Downlands Farm, Uckfield

Downlands Woodland Park - SANG and Woodland Management Plan

Revised Version

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1 Introduction

1.1 Background

1.1.1 Aspect Ecology have been appointed to advise Gleeson Land in respect of ecological matters at the land at Downlands Farm, Uckfield, East Sussex (see Plan 5719/SMP1), whilst EDP have been appointed to advise on Landscape and Visual matters.

1.1.2 A planning application (Ref: WD/2020/6511/SCO) has been submitted for up to 424 residential dwellings at the site, together with associated parking, infrastructure, landscaping and access. Public Open Space is proposed including Sustainable Alternative Natural Greenspace (SANG). The two consultancies have worked closely to together to develop the SANG proposals that fulfil Natural England's criteria in such a way that it is sympathetic to the wider landscape and the forthcoming proposals.

1.1.3 Downlands Farm is within the proximity of Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) which are situated approximately 3.4km and 3.7km to the north of the site respectively.

1.1.4 The SPA is designated on the basis of regularly supporting nationally important breeding populations of Nightjar *Caprimulgus europaeus* and Dartford Warbler *Sylvia undata*, whilst the SAC designation is based on large continuous blocks of wet and dry heaths lowland, together with populations of Great Crested Newt.

1.1.5 Given the proximity of Ashdown Forest SPA, Suitable Alternative Natural Greenspace (SANG) will be created (see Plan 5719/SMP1), to avoid potential effects arising on the SPA as a result of an increase in recreational use associated with the residential development. The requirements are in line with policy WCS12 of Wealden Borough Council's adopted Core Strategy Local Plan (2013). Contributions will also be made by the Downlands Farm scheme to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) tariff.

1.1.6 The site also contains significant amounts of woodland, which are included within the red line area, but which are largely retained. The proposals allow for the retention of all Ancient Woodland within the site. Some of these Ancient Woodland areas are included within SANG, whilst others are outside of SANG. Development proposals include measures to safeguard Ancient Woodland areas, by providing appropriate buffering and other safeguards. In addition, it is proposed to bring all of the woodland retained within the red line under favourable woodland management.

1.2 Purpose of the Report

1.2.1 The purpose of this report is two-fold. Firstly, it provides a management and monitoring plan setting out the initial capital works and ongoing management and monitoring activities for the SANG, and an assessment of the proposals against Natural England's criteria for SANG provision[1].

1.2.2 Secondly, it provides a Woodland Management Plan for areas of retained woodland (including Ancient Woodland) which are within the red line area. These include areas both within and outside the SANG. The geographic extent of the Site showing areas

[1] Guidelines for the creation of Suitable Accessible Natural Green Space (SANGS), August 2021

included within the SANG, and area of woodland management outside the SANG is illustrated on Plan 5719/SMP2.

1.2.3 This revised version of the SANG and Woodland Management Plan has been updated to reflect changes to the SANG design which have been made in the light of statutory consultation responses from Natural England and Wealden Borough Council following the submission of the planning application. The amended proposals include a reduced SANG area, a revised network of paths, and have removed any new paths within areas of ancient woodland.

2 Thames Basin Heaths SPA Mitigation and Avoidance Strategy

2.1 Background

2.1.1 Ashdown Forest Special Protection Area (SPA) was classified as an SPA in March 1996 for its internationally important breeding populations of Nightjar and Dartford Warbler. It comprises approximately 3,200ha of heathland habitat within East Sussex, formed by 13 Sites of Special Scientific Interest (SSSI) units and located entirely within the Wealden Borough.

2.1.2 Ashdown Forest Special Area of Conservation (SAC) is designated on account of the presence of the following Annex I (Habitats Directive) habitats, listed as primary reasons for selection:

- North Atlantic wet heaths with *Erica tetrahelix*; and
- European Dry Heaths

2.1.3 Great Crested Newt is an Annex II species and is also present as a qualifying feature but is not a primary reason for site selection.

2.1.4 Both designations are protected under the Conservation of Habitats and Species Regulations 2010 (as amended) – hereafter referred to as The Habitat Regulations - which transposes the European Community's Directives 2009/147/EC, on the Conservation of Wild Birds, and 92/43/EEC, on The Conservation of Natural Habitats and of Wild Fauna and Flora, into UK legislation. The Habitats Regulations established a set of procedures for decision making, which relate to all plans or projects with potential to affect an SPA or SAC and not directly connected with and necessary to their management for nature conservation. Those that are likely to have a significant effect on the designation, alone or in combination with other plans or projects, must be subject to a detailed assessment in order to ascertain if the proposal would adversely affect the integrity of the designation, termed an 'Appropriate Assessment'.

2.1.5 The area around the Ashdown Forest is subject to pressure for housing development. Consequently one of the main issues affecting the designation is recreational disturbance, potentially resulting in adverse effects on the bird species for which the SPA is designated. Disturbance includes nest predation as adult birds are flushed from the nest, chicks or eggs dying of exposure, accidental trampling, increased stress levels or predation by domestic dogs.

2.1.6 Policy WCS12 of Wealden District Council's Core Strategy (2013) sets out how Ashdown Forest will be protected through SANG and SAMM measures.

2.1.7 *"In order to avoid the adverse effect on the integrity of the Ashdown Forest Special Protection Area and Special Area of Conservation it is the Council's intention to reduce the recreational impact of visitors resulting from new housing development within 7 kilometres of Ashdown Forest by creating an exclusion zone of 400 metres for net increases in dwellings in the Delivery and Site Allocations Development Plan Document and requiring provision of Suitable Alternative Natural Green Space and contributions to on-site visitor management measures as part of policies required as a result of development at SD1, SD8, SD9 and SD10 in the Strategic Sites Development Plan Document. Mitigation measures within 7 kilometres of Ashdown Forest for windfall*

development, including provision of Suitable Alternative Natural Green Space and on-site visitor management measures will be contained within the Delivery and Sites Allocation Development Plan Document and will be associated with the implementation of the integrated green network strategy. In the meantime the Council will work with appropriate partners to identify Suitable Alternative Natural Green Space and on-site management measures at Ashdown Forest so that otherwise acceptable development is not prevented from coming forward by the absence of acceptable mitigation."

2.1.8 In the absence of any measures for avoiding effects on the SPA, it is likely that all residential developments near to Ashdown Forest (i.e. within the 'zone of influence') will be judged to be likely to have a significant effect on the SPA either alone or in combination with other plans and projects. It is therefore necessary to ensure that any planning application for new residential development includes sufficient avoidance measures so that it would not have any effect on the SPA.

2.1.9 Natural England has advised that to effectively mitigate the impacts of residential development on the SPA, a three-pronged approach is necessary:

1) The provision of Suitable Alternative Natural Greenspace (SANG) to attract people away from the SPA;
2) Access management to monitor and manage the impact of people using the SPA; and
3) Habitat management of the SPA to improve the habitats of the protected birds.

2.1.10 In regard to SANGs, Natural England's guidelines set out that these are to be provided on a basis of at least 8ha per 1000 population, based on an average occupancy rate of 2.4 persons per dwelling. Sufficient SANG should be provided in to ensure that there is no likely significant effect on the SPA.

2.1.11 The document also provides a guide as to the size and catchment of SANGs. SANGs are to be delivered by local authorities and funded by developer contributions or provided by developers for individual developments. In regard to access management, this will be funded by developer contributions and coordinated by Natural England working with local authorities and land managers.

2.2 Relationship of the Development at Downland Farm to the SPA

2.2.1 The development is situated within 7km of the Ashdown Forest SPA, with the nearest component being Rock Wood SSSI, which is 3.2km from the development. At this distance, direct effects on the SPA will not occur, although the development has the potential to result in an increase in recreational disturbance, which in combination with other residential developments could lead to adverse effects on the bird species for which the SPA is designated. As such, to accord with relevant policy and guidance, a mitigation and avoidance strategy is proposed, as set out below at section 2.1.

2.3 Mitigation and Avoidance Strategy

2.3.1 As discussed above, in accordance with relevant policy and guidance, it will be necessary for the development at Downland Farm to implement a strategy to avoid adverse effects on the SPA. The avoidance strategy will be based on the provision of new areas of alternative greenspace within and adjacent to the site.

