: B	1/m²
881	Common Alder	Alnus glutinosa		80-100cm	1+1: Transplant - seed raised: B	1/m²
392	Common Silver Birch	Betula pendula	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	1/m²
3157	Common Silver Birch	Betula pendula		80-100cm	1+1: Transplant - seed raised: B	1/m²
297	Downy Birch	Betula pubescens	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: B: Clear Stem 175-200cm	1/m²
881	Downy Birch	Betula pubescens		80-100cm	1+1: Transplant - seed raised: B	1/m²
881	Common Hornbeam	Carpinus betulus		60-100cm	1+1: Transplant - seed raised: Branched: 3 brks: C	1/m²
178	Common Beech	Fagus sylvatica		100-125cm	1+2: Transplant - seed raised: B	1/m²
881	Common Crab Apple	Malus sylvestris		60-80cm	1+1: Transplant - seed raised: C	1/m²
354	Aspen	Populus tremula		60-80cm	1+1: Transplant - seed raised: B	1/m²
297	Wild Cherry	Prunus avium	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	1/m²
354	Wild Cherry	Prunus avium		80-100cm	1+1: Transplant - seed raised: B	1/m²
392	Common Oak	Quercus robur	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	1/m²
178	Goat Willow	Salix caprea		80-100cm	0/1: Cutting: Branched: 2 brks: B	1/m²
1756	Rowan	Sorbus aucuparia		80-100cm	1+1: Transplant - seed raised: B	1/m²
297	Wild Service Tree	Sorbus torminalis	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	1/m²
178	Wild Service Tree	Sorbus torminalis		175-200cm	Feathered: 5 brks: 2x: B	1/m²

Total :14867

Shrubs

Number	Common Name	Species	Height	Pot Size	Specification	Density
2105	Common Hazel	Corylus avellana	40-60cm		1+1: Transplant - seed raised: Branched: 2 brks: B	1/m²
881	Common Holly	Ilex aquifolium	80-100cm	10L	Leader with Laterals: C	1/m²
703	Alder Buckthorn	Rhamnus frangula	40-60cm		1+1: Transplant - seed raised: Leader with Laterals: 3 brks: B	1/m²

Total :3689

Conifers

Number	Common Name	Species	Pot Size	Specification	Density
178	Corsican Pine	Pinus nigra maritima	10L	Leader with Laterals: C	1/m²
178	Scots Pine	Pinus sylvestris	5L	Leader with Laterals: C	1/m²
297	Common Yew	Taxus baccata	25L	Leaders: Feathered to base: C	1/m²
178	Common Yew	Taxus baccata		Leaders: Feathered to base: 3x: RB	1/m²
178	Western Hemlock	Tsuga heterophylla		Leader with Laterals: 2x: RB	1/m²

Total :1009

Proposed Scrub

Scrub to be planted naturalistically, with species grouped in randomly shaped groups of 5 to 15 plants.

Trees

Number	Common Name	Species	Girth	Height	Specification	Density
4249	Common Hawthorn	Crataegus monogyna		40-60cm	1+1: Transplant - seed raised: B	1/m²
610	Common Crab Apple	Malus sylvestris		60-80cm	1+1: Transplant - seed raised: C	1/m²

Total :4859

Shrubs

Number	Common Name	Species	Height	Pot Size	Specification	Density
1215	Common Dogwood	Cornus sanguinea	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1/m²
3036	Common Hazel	Corylus avellana	100-125cm		Branched: 5 brks: RB	1/m²
367	Common Spindle Tree	Euonymus europaeus	40-60cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1/m²
974	Common Holly	Ilex aquifolium	60-80cm	5L	Leader with Laterals: C	1/m²
247	Blackthorn	Prunus spinosa	60-80cm		1+1: Transplant - seed raised: Branched: 2 brks: B	1/m²
610	Alder Buckthorn	Rhamnus frangula	40-60cm		1+1: Transplant - seed raised: Leader with Laterals: 3 brks: B	1/m²
247	Grey Willow	Salix cinerea	60-80cm		0/1: Cutting: Branched: 2 brks: B	1/m²
610	Guelder Rose	Viburnum opulus	40-60cm		1+1: Transplant - seed raised: Branched: 2 brks: B	1/m²

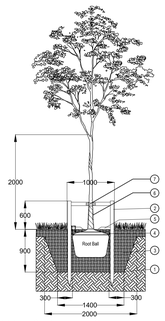
Total :7306

Proposed Species Improved Grassland

All quality grassland to be retained where possible and enhanced with Emorsgate EM3 Special General Purpose Meadow Mixture or similar approved.

Proposed Wildflower Grass

Emorsgate EM1 Basic General Purpose Meadow Mixture or similar approved.



Tree Pit Detail for Selected and Heavy Standard Trees

1. Excavate tree pit to sufficient size to accommodate tree root ball with 300mm free space around the root ball. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

2. 2x tanalised timber tree stakes 1.8m, 75mm Ø and crossbar driven into backfilled pit to provide support to the tree.