2.3.2 Plan 5719/SMP3 shows the boundary of the SANG in the context of the site. This land is considered to form an excellent location for the creation of a SANG, located immediately adjacent to both the development and the surrounding woodlands to the north, and providing opportunities for recreation for residents and visitors from outside the site. The proposed SANG connects with a wider network of footpaths, including a key Public Right of Way to the north of the site, and via a new pedestrian/cycle link links to Uckfield town to the south-east, through Fir Tree Grove and along Rocks Road.

2.3.3 Further detail on the existing character of the SANG and proposed works are provided in the following sections.

2.3.4 The development will also make contributions to the Strategic Access Management and Monitoring (SAMM) tariff, in line with Wealden District Council's Core Strategy.

2.4 Capacity for Recreational Use

2.4.1 Based on the 8ha per 1000 population standard as set out by Natural England's SANG guidelines, the required SANG provision for the proposed development would be a minimum of 8.14ha (given an estimated population of 1,018 people based on 424 dwellings at an average occupancy rate of 2.4 persons per dwelling). However, in order to provide a 2.3km circular walk within the SANG extension itself, it is intended that a larger area of open space will be established as SANG, totalling 13.2ha. This provides sufficient capacity for 1,650 residents (or 687 residential units).

2.4.2 There is existing informal public access available into the majority of SANG (primarily from Snatts Road to the south) but there is only a relatively low level of current use by the public. As such the capacity of the SANG is considered unaffected, but nonetheless taking a precautionary approach, the capacity of the SANG has been discounted to account for this existing use.

2.4.3 Consequently, the residual capacity available for recreational use within the area of SANG has been discounted by 10%, with its functional area calculated to be the equivalent of 11.88ha. Under Natural England guidance this equates to a capacity of 1,485 residents (or 619 residential units).

2.4.4 As such there will be 5.06ha surplus SANG capacity (4.55ha once discounted), which could serve an additional 237 dwellings arising from other developments.

3 Site and SANG Information

3.1.1 The development of Downlands Farm comprises a site at the western edge of Uckfield East Sussex, centred on OS Reference TQ 4661 2223 (see Plan 5719/SMP1).

3.2 Development Location

3.2.1 The Site lies to the north-west of Uckfield on sloping land with a north-westerly aspect. To the south-east it abuts the elevated north-western edge of Uckfield along Snatt's Road. To the north-west it abuts the wood lined A22 Uckfield bypass. The Site is contained to the north-east by Budletts Wood, with London Road and associated development beyond. To the south-west it is contained by Lake Wood, which is managed by the Woodland Trust and open to the public, and to the south-east Snatts Road and Rocks Road, with the western edge of Uckfield beyond.

3.2.2 The site broadly comprised two parcels of agricultural land and enclosed by on- and off-site woodland. The two land parcels are separated by Shermanreed Wood, a wide strip of woodland running along the course of a stream connecting south-east to north-west across the Site. The larger, southern, parcel is partially divided by Longwood Gill, a narrow deeply cut ravine, or gill, running south-east to north-west across the Site. A length of hedgerow connects south-west from Longwood Gill to a tree lined pond in the centre of the southern land area. The south-eastern area of the smaller northern parcel comprises scrub and mature trees connected to Shermanreed Wood by a shaw. There is a woodland belt along the A22. The northern area of the Site comprises a part of Budletts Wood. The substantial majority of woodland within the Site is ancient and semi-natural with the exception of some of woodland along the A22. A further block of deciduous woodland, known as Fir Tree Grove is located in the south-east corner of the development area together with the house and Gardens of Chicory Cottage.

3.2.3 The habitats across the site are described in detail in the Environmental Statement Ecology Assessment (Chapter 7), and plan of Habitats and Ecological Features is provided in Plan 5719/ECO3.

3.3 Extent of Proposed SANG

3.3.1 The SANG area is located immediately to the north and north east of the development site, and will occupy an existing open former pasture field, in addition to areas of Budletts Wood and part of Shermanreed Wood (which are Ancient Woodland).

3.4 Extent of Proposed Woodland Management Areas

3.4.1 A number of woodlands within the red line area are not suitable for inclusion within the SANG, because of a combination of their sensitivity to recreational disturbance, and due to Health and Safety risks associated with the topography within those areas. Due to these limitations, it is considered that they would not be able to contribute to the public open space, or only to contribute at a significantly discounted rate. It is however proposed to implement woodland management within these areas (which are currently unmanaged) to bring them into favourable conservation status, thus contributing significantly to the overall biodiversity gain delivered by the project. These area as summarised as follows:

- Longwood Gill (**W6**)

- The Southern Part of Shermanreed Wood (**W5**)
- Woodland east of A22 (**W7** and **W8**)
- Fir Tree Grove (in the south-east corner of the site)

3.5 Ownership and Management

3.5.1 The SANG and other woodland areas are within the control of Gleeson Land. The future management of the SANG and woodland is likely to be handed to the eventual developer in the short term, who will manage the land, and deliver mitigation themselves. The maintenance/management works to the SANG will be funded by a service charge on the new dwellings, with the land managed in perpetuity for the long-term benefit of the local community.

3.5.2 In the long term, the responsibility for ongoing management and maintenance of the SANG may remain with the developer of the scheme, or it may be agreed that this responsibility would fall to the District Council, Town Council or another organisation, such as the Land Trust.

3.5.3 Management of the SANG and woodland areas will be reviewed on an annual basis, with all interested parties meeting to review the success of current management prescriptions and to formally agree any revisions to management where required. Such annual reviews should be open to any interested party, but should specifically request the presence of Wealden District Council (specifically including WDC's Biodiversity Officer), Gleeson Land, and any future Downlands Farm Residents Association. Minutes of the meeting will be formally produced to ensure that a record of agreed actions is maintained, ensuring that the success of management prescriptions can be effectively reviewed.

3.6 SANG Characteristics, Topography, and Drainage

3.6.1 The SANG measures 13.2ha in size.

3.6.2 The SANG is located on sloping ground with a north-westerly aspect, with the SANG elevation varying between 80m AOD and 70m AOD.

3.6.3 The SANG is currently characterised by a mixture of open pasture and deciduous woodland, with the latter comprising the Northern part of Shermanreed Wood (W5), and parts of Budletts Wood (W4), most of which is Ancient Semi-natural Woodland.

3.6.4 The majority of the SANG area appears to be relatively free draining, although there is evidence of waterlogging within the species-rich grassland area to the south.

3.6.5 The Schedule 9 invasive species Rhododendron is also present within the SANG.

3.7 Existing Ecological Interest

3.7.1 The SANG has been subject to ecological survey work by Aspect Ecology between September 2019 and May 2022 including a Phase 1 Habitat survey, detailed botanical surveys (in the case of the woodland and species-rich grassland areas), together with a range of Phase 2 faunal surveys.

3.7.2 All woodland areas within the study area have been subject to detailed woodland botanical surveys and are described in further detail within the Environmental

Statement Ecology Chapter, and accompanying Baseline Ecology Report. As well as describing their tree and understory composition and their condition, particular focus has been given to the presence of Ancient Woodland Indicators (AWIs). A more detailed assessment of the woodland areas, to inform management proposals is provided in Section 5.5 below.

Habitats Within the SANG

3.7.3 The grassland sward in northern part of the field is relatively species-poor, with a limited range of grass species are present including Cocksfoot, Yorkshire Fog, Timothy and Red Fescue together with infrequent herb species such as Knapweed, Common Sorrell, Creeping Buttercup, Ribwort Plantain, Common Bird's-foot Trefoil, Lesser Stitchwort, Curled Dock, and occasional Ragwort. An area of moderately species-rich tall-sward neutral grassland, parts of which appear to be flushed with spring water, and which also contains well-spaced mature Oak specimens (typically with 60-80cm diameter stems), and frequent scrub occurs towards the south of the field, adjacent to Snatts Road.

3.7.4 Woodland areas generally comprise deciduous woodland with a mixture of stand types and including flushed wet birch/willow woodland (**4d** on Plan 5719/ECO3) and areas of mature dry climax Oak woodland (area **4e**). Area **4c** is a heathy clearing covered in Bracken, although around the margins the presence of acid-loving species such as Devil's-bit Scabious and occasional Ling suggest its status as former heathland. Shermanreed Wood (**W5**) contains stands of mature deciduous woodland together with areas of more recently planted woodland.

3.7.5 Accordingly, the majority of the SANG is considered to offer some moderate ecological value, with habitats of some elevated value also present including the woodland areas, an area of moderately species-rich wet grassland and a single pond (as depicted on Plan 5719/SMP4).

3.7.6 In terms of faunal interest, survey work found the SANG to provide opportunities for a range of faunal species, including foraging / commuting bats, and breeding birds whilst the surveys confirmed the presence reptiles (Slow-worm, Common Lizard and Grass Snake) as well as Hazel Dormouse. The SANG area is likely to be utilised by a number of common mammal and invertebrate species or Species of Principal Importance such as Hedgehog.

3.7.7 Furthermore, appropriate consideration has been given as to the potential of the SANG to offer elevated opportunities for breeding Nightjar and Woodlark, although these species were not recorded during the Breeding Bird Survey, and it is considered that where woodland habitats are present within the SANG (largely dense woodland) these do not provide breeding opportunities for these species.

3.7.8 On the basis of the survey work undertaken, with appropriate design, it is considered that the ecological interest of the SANG area is compatible with the proposed recreational use. Indeed, the SANG proposals offer an opportunity to secure management of the area in accordance with ecological principles, providing benefits to ecology in the long-term.

Other Habitats Outside the SANG

3.7.9 Longwood Gill is a narrow steep-sided wooded valley or ghyll, forming a linear feature along an ephemeral/dry stream bed, which is shown as W6a on Plan 5719/ECO3. It is classified as Ancient Woodland. Steeply sloping banks are present on both sides, and sandstone outcrops are present at the head of the valley where there is evidence of erosion from flash flooding. Tree cover is mainly semi-mature to mature Oak, with Beech and Cherry also present, whilst an understory of hazel coppice occurs throughout.

3.7.10 Fir Tree Grove is an area of deciduous woodland which is notified as ancient woodland, forming part of the garden of Chicory Cottage. Large sandstone rock outcrops are present in part along the boundary with Rocks Road and around the house while a large pond is present in the north-west, the majority of which lies offsite. A mature mixed woodland canopy is present with frequent Scot's Pine (non-native in the south of England) alongside Oak and Ash much of which is experiencing Ash dieback disease. Non-native Sycamore is frequent especially in the vicinity of the house. The understorey is overly sparse across the majority of the woodland save for along its southern boundary where it is heavily invaded by non-native Cherry Laurel.

3.8 Biodiversity Opportunity Areas

3.8.1 The site is located within the Western Ouse Streams and Ashdown Forest BOA. The BOA is dominated in the north by protected heathland forming part of the European designation, which supports a number of habitats comprising open heath, ancient woodland, ghyll woodland and wetlands. Ephemeral streams within the site form part of the upper headwaters of the Ouse River, together with associated woodland corridors, and associated ponds. Some of the targets of the Western Ouse Streams and Ashdown Forest BOA are relevant to the site. The inclusion of SANG within the proposed development, provide an opportunity to contribute to these targets,

3.9 Infrastructure / Access

3.9.1 An existing Public Right of Way footpath (footpath ref. Uckfield 1) connects with the north-eastern corner of the Downlands Farm SANG, at Snatts Road and takes a route in a north-west direction towards Keepers Cottage and, beyond that, to the A22. The PRoW connects with a further footpath to the west of the A22 (footpath ref. Maresfield 80), this providing access to the wider footpath network beyond. A further PRoW connects the SANG with Uckfield town to the south, leaving Snatts Road opposite Downlands House. Finally, there are a number of informal connections to Lake Wood to the south, which can be reached by passing through the residential development areas and woodland strip to the north. These existing public rights of way offer connectivity between the SANG and the wider countryside. As such, the SANG area is well connected to its surrounds. However, there is currently no formal public access provision across the site.

3.9.2 Within woodland and grassland areas of the SANG there exists a network of existing unsurfaced desire lines and tracks, which already receives a limited amount of informal footfall, and means that the SANG can accommodate new recreational use with a minimal amount of path improvement and without the need for the creation of new paths through woodland.

3.9.3 No built infrastructure is currently present within the SANG, aside from occasional boundary fencing.

3.9.4 Outside the SANG area, in the south-east of the site, a pedestrian/cycle link is proposed to connect the wider site to Rocks Road (and Uckfield beyond). Because a large part of this route will be through Ancient Woodland, it is proposed that to avoid woodland loss, this takes the form of a boardwalk, which would be elevated above the existing ground level, and constructed using stainless-steel screw piles that require no excavation of soils. The boardwalk will be lit with low level lighting to prevent light spill.

3.10 Existing Hazardous Features

3.10.1 The SANG area as defined, is not considered to contain any potentially hazardous features, although parts of adjacent woodland (which are excluded from the SANG but within the woodland management area) have steeply sloping stream sides.

3.10.2 The adjacent A22 is a busy road which also represents a potential hazard to pedestrians using the SANG, although the SANG areas are not immediately adjacent to the road (being separated by approximately 100m).

3.10.3 The potential hazards are set out below in table 3.1., and the extent of such hazards and proposed remedial action should be confirmed by a suitably qualified Health and Safety expert.

Table 3.1: Hazardous Features within the SANG

Hazard	Location	Proposed Action
Shermanreed Wood (southern part) – watercourse and former undulating ground (possible former pits)	South of SANG	Fencing to be provided to deter access from the SANG
A22	West of SANG	Fencing to be provided to prevent pedestrians straying into woodland areas which are adjacent to the road.
Trees	Woodland areas and individual trees within the SANG	Tree surgeon to review trees annually and remove any dangerous limbs/trees

3.10.4 The future land manager will confirm (by way of an annual inspection) that no further hazards arise within the SANG and adjacent woodland areas under management, and will take required steps to address any identified hazards. The future land manager will ensure that they hold relevant insurances to cover the public use of the site.

4 SANG Design Approach

4.1 Overall Strategy

4.1.1 The approach taken to SANG design has been led by Natural England's guidance in relation to SANG creation[2], and has been informed by landscape and visual considerations, and comments made by Wealden District Council.

4.1.2 Further, given the loss of small amounts of reptile habitat within the Downlands Farm site under the development, the opportunity has been taken to mitigate for this loss within the SANG, with recommendations for enhancing opportunities for reptiles within the SANG set out in Section 6. Significant new woodland and scrub planting within the SANG will also provide part of the mitigation strategy for Hazel Dormouse contributing to woodland compensation proposals for this species.

4.1.3 The key objectives of the SANG are:

- Provide an attractive area for recreational use in its own right to offset visitor pressure on the nearby SPA arising from the development at Downlands Farm;
- To attract existing residents to the SANG through the provision of car parking facilities;

4.1.4 Whilst secondary objectives, relating to biodiversity and landscape and other factors are also given importance:

- Protect existing habitats and wildlife interest supported by the area, particularly through the implementation of good grassland and woodland management;
- Seek opportunities for enhancements to biodiversity within the SANG area (including targeted reptile and Hazel Dormouse mitigation);
- Seek opportunities to contribute to local BAP objectives, and specifically those relating to the Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area (BOA), within which the site is situated;
- Provide an area of landscape, visual, and amenity value, whilst integrating management designed to maximise the ecological value of the land;
- Provide opportunities for education through introduction of interpretation boards, targeting both families and school groups;
- Provide opportunities for community activities; and
- Provide some paths with disabled access (or 'access for all') within certain parts of the SANG.

4.1.5 The delivery of the SANG will be in conjunction with the proposed residential development, with the above objectives will be achieved from the outset, ensuring

[2] Guidelines for the creation of Suitable Accessible Natural Green Space (SANGS), dated 12/06/2008

that the SANG is a suitably attractive and safe area of greenspace for new residents to utilise from day one.

4.2 Constraints and Issues

4.2.1 As set out in section 3, part of the SANG area is subject to designation as Semi-natural Ancient Woodland. However, it is considered that the continued use of these woodland areas will not result in undue additional recreational pressure or other adverse effects, which will be offset by woodland management, so that there is an increase in the capacity of these woodlands to receive additional visitors..

4.2.2 Notably, existing informal paths are present within the SANG such that existing routes can be utilised, without the need for any new paths within ancient woodland. A route planning exercise has been carried out, in which all existing paths have been mapped using a combination of GPS tracking, and reference has been made to recent aerial photography to ensure that proposed tracks follow those which already exist. The network of informal paths is shown on Plan 5719/SMP3.

4.2.3 By following existing paths through sensitive ecological features such as the Ancient Woodland and species-rich grassland areas, sensitively designed footpaths can readily be provided without any additional adverse effects from trampling.