3. Backfill tree pit with subsoil and topsoil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported topsoil compliant with BS3882 should be used.

4. *RootRain Metro* irrigation system or similar approved. Place around top of root ball and nail to supporting stake, ensuring filler cap finishes slightly above mulch level.

5. 75mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture. Alternatively, a suitable mulch mat can be used covering the same area.

6. Clear spiral guard to be fitted to trunk to protect against animal browsing.

7. Use a single tree tie comprising nylon reinforced rubber belt and pad/spacer fixed to cross bar in accordance with manufacturers guidance. *Green Blue Urban* GLB35B (35mm wide belt) and GLPAA4 (38mm Extra Large Pad) or similar approved.

Immediately after planting, water the tree, saturating the tree pit to field capacity.

For further guidance on tree planting refer to BS 8545:2014 Section 10.

Products suggested in italics above are available from Green Blue Urban (http://greenblueurban.com/).

Tree Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the tree should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted trees should be watered regularly during periods of dry weather. If the tree pit has been specified with an irrigation pipe, this should be used as the primary method of watering. If no irrigation pipe is specified, the square metre of ground around the tree should be soaked to field capacity (refer to BS8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the root ball of the newly planted tree from drying out.

All trees are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs, additional measures may be required.

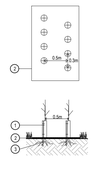
A formal assessment of young tree health and development should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any stakes and ties should be checked to ensure they are providing support but not damaging the tree and that the tree is still firmly seated in the ground. If the tree has become loose in the ground, the soil around the base should be re-firmed and stakes and ties adjusted accordingly.

The mulched area around the base of the tree should be kept clear of competing vegetation and weeds at all times.

Tree stakes and ties should be removed once the tree has established a strong enough root system to support itself, likely to be 1-2 years after planting. Tree guards should only be removed if they are beginning to restrict tree growth or if it is felt the risk of damage has significantly reduced due to strong tree growth and development or changes in the surrounding environment.

Formative pruning should be carried out in accordance with BS3998 as required throughout the 5 year establishment period.

For further guidance on tree maintenance during establishment refer to BS8545:2014 Section 11.



Planting Detail for Double Staggered Native Hedgerow

1. Tubex shrub shelter with supporting cane or stake or similar approved.

2. 2m wide biodegradable weed mat roll pegged down with biodegradable pegs along line of hedgerow to prevent weed growth and retain moisture.

3. Whip to be notch planted following clearance of any existing vegetation.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS8545:2014 Section 10 and BS4428:1989 Section 9.

Products suggested in italics above are available from Tubex (http://www.tubex.com/).

Whip Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the whip should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted whips should be watered regularly during periods of dry weather. When watering, the square meter of ground around the whip should be soaked to field capacity (refer to BS8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the roots of the newly planted whip from drying out.

All whips are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs, additional measures may be required.

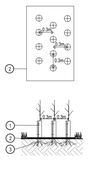
A formal assessment of areas of whip planting should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any guards and canes/stakes should be checked to ensure they are providing protection but not damaging the developing whip and that its roots are still firmly seated in the ground. If the whip has become loose in the ground, the soil around the base should be re-firmed and guards adjusted accordingly.

The space above the mulch mat around the whip should be kept clear of competing vegetation and weeds at all times.

The shrub shelter/guard should be removed once the whip has established a strong enough root system to support itself and has begun to grow strongly clear of the top of the shelter/guard, likely to be 1-2 years after planting. Biodegradable mulch mats can remain in place indefinitely.

Formative pruning should be carried out in accordance with BS3998 as required during the first 5 years to ensure the desired form is achieved.

For further guidance on whip and tree maintenance during establishment refer to BS8545:2014 Section 11.



Planting Detail for Triple Staggered Native Hedgerow

1. Tubex shrub shelter with supporting cane or stake or similar approved.

2. 2m wide biodegradable weed mat roll pegged down with biodegradable pegs along line of hedgerow to prevent weed growth and retain moisture.

3. Whip to be notch planted following clearance of any existing vegetation.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS8545:2014 Section 10 and BS4428:1989 Section 9.

Products suggested in italics above are available from Tubex (http://www.tubex.com/).

Whip Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the whip should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted whips should be watered regularly during periods of dry weather. When watering, the square meter of ground around the whip should be soaked to field capacity (refer to BS8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the roots of the newly planted whip from drying out.

All whips are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs, additional measures may be required.

A formal assessment of areas of whip planting should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any guards and canes/stakes should be checked to ensure they are providing protection but not damaging the developing whip and that its roots are still firmly seated in the ground. If the whip has become loose in the ground, the soil around the base should be re-firmed and guards adjusted accordingly.

The space above the mulch mat around the whip should be kept clear of competing vegetation and weeds at all times.