4.2.4 Further, enhanced habitat management would offset any potential effects associated with increased recreational use. Indeed, inclusion of these woodland areas within the SANG provides a source of funding for reintroduction of favourable management practices to enhance and secure the nature conservation interest of these areas in the long-term.

4.2.5 As such, the main issues to be considered in relation to habitats and features of conservation interest within the SANG include:

- *Tree damage and poaching/trampling of vegetation* – to avoid damage to trees and woodland flora, a natural footpath edging (comprising cut natural timbers) will be provided on either side. This will encourage visitors to keep to the existing paths and avoid trampling of the surrounding woodland. Existing informal tracks will be utilised through Shermanreed Wood and Budletts Wood, and here it is proposed that brash piles are used to line either side of the footpath and provide an additional barrier. Footpath surfacing will be kept to a minimum but localised surfacing may be required where wet conditions would otherwise result in damage. Where sensitive woodlands are adjacent to the SANG (notably the south part of Shermanreed Wood), fencing will be provided to prevent access. The details of these fencing arrangements are shown in the SANG Detailed Hard and Soft Landscape Design (EDP Plan 6170 D016e);

- *Damage to veteran trees* – a mature free-standing veteran beech tree is present within the SANG area (shown as ref. T7041 on Plan 5719/ECO3). The tree provides an interesting feature in its own right, but there is potential for damage to occur from root damage, vandalism, setting of fires, or other activities. To prevent this from occurring the tree will be provided with a fenced cordon, which will provide a buffer zone of appropriate size to accommodate the Root Protection Area of this tree. Footpath routes within the SANG also avoid this area.

- *Poaching/trampling of grassland* – to avoid damage to grassland flora, suitable footpath surfacing (self-binding gravel) will be provided within the species-rich grassland areas within the eastern part of the SANG (located to the west of Snatts Road) to encourage visitors to keep to the existing paths and avoid trampling. The route of proposed paths is based on the existing worn routes through the vegetation. This will form part of a shorter 'access-for-all' route in this southern part of the SANG. The route has been designed to avoid the need for felling of mature trees.

- *Dog fouling* – ground flora within woodland areas and the grassland flora in the species-rich grassland could be adversely affected by any increase in nutrient levels. As such, the design of the SANG will seek to encourage dog owners from letting dogs foul within the ancient woodland areas, including through the provision of dog bins and information boards;

- *Habitat management* – Habitats within the SANG are not currently subject to any specific conservation management, and are suffering from issues such as encroachment of Bramble, Birch, Rhododendron and Bracken. Long-term management proposals for the SANG area will seek to reintroduce favourable management to enhance the habitats which are present.

4.2.6 Other minor issues to be considered as part of the SANG design include:

- *Wildlife issues* – Within the remainder of the SANG area, consideration is given to any notable habitats and species (such as trees with bat roosting potential or clearing ground with reptile potential);

- *Relationship with development and existing footpaths* – Consideration has been given to the design of the SANG and footpath arrangement in relation to the development and existing public footpaths and other Rights of Way, to allow easy access to the SANG and encourage use of the site as part of the wider footpath network.

4.2.7 Details on how these issues are addressed as part of the SANG design are provided in the following sections

5 Creating the SANG

5.1.1 The following section sets out the proposals for the Downlands Farm SANG, including the principal capital works and ongoing management activities. The principles of this management plan are outlined on Plan 5719/SMP4 and set out in detail below. It is anticipated that detailed schedules of management activities will be updated and drafted in conjunction with the future land managers.

5.2 SANG Infrastructure

Car Parks

5.2.1 Two new car parks will be at the locations shown at Plan 5719/SMP5 – one on Snatts Road and one on the west side of the proposed residential development, providing a total of 25 spaces. This will provide sufficient capacity for the SANG in accordance with the Natural England guidelines which recommend 1 space per hectare of SANG land.

5.2.2 Both car parks will have an informal appearance using a surface comprising wet rolled crushed stone/gravel, contained within a cellular confinement system, so as to create a naturalistic feel.

5.2.3 The location of the residential areas adjacent to the SANG is such that the majority of new residents will walk or cycle to the SANG, which will be facilitated by the provision of new pedestrian links to the SANG.

5.2.4 The provision of a modest car park on Snatts Road at the SANG is considered appropriate to serve the needs of existing residents in the wider community, and would provide an alternative for them over the SPA, therefore easing pressure on this designation.

5.2.5 Both carparks will be clearly signposted from key points on the wider highways network. The carpark within the residential development will be clearly signposted from the A22, whilst the Snatts Road carpark will be signposted from the London Road to the north, and from Rocks Road to the south.

5.2.6 The car-parks will be unlit.

Boundary Treatment and Gates

5.2.7 Fencing is proposed in a number of locations, to ensure that dogs can be safely let off a lead, while also excluding pedestrians and dogs from woodland areas outside the SANG. The provision of fencing is summarised below:

- Along the boundaries of Shermanreed Wood, including a fence to separate the southern half of the woodland (included within the SANG) from the northern part (which is not included).
- Between the proposed residential development (and associated car-park) and the woodland areas along the A22.
- Along the boundary of woodland with the A22 to protect users from the busy road.

- Around the Snatts Road car-park, and between the carpark and Snatts Road.

5.2.8 Such fencing will take the form of chestnut pale post and rail fence provided with a wire mesh ensuring that the boundary features remain dog-proof.

5.2.9 The entrances to the SANG will be left open with and the fencing surrounding the car park will incorporate kissing gates to access from the carpark to the SANG beyond.

5.2.10 Typical specifications for fencing and gates are given at Appendix 5719/2.

Information and Interpretation

5.2.11 Signage will be provided to lead visitors to the main SANG entry points. Information boards will also be provided at these main points highlighting the nature conservation interest present and setting out how visitors can reduce impacts on the area including keeping to footpaths and disposing of any dog waste in the bins provided.

5.2.12 Finger posts will be provided to clearly mark the route of the circular walk. Signage will also be used to link routes within the SANG to green corridors within the built development itself so increasing the range, and character of available of routes.

5.2.13 Information will also be provided to residents of the new development, in the form of a leaflet, setting out benefits of the SANG and how residents can help to avoid adverse impacts on the SPA. This will also include information on the need to protect, and avoid access into, Ancient Woodland areas which are immediately adjacent.

5.2.14 Typical specifications for interpretation boards, finger posts and other hard landscape elements are given at Appendix 5719/2, and their locations are indicated on EDP Plan 6170 D016.

Furniture

5.2.15 Dog waste bins, litter bins and cycle stands will be provided at access points to the SANG, and fingerpost signs will be provided along pathways within the SANG. Picnic areas will be furnished with picnic benches and litter bins.

5.2.16 Typical specifications for landscape furniture are given at Appendix 5719/2.

5.3 Access and Footpaths

5.3.1 A network of footpaths will be promoted within the SANG area as indicated on Plan 5719/SMP5. This will comprise a main circular route leading around the entire SANG area, with a total length of at least 2.3km. This path will follow existing paths where these pass through woodlands within the SANG, although a new route will be created in the open grass areas to provide a varied experience, and to align with proposed woodland and scrub planting.

5.3.2 The main entry points to the SANG will be from Snatts Road, where a new car-park will be provided, and from the proposed residential area at the northernmost point. These entry points will be indicated by signage (see Information and Interpretation section below). Visitors will be encouraged to let their dogs off the lead within the SANG, with facilities provided for collection of dog waste (see below).

5.3.3 In addition to the main circular path, a separate pedestrian link will be created adjacent east of the A22, to connect the SANG to the proposed car-park located on the west side of the residential development.

5.3.4 A connection will also be provided between the SANG circular route and the existing public footpath at Snatts Road in the far north-east of the SANG (see Plan 5719/SMP5), ensuring the SANG is connected to the existing footpath network.

5.3.5 Within open grassland areas, footpaths will initially be created by mowing a 2m wide strip along the footpath route (1m either side of the path), to improve eye-lines for dog walkers, and to create attractive open avenues within the SANG.

5.3.6 Within densely woodland areas, footpaths will initially be created by providing natural log edging to the existing unsurfaced routes.

5.3.7 The majority of footpath routes are not subject to regular waterlogging, and as such it is considered unlikely that hard surfacing would be required. This will also ensure a semi-natural feel. Nevertheless, a smaller circular 'Access for all' route, accessible from the main car-park on Snatts Road, will be surfaced, in order to provide a route accessible by wheelchair users / prams, and to encourage users to remain on the path in these areas, where they are subject to waterlogging. These sections of footpath will be reinforced through the application of a bound gravel surface to ensure that pathways remain accessible and attractive to visitors year-round.

5.4 Habitat Creation

Tree and Scrub Planting

5.4.1 To provide additional interest within the SANG area and create new habitat opportunities for wildlife, it is proposed that some new tree and shrub planting is provided as indicated on Plan 5719/SMP5.

5.4.2 Around 1.7ha of new woodland planting is proposed within the SANG, in addition to approximately 0.8ha of scrub. Woodland and shrub planting is largely confined to areas that historic maps indicate to have been previously wooded, with the exception of a view corridor to Maresfield Church tower and the area of grassland and trees to the south due to its higher ecological value. Woodland planting will primarily be located in the northern part of the SANG, with areas of scrub (with associated edge habitats) and scattered standard trees in the central area to provide a natural extension to the grassland and trees forming the species-rich grassland area with trees to the south of the area.

5.4.3 Tree and shrub planting will comprise native species of local provenance and characteristic of the local area. A full planting schedule is provided at Appendix 5719/3.

5.4.4 Planting will initially be at a high density to promote growth. As trees and scrubs become established, thinning will be carried out to produce an irregular patchy structure, giving a more natural feel to the landscape. Where access through newly planted woodland is proposed, a more open understory layer will be established to increase the feeling of perceived safety. The main path through the woodland will take the form of a sweeping woodland ride, which will be maintained as rough grassland to create a naturalistic feel, and also provide habitat butterflies and other glade-loving species. Elsewhere, within established woodland forming part of the SANG path

network, existing pathways will be utilised and left as informal dirt tracks, with minimal management of surrounding vegetation.

5.4.5 Planting of bare-root stock will be undertaken between October and March, avoiding the active growing season. Planting will not be undertaken in frosted or waterlogged conditions.

Orchard Creation

5.4.6 A community orchard will be created within the eastern part of the proposed SANG, to provide further diversity in the user experience, and to provide benefits for a range of wildlife, in the form of additional foraging and nesting opportunities.

5.4.7 0.34ha of new orchard will be created using a range of traditional apple varieties of local provenance (such as *Malus domestica* 'Alfriston', *Malus domestica* 'Mannington's Pearmain' and *Malus domestica* 'Sussex Mother'), which are planted in a naturalistic non-linear pattern. A full planting schedule is provided at Appendix 5719/3.

5.4.8 Trees will be widely and unevenly spaced (at a density of less than 150 trees/ha) to replicate the conditions of traditional orchards.

5.4.9 Initial planting of the orchard will be undertaken between October and March during the first winter following establishment of the SANG, avoiding the active growing season. Planting will not be undertaken in frosted or waterlogged conditions.

5.4.10 An interpretation board will be installed, providing information on traditional orchards, and including a key to the fruit varieties which are present.

5.5 Woodland Restoration and Management

5.5.1 A range of different woodland types are present, each with their own characteristics in terms of species composition and age structure. This means that some are better suited to a management approach involving 'minimal intervention', whilst others offer opportunities for woodland enhancement and restoration.

5.5.2 Nevertheless, the key overarching objectives of woodland management will be to:

- Retain and protect the existing ecological and arboricultural value;
- Promote standard trees to increase density of aged, veteran or ancient trees in the canopy;
- Re-introduction of a compartment led rotational coppice regime to manage the understorey where appropriate;
- Encourage structural diversity through localised retention or introduction of understorey thickets;
- Re-invigorate the woodland ground flora through selective thinning of dense areas of canopy to increase light-levels;
- Management of browsing pressure from herbivores (Deer) as required; and

- Retention of deadwood through retention of dead limbs and providing piles of fallen deadwood arising from management activities.

5.5.3 Management proposals for each of the woodland areas are given below, in each case indicating whether they will be included within the SANG, or are outside this area:

Budletts Wood – North (**W4**) – Ancient Woodland WITHIN SANG

5.5.4 Budletts Wood is a large, wooded area defined broadly by a path to the east, by Budletts Cottage and the Old Keeper's House to the north, and by open grassland areas to the south. The woodland comprises a wide range of deciduous stand types and is dissected by a watercourse which runs in an east-west orientation. The majority of the woodland is designated as Ancient Semi-Natural Woodland.

5.5.5 Part of woodland compartments **W4d** is within the red line area and included with the SANG. The management prescriptions below relate to this compartments only:

5.5.6 Initial woodland management will be involve the removal of all Rhododendron scrub thickets, whereafter selective thinning will take place, with non-native tree species being removed and replaced with native understory planting. This will improve woodland structure and increase the number of age classes of trees. Deadwood generated from the thinning exercise will be retained and used to create deadwood habitat piles within the woodland.

Shermanreed Wood (**W5**) – Ancient Woodland PART WITHIN SANG

5.5.7 Shermanreed Wood is effectively divided into two parts – those included within the SANG (and containing a number of existing paths which will be used for pedestrian access), and those which fall outside its remit. A fence will be provided between the two areas to discourage users from entering the southern part of the wood, and further fences will provided around the woodland boundaries.

5.5.8 Much of the southern part of the woodland (south of the track which crosses E-W) have been replanted using a variety of native species, which are now semi-mature, and have reached a size where they form a dense canopy cover. They are of suitable maturity and species composition that they could be suitable for the introduction of a coppice regime. This will result in an increase in light reaching the woodland floor which will in turn create suitable conditions for the Ancient Woodland Vascular Plants (AWVPs).

5.5.9 The initial work will involve setting out a series of coppice sub-compartments, dividing the woodland compartment into a number of sections which will be coppiced in rotation, with the entire area coppiced over a 15-20 year period.

5.5.10 Within each coppice sub-compartment, up to 25% of trees will be identified for retention as canopy trees (see above). These will be maintained throughout the ongoing management, promoting the development of mature standard trees, a feature the woodland currently lacks.

5.5.11 Coppice compartments will be defined carefully to avoid impacts to areas of more mature woodland, and veteran trees.

5.5.12 Further details of ongoing management and monitoring of the coppice stands are given in in the Schedule of Management Works (appendix 5719/1).

5.5.13 Towards the north of Shermanreed Wood (to the north of the track), the woodland is somewhat more mature, and there is a concentration of sensitive ground flora in these areas, and it is therefore proposed that these be managed through minimal intervention.

5.5.14 A number of ponds exist within the woodland (Ponds **P2**, **P3**, **P4** and **P5**), and it is proposed to restore these ponds as part of the initial management works. These works are described separately below.

5.5.15 Areas of non-native invasive plant species are located at the far south of the woodland area, including Japanese Knotweed, Himalayan Balsam and Giant Rhubarb. As part of the initial management intervention works, these will be removed or treated as appropriate. Japanese Knotweed will be brought under a programme of control by the introduction of herbicide treatment administered by stem injection. Himalayan Balsam and Giant Rhubarb will be physically removed and disposed of to an appropriately licenced off-site waste facility.

5.5.16 As part of the initial woodland management selective thinning will be carried out, with non-native tree species being removed and replaced with native understory planting. This will improve woodland structure and increase the number of age classes of trees. Deadwood generated from the thinning exercise will be retained and used to create deadwood habitat piles within the woodland.

Longwood Gill (**W6**) – Ancient Woodland OUTSIDE SANG

5.5.17 Longwood Gill is a narrow steep-sided wooded valley or ghyll, forming a linear feature along an ephemeral/dry stream bed. Steeply sloping banks are present on both sides, and sandstone outcrops are present at the head of the valley where there is evidence of erosion from flash flooding. Tree cover is mainly semi-mature to mature Oak, with Beech and Cherry also present, whilst an understory of hazel occurs throughout.

5.5.18 Due to the steep-sided nature of the feature, it is likely to have historically been largely undisturbed by management activities, and this is reflected in its woodland ground flora. Due to its ecological sensitivity and presence of hazards (steep slopes) it is intended to take a 'minimal intervention' approach to this woodland.

5.5.19 Management within the main gill will be limited to monitoring of woodland plant communities, and carrying out essential work, such as the removal of hazardous trees, and the removal of non-native species that may arise.

5.5.20 Within area **W6b** (copse surrounding pond **P6**), initial woodland management will include selective thinning, with non-native tree species being removed and replaced with native understory planting. This will improve woodland structure and increase the number of age classes of trees. Deadwood generated from the thinning exercise will be retained and used to create deadwood habitat piles within the woodland.