The shrub shelter/guard should be removed once the whip has established a strong enough root system to support itself and has begun to grow strongly clear of the top of the shelter/guard, likely to be 1-2 years after planting. Biodegradable mulch mats can remain in place indefinitely.

Formative pruning should be carried out in accordance with BS3998 as required during the first 5 years to ensure the desired form is achieved.

For further guidance on whip and tree maintenance during establishment refer to BS8545:2014 Section 11.



Planting Detail for Whips

1. Tubex shrub shelter with supporting cane or stake or similar approved.

2. 50x50cm biodegradable mulch mat pegged down with supplied biodegradable plastic anchor pegs around the whip to prevent weed growth and retain moisture.

3.Whip to be notch planted following clearance of any existing vegetation.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS 8545:2014 Section 10 and BS4428:1989 Section 9.

Products suggested in italics above are available from Tubex (http://www.tubex.com/)

Whip Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the whip should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted whips should be watered regularly during periods of dry weather. When watering the square meter of ground around the whip should be soaked to field capacity (refer to BS 8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the roots of the newly planted whip from drying out.

All whips are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs additional measures may be required.

A formal assessment of areas of whip planting should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment any guards and canes/stakes should be checked to ensure they are providing protection but not damaging the developing whip and that its roots are still firmly seated in the ground. If the whip has become loose in the ground the soil around the base should be re-firmed and guards adjusted accordingly.

The space above the mulch mat around the whip should be kept clear of competing vegetation and weeds at all times.

The shrub shelter/guard should be removed once the whip has established a strong enough root system to support itself and has begun to grow strongly clear of the top of the shelter/guard, likely to be 1-2 years after planting. Biodegradable mulch mats can remain in place indefinitely.

Formative pruning should be carried out in accordance with BS3998 as required during the first 5 years to ensure the desired form is achieved.

For further guidance on whip and tree maintenance during establishment refer to BS8545:2014 Section 11.

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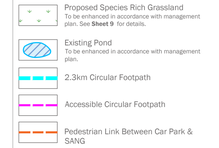
N

- Site Boundary
- SANG Boundary
- Existing Ancient Woodland
- Existing Woodland — To be enhanced in accordance with management plan.
- Existing Scrub — To be enhanced in accordance with management plan.
- Existing Bracken — To be enhanced in accordance with management plan.
- Existing Trees
- Proposed Woodland — Area: 1.7 ha. See **Sheet 9** for planting schedule.
- Proposed Trees — See **Sheet 9** for planting schedule.
- Proposed Orchard — Area: 0.34ha — See **Sheet 9** for planting schedule.
- Proposed Hedgerow — See **Sheet 9** for planting schedule.
- Proposed Shrub Planting — Area: 0.8ha, See **Sheet 9** for planting schedule.
- Existing Species Rich Grassland — To be enhanced in accordance with management plan. See **Sheet 9** for details.
- Proposed Species Rich Grassland — To be enhanced in accordance with management plan. See **Sheet 9** for details.
- Existing Pond — To be enhanced in accordance with management plan.
- 2.3km Circular Footpath
- Accessible Circular Footpath
- Pedestrian Link Between Car Park & SANG
- Unsurfaced Footpath with Loose Log Edging — See **Sheet 10** for detail. Footpaths to be lined with brash, approx. 0.5m high and aligned with, and set approx. 1m back from, the path to encourage people to stay on the route.
- Self Binding Gravel — See **Sheet 10** for detail.
- Mown Path
- Ground Reinforced Gravel. — See **Sheet 10** for product detail.
- Dog Proof Fence — Pit Chestnut Post and Rail Fence with wire mesh. See **Sheet 10** for product detail.
- Pedestrian Timber Swing Gate — See **Sheet 10** for product detail.
- Timber Field Gate — See **Sheet 10** for product detail.
- Timber Sheltered Information Board — See **Sheet 10** for product detail.
- Timber Interpretation Board — See **Sheet 10** for product detail.
- Timber Bench — See **Sheet 10** for product detail.
- Timber Circular Bench — See **Sheet 10** for product detail.
- Public Art Focal Point — See **Sheet 10** for information.
- Timber Finger Post — See **Sheet 10** for product detail.
- Timber Round Waste Bin and Dog Waste Bin — See **Sheet 10** for product detail.
- Cycle Stands — See **Sheet 10** for product detail.
- Important View

notes

Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5719.SANGManPlan.dv2 MRD AB)

overview



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only.
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purpose of issue **PLANNING**

rev	description	date	by
i	SANG boundary & circular path updated	21-02-2023	NWa
h	Circular path updated	10-02-2023	NWa

client

Gleeson Land

project title

Land at Downlands Farm, Uckfield

drawing title

Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape **Sheet 10 of 11**

date	02 FEBRUARY 2023	drawn by	LHa
drawing number	edp5170_d016l	checked	TR
scale	1:250 @ A0	QA	GY

the environmental dimension partnership
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