Woodland Along East side of A22 - North (**W7**) – Ancient Woodland Areas – OUTSIDE SANG

5.5.21 A strip of woodland alongside the A22 (**W7**), contains wet woodland with frequent Alder and Birch located around a series of silted damp hollows (including pond **P1**) which are fed by from two minor tributaries to the south and possibly taking road run-

off. The woodland becomes dryer to the south, and contains some semi-mature oak, together with Birch and an understory comprising Holly and Hazel.

5.5.22 Initial woodland management will include selective thinning, with non-native tree species being removed and replaced with native understory planting. This will improve woodland structure and increase the number of age classes of trees. Deadwood generated from the thinning exercise will be retained and used to create deadwood habitat piles within the woodland. Management intervention within this area will include the restoration of the existing pond, and is described separately below.

5.5.23 Initial woodland management will include selective thinning, with non-native tree species being removed and replaced with native understory planting. This will improve woodland structure and increase the number of age classes of trees. Deadwood generated from the thinning exercise will be retained and used to create deadwood habitat piles within the woodland.

Woodland Along East side of A22 – South (**W8**) – Mostly Non-Ancient Woodland – OUTSIDE SANG

5.5.24 Woodland compartment **W8** is a continuation of **W7**, being a linear woodland located between the A22 and Field **F2** contains. It contains mainly secondary deciduous woodland with a number of distinct woodland blocks, with a variety of stand types, and with differing species composition and age class. Apart from one area of woodland identified as Ancient Semi-natural Woodland (within compartments **W8a** and **W8b**) there is a preponderance of relatively young woodland, and the remains of tree shelters are evident throughout the majority of the woodland. There is currently a lack of diversity in terms of woodland structure and age class which is inhibiting the growth of ground flora. The following management intervention is proposed:

- To improve the structure of the woodland and allow more light to penetrate to the woodland floor, it is proposed to thin all young woodland within woodland compartments **W8a**, **W8b** and **W8c** by 30% in year 1 of the management programme, whilst retaining all mature trees and avoiding the area of Ancient Woodland.

- Removal of fallen Sweet Chestnut from area **W8c** (with the arisings stacked as deadwood piles), and the area to be restocked with a mixture of native tree species, at a stocking density of 800 plants/ha.

Fir Tree Grove – OUTSIDE SANG

5.5.25 Prior to the construction of the proposed boardwalk, to avoid any deterioration of woodland ground flora, mitigation will be employed to translocate any notable woodland ground flora species which are present in sporadic locations along the proposed route of the boardwalk (e.g. bluebell bulbs), to other areas of Fir Tree Grove currently lacking in ground flora.

5.5.26 Ongoing management thereafter will be administered as follows:

- Removal and ongoing control of Cherry Laurel and Rhododendron, with replacement native tree planting;

- Removal, appropriate disposal, and ongoing monitoring for Himalayan Balsam;
- Phased removal of non-native conifers (except for mature specimens), such as Scots Pine, with replacement native tree planting;
- Thinning of Sycamore, focussing on younger specimens;
- Replacement planting of broadleaved trees should comprise native species already present within the woodland or the immediate locality, but excluding Ash while the threat of Ash dieback persists. Suitable species include Pedunculate Oak, Field Maple, Hornbeam, Wild Cherry, English Elm, and Silver Birch;

5.6 Other Habitat Enhancement Works

Species-Rich Grassland on Snatts Road (Area **SI4**)

5.6.1 Currently area of species-rich grassland off Snatts Road (indicated as **SI4** on Plan 5719/ECO3) is subject to invasion by self-seeded saplings (largely comprising Oak), as well as bramble, and a number of other non-desirable 'garden escapes' such as Periwinkle (*Vinca* sp.) and Wilson's Honeysuckle (*Lonicera nitida*). In order to encourage a more open and diverse grass sward, these saplings will be subject to targeted clearance. Dense stands of Bracken and bracken within the most species-rich parts of the grassland will also be subject to clearance, with indicative areas identified for more intensive clearance identified on Plan 5719/SMP4.

5.6.2 Following the initial clearance of scrub, the area will be subject to a low-intensity cutting regime. Further details are included in the management section below.

Budletts Wood Clearing (Area **W4c**)

5.6.3 The existing clearing within Budletts Wood (woodland area **W4c** according to Plan 5719/SMP4) has become dominated by bracken. Bracken will be cleared in order to promote heathland regeneration, as shown on EDP Plan 6170 D016e.

Ponds

5.6.4 A pond feature exists within woodland area **W5** (Pond **P1**), forming part of the watercourse system. The features is prone to drying but supports a limited range of common boggy plant species including supported Stinging Nettle, Common Mint and Enchanter's Nightshade, together with occasional Hard Fern.

5.6.5 Further ponds (Ponds **P2**, **P3**, **P4** and **P5**) exist within Shermanreed Wood (woodland area **W5**), with Ponds **P3**,**P4** and **P5** thought to be the remains of iron ore extraction pits. All are lacking in marginal and emergent vegetation and appeared to have very poor water quality.

5.6.6 It is proposed to restore these four ponds as part of the initial management works, as follows:

- Silt and leaf litter to be removed and disposed of off-site.

- Limited excavation to reduce the bed level of each pond by approximately 50cm and create areas of permanent standing water.

- Thinning of trees and scrub from the immediate surrounds of the pond to allow more light to penetrate and encourage the growth of aquatic flora.

Grassland Enhancement Works

5.6.7 A large proportion of the SANG area will be overseeded with a suitable native species-rich wildflower/grass-seed mix (such as Emorsgate EM3 Special General Purpose Meadow Mixture), to enhance the botanical diversity of the grassland sward. The extent of this grass seeding is shown on Plan EDP Plan 6170 D016e.

5.6.8 To prepare a suitable substrate for overseeding, the existing grass in these areas will be subject to light scarification by raking or harrowing, with the aim to improve the accessible seedbed, thus promoting growth. They will then be rolled to create a firm surface. Overseeding will then be carried out at a rate of 40kg/ha. Further use of a roller will ensure suitable contact of seeds with the soil substrate.

5.6.9 In addition, there is an opportunity to obtain seed material (or green hay) from the existing Species-Rich grassland (area SI4) through seed collection using a brush harvester or similar piece of machinery. This seed material is likely to be best suited to the eastern end of the open species-poor grassland within the SANG, where the drainage appears to be somewhat impeded. In these instances, collected seed will be hand-distributed, and will then be lightly rolled to ensure seed contact with the ground exposed through scarification.

6 Managing the SANG

6.1 Introduction

6.1.1 Management of the SANG will generally be relatively minimal and on an 'as needed' basis, allowing habitats to fully establish and minimising disturbance to wildlife interest.

6.1.2 Management will seek to reintroduce favourable management to maintain and enhance the wildlife interest supported by these areas, comprising selective removal of dense stands of self-seeded saplings, removal of and encroaching Rhododendron.

6.1.3 The principles of this management plan are set out both below and on Plan 5719/SMP4, with a schedule of timings is provided within the Schedule of Management works (Appendix 5719/1). It is anticipated that detailed schedules of management activities will be updated and drafted in conjunction with the future land managers.

6.2 Infrastructure Maintenance

Footpaths

6.2.1 Vegetation either side of footpaths will be managed on an as-needed basis, to remove any encroaching scrub / self-seeded saplings. Such management will include use of strimmers along the footpaths and will be maintained with a 1m strip cleared either side of the path.

6.2.2 The condition of footpaths will be checked on a regular basis (see Monitoring section below). Where footpath condition becomes substantially degraded, the requirement for surfacing will be assessed. Should any areas be identified to support water-logging, consideration will be given to the provision of surfacing in these areas, such as in the form of raised board-walks.

6.2.3 Should monitoring identify degradation of the car park, including creation of pot holes, repairs to damaged areas will be undertaken to ensure safety for visitors.

6.2.4 Brash piles, where depleted through age, will be replenished with fresh material, collected from brash cutting within the wider woodland.

Hard Landscaping Features

6.2.5 Regular checks will be undertaken to assess the condition of site infrastructure, including gates, fencing, boardwalk, signage, seating and bins and repairs or replacement will be undertaken as necessary.

General site maintenance

6.2.6 General site maintenance, including litter picking, emptying of dog and litter bins and recording of any particular management issues, will be carried out on a regular basis, combined where possible with other management activities.

6.3 Post-Implementation Planting Maintenance

6.3.1 Aftercare of newly planted trees and shrubs will be undertaken during the establishment period – i.e.for approximately 5 years after planting. The planting maintenance programme will include:

- Regular weed control, to include hand-weeding to remove weeds from inside tree guards and keep mulched areas around trees free from weeds.
- Annual topping up of mulch;
- Watering of trees during periods of drought;
- Adjustment of tree guards and stakes as required;
- Re-firming of plant stock following periods of high winds; and
- Formative pruning of standard trees.
- Annual review of plant stock survival within the first 5 years, and replacement of any failures.

6.3.2 Tree guards, spiral guards, tree-ties and stakes will be removed from standard trees approximately 3 years following planting, or after such time as trees are considered to have become successfully established.

6.3.3 Any arboricultural management (such as pruning and lopping) will be carried out outside the bird nesting season (March to July inclusive) to avoid any impacts to nesting birds, which are protected under the Wildlife and Countryside Act (as amended).

6.4 Post-implementation Grassland Management

6.4.1 The areas of wildflower grassland meadows will be subject to a sensitive management regime such that the floristic diversity is maximised.

6.4.2 During the first year, the newly sown meadows will be cut regularly to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

6.5 Ongoing Management of Existing Habitats

Wildflower Meadows (**SI1**)

Following the initial establishment period, the wildflower grassland will be cut in March / April to a height 4-7cm and all arisings removed. The grassland will then be cut again in later summer (September / October) to 4cm to allow flowering and seed setting with all arisings removed and placed in habitat / compost piles.

Moderately Species-rich Wet Grassland (**SI4**)

6.5.1 The ongoing management of this habitat will centre on the maintenance of the open areas which support the grassland, largely through periodic removal of non-desirable weed species, scrub, and self-seeded saplings.

6.5.2 A mowing regime will be implemented which will involve cutting every other year, using a suitable mower or brush-harvester fitted with bar to restrict the cutting height to 20cm. Such management will be utilised for the first six years of the management of the SANG, after which the effectiveness of this management will be reviewed, with the need for light cutting/grazing/burning considered where appropriate.

6.5.3 Cutting will be carried out during dry conditions in September, to ensure that the majority of the seed has set at the time of cutting.

6.5.4 Arisings from grass cuttings will be removed to avoid a build-up of nutrients and encourage development of a diverse grassland sward. The use of fertilisers and herbicides will also be avoided (except as detailed below).

6.5.5 Woodland Clearing/Heath Restoration (woodland area **W4c**)

6.5.6 Cutting of Bracken will take place annually in the summer (August) thus targeting the time at which the rhizomes are least able to support re-growth. The Bracken will undergo control on an as-needed basis, likely every 5 years, using a specific and targeted herbicide application if required.

Woodland – Coppice Regime (Shermanreed Wood **W5**)

6.5.7 Coppice stands within Shermanreed Wood will be coppiced on a rotational basis with approximately one fifth of the woodland is coppiced each year. This will increase light levels, promoting the growth of characteristic woodland flora, and allow colonisation by other tree species, encouraging development of a more diverse wooded structure.

6.5.8 A coppicing regime will be continued whereby coppice sub-compartments will be coppiced in rotation, with the entire area coppiced over a 15-20 year period.

6.5.9 Within each coppice sub-compartment, up to 25% of trees will be identified for retention as canopy trees (see above). These will be maintained throughout the ongoing management, promoting the development of mature standard trees, a feature the woodland currently lacks.

6.5.10 Cut coppice material will be left in situ, where it poses no danger to the public, and used to create habitat piles throughout the woodland, as well as being used to create barriers around coppice stands to discourage deer browsing.

6.5.11 The re-growth of coppice stools following management should be monitored to assess any suppression of growth from browsing pressure by Deer. Should this be significant, measures should be taken to deter / remove this issue. For example, the use of dead hedging around newly coppiced coupes would deter Deer while should this not be sufficient, other measures should be considered such as Deer fencing.

6.5.12 An existing track and informal footpath runs through the woodland. Ongoing monitoring of this footpath will be undertaken as described below, with management of the surrounding vegetation through trimming back of adjacent understorey/ scrub as required to ensure that this path is kept clear. However, it is expected to remain fairly clear of vegetation.

6.5.13 Regular monitoring will be carried out for non-native invasive species such as Rhododendron which should be removed and disposed of appropriately to avoid spread of this species into the wild. This will increase light levels, promoting the growth

of characteristic woodland flora, and allow colonisation by other tree species, encouraging development of a more diverse wooded structure.

6.5.14 Account will also be taken of the possible presence of Dormouse, with operations timed to avoid the breeding or hibernation period for the species.

Existing Woodland (General Management)

6.5.15 As well as the specific management activities identified above, the entire woodland itself will be subject to appropriate management and monitoring to enhance its value. This will include the following:

- Ongoing removal of invasive non-native species including Rhododendron, and other non-native invasive species. These will be removed and disposed of appropriately to avoid spread of this species into the wild.
- Standing and fallen deadwood to be left in situ, and/or stacked where it poses no danger to the public.

Orchard Maintenance

6.5.16 Orchard trees will be subject to the same post-implementation planting maintenance regime as other trees and shrubs as set out in Section 6.3.

6.5.17 Formative pruning will be carried out as necessary at the end of each growing season, to encourage good growth and shape, and to remove any dead woody material.

6.5.18 In the longer term, ongoing management will involve pruning/lopping which will be carried out outside the bird nesting season (March – July inclusive) to avoid any impacts to nesting birds, which are protected under the Wildlife and Countryside Act 1981 (as amended).

Rides and clearings

6.5.19 Along rides within the proposed SANG woodland area, the grassland areas will be maintained as long-sward grassland cut to approximately 15cm height every 1-2 years in the late autumn/winter (November and December). Within grassland clearings and along central parts of rides, short-sward areas will be maintained, cut 2-3 times a year. To minimise the risk to reptiles (should they colonise) during cutting of short-sward grassland areas, cutting should be undertaken during warm, dry weather when reptiles will be active and can rapidly respond to disturbance.

Linear Features

6.5.20 Linear boundaries within the SANG which have been stocked with tree and scrub species (as shown on EDP Plan 6170 D016e), these will be subject to only low intensity management. This management will largely aim to maintain a dense structure along these boundaries.

6.5.21 Cutting will take place every 2-3 years on rotation. Where possible, cutting will be carried out at the end of winter to retain feeding opportunities for wildlife.

Understorey Clearance

6.5.22 The woodland will be monitored on a yearly basis, in order to identify any significant areas of re-growth within the understorey of the woodland, which may affect the relatively open feel of the SANG along the primary paths. This understorey (including self-seeded saplings, scrub, and Bracken) will be cleared on an as-needed basis, with particular focus on maintaining the cleared areas identified on plan 4664/SMP5.

Trees

6.5.23 Annual checks of trees will be undertaken to provide an arboricultural assessment and determine any requirements for health and safety works focussed on trees in the vicinity of paths. A suitably qualified ecologist will be consulted where works are proposed to trees with bat roosting potential to advise on suitable working methods and any further survey requirements. Works will also be undertaken outside of the bird nesting season (March to August inclusive) to avoid any offence in relation to nesting birds.

6.6 Monitoring

6.6.1 A programme of monitoring and review is proposed during the management plan period. This will involve more frequent monitoring during the initial period of the plan to ensure the effects of initial management works are reviewed and any changes made when necessary.

6.6.2 Ecological surveys of the SANG and woodland areas will be undertaken in order to establish the baseline status for these species and to inform any safeguarding measures or supervision required during the implementation period as well as to inform any ongoing management and monitoring for these species. These surveys will include woodland botanical surveys, breeding birds, reptiles, Dormouse and GCN by a suitably qualified ecologist during the appropriate season for each respective habitat/species.

6.6.3 Routine monitoring will be undertaken by the responsible management body at least annually for the duration of the plan period. In addition, in years 5, 10 and 20 of the plan period, a full update habitat survey will be undertaken by a suitably qualified ecologist to review the progress of management activities and record any changes resulting from the management works. This will include a review of the monitoring targets for the SANG, and a report will be provided to the management body (along with Wealden District Council and/or Natural England as required) setting out the results of the update survey and any recommended changes to be incorporated in the management plan. In year 20 of the plan period, a full review of the management plan will be undertaken to inform management in perpetuity and an updated management plan will be produced detailing ongoing management to be agreed with Wealden District Council and/or Natural England as required.

6.6.4 Where necessary, additional monitoring will be undertaken of individual habitat components as set out by the detailed schedule of works (e.g. to determine the requirements for replanting). Arboricultural assessments of established trees will also be carried out to determine any specific works to maintain the health and longevity of trees or minimise risks to health and safety.

7 SANG Criteria Assessment

7.1 Site Quality Checklist

7.1.1 Appendix 2 of the Natural England guidance document comprises a site quality checklist for individual SANGs. This lists a number of features which are required for each individual SANG (must/should haves), together with a range of additional features (which are considered as desirable). The guidance states that individual SANGs should have at least one of the desirable features.

7.1.2 The lists of required and desirable features are considered in Table 1 below in relation to the SANG design proposals.

Table 7.1: Assessment of the SANG proposals against Natural England's site quality checklist

Must/should have Criteria	Downlands Farm SANG
For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SPA.	The SANG is largely intended for local use, located within 400m of the development which it is intended to serve, and as such is readily accessible from the development by foot. Nonetheless, some parts of the development are located over 400m from the SANG. The SANG will be served by two carparks – one located off Snatts Road, and one on the western edge of proposed residential development. A total of 33 spaces will be provided between the two carparks, which significantly exceeds the minimum requirements of 13 spaces (based on an allowance of 1 space per hectare of SANG). Both provide direct access to the SANG, and the Snatts Road carpark will have the additional benefit of providing direct access to the circular walk and a shorter loop with surfacing suitable for wheelchairs and prams.
It should be possible to complete a circular walk of 2.3-2.5km around the SANG.	As indicated at Plan 5719/SMP5 and EDP Plan 6170 D016, a circular footpath route of at least 2.3km will be provided within the SANG. A link will be provided between the western car-park and the main circular walk. The SANG paths are directly connected to the existing Public footpath at Snatts Road, and there are other informal connections to the south and north.
Car parks must be easily and safely accessible by car and should be clearly sign posted.	The car parks will be easily accessible from Snatts Road and the A22 respectively, and new entrances will be designed to ensure safe accessibility. Signposting will be provided on all major approaches to the carpark. In the case of Snatts Road, signposts will be provided from London Road to the north and Rocks Road to the south. For the western carpark, signposts will be provided from the new A22 roundabout.
The accessibility of the site must include access points appropriate for the particular visitor use the SANG is intended to cater for.	Two access points will be provided for visitors, with the intended user group being pedestrians, including those walking dogs, in wheelchairs and with prams. The access points from carparks to footpaths will be without kerbs and allow access to a fully surfaced circular route to ensure suitable access for all. The site is fully fenced with dog proof fencing to allow dogs to be let off the lead
The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s.	The Snatts Road car-park will be directly within the SANG area, while the western car-park is immediately adjacent, hence there is a safe route of access in both cases, free of any hazards such as the need to cross roads.
All SANG with car parks must have a circular walk which starts and finishes at the car park.	The 2.3km circular route within the SANG will link to the new car park at Snatts Road.
SANG must be designed so that they are perceived to be safe by users; they must not have tree and scrub covering parts of the walking routes.	Existing woodland paths are generally free from dense scrub cover that would impede walkers or detract from a feeling of safety. Where necessary, the understorey will be thinned and management employed to ensure that the routes remain clear and safe for visitors.

	Where paths will be created which pass through new areas of woodland, these have been created in the form of wide woodland rides to ensure that good visibility is maintained for users.
Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.	Footpaths will generally be maintained either as bare, compact earth paths (within the woodland setting), or as mown grass pathways (in the open grassland setting). A smaller circular route adjacent to the Snatts Road carpark will be surfaced to allow access to wheelchairs users or those with prams. In these cases a bound gravel finish will be provided. The condition of footpaths will be checked regularly to ensure the footpaths remain suitable for use. Where footpath condition becomes substantially degraded, the requirement for surfacing, for example by laying chippings or gravel, or installation of boardwalks, will be assessed.
SANG must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.	There are very few artificial structures present within the SANG area. The site is also very well screened from any surrounding built development by the woodland which surrounds the site. The A22 forms the northern boundary of the site, but is well screened by the existing woodland vegetation, and paths have been positioned as far from the road as possible to prevent noise and visual intrusion. Aside from footpaths, benches and a small number of dog waste bins, information boards and signage, no infrastructure is proposed within the SANG itself. All hard landscape furniture has been chosen to be suitably rustic and not detract from the semi-natural feel of the SANG. Once within the SANG the site is very naturalistic with excellent views of the countryside to the west.
All SANG larger than 12 ha must aim to provide a variety of habitats for users to experience.	The SANG comprises open grassland, wet grassland with Oak trees, as well as existing mature woodland, new tree and scrub planting, and an orchard. Features such as the heathy clearing in Budletts Wood, the restored pond and the veteran beech tree will all provide additional features of interest.
Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.	Open grass areas within SANG will provide extensive areas for dogs to be let off leads, and no livestock are present which could hinder dog walking. The SANG area is generally well separated from main roads, and whilst Snatts Road is not a heavily trafficked road, a suitable fence will be provided to separate the SANG from the road.
SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).	The SANG is free of any unpleasant intrusions.
SANGS should be clearly sign-posted or advertised in some way.	Residents of the development for which the site would provide mitigation would receive an information leaflet about the SANG, including access information. Signage will be provided directing visitors to the SANG.

SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.	As noted above, leaflets will be provided to residents of the relevant development. Additional leaflets would also be made available to the local community.
Desirable Criteria	**Downlands Farm SANG**
It would be desirable for an owner to be able to take dogs from the car park to the SANG safely off the lead.	The new car park at Snatts Road is to be located immediately within the SANG and linking to the circular walk. The site is fully fenced with dog proof fencing to allow dogs to be let off the lead To prevent eutrophication of the species-rich grassland from dog-fouling, dog-walkers will be encouraged to keep their dog on a lead until the reach the species-poor open areas of grassland beyond.
Where possible it is desirable to choose sites with a gently undulating topography for SANG.	The main field within the SANG is gently sloping, providing walking terrain well suited to most users. Other parts of the site, such as the woodland within Budletts Wood are relatively flat. Screening provided by woodland within the SANG combined with the variety of habitats creates a varied character, such that an undulating topography is not considered necessary.
It is desirable for access points to have signage outlining the layout of the SANG and the routes available to visitors.	An information board with a plan of the site will be provided at the main entrances to the SANG.
It is desirable that SANGS provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.	The SANG will provide a diverse mixture of existing established semi-natural habitats within a countryside setting (including woodland, open grassland and grassland with standard trees), together with areas of new habitat creation (some open grass areas and some areas of tree and scrub planting). The predominance of existing semi-natural habitats, and the use of sympathetic planting treatment (with native species) ensures that the SANG will have a highly natural feel. Enhancements to existing woodland ponds will provide an additional feature of interest.
Where possible it is desirable to have a focal point such as a view point, monument etc within the SANGS.	Focal points are provided at a number of locations, as indicated on EDP Plan 6170 D016. These include several wooden sculptures (which would ideally be created by local artists), which are positioned at the end of footpath loops to encourage walkers to use the full extent of paths available. A circular seat is also provided, located in the vicinity of the veteran tree to benefit from views north to Maresfield church tower. This location also allows views into the other key areas of the site, and to the veteran tree, so providing a pivotal point for the site.

7.1.3 As this table demonstrates, the SANG will meet all of the required must/should have criteria, and almost all of the desirable criteria. As such, the proposals are considered to fully comply with the necessary requirements for SANG creation.

8 Summary and Conclusions

8.1.1 Aspect Ecology and EDP are advising Gleesons Strategic Land Ltd. in respect of SANG provision to mitigate for development at the site known as Downlands Farm, Uckfield, in East Sussex. An outline planning application will be submitted for development of up to 430 residential dwellings, with associated with associated parking, infrastructure, landscaping and access. Public Open Space is proposed including Sustainable Alternative Natural Greenspace.

8.1.2 Given the nearby proximity of Ashown Forest SPA/SAC, it is proposed that a SANG is created, to avoid potential effects on the SPA as a result of an increase in recreational use associated with the residential development in combination with other development in the area. Contributions will also be made to the Strategic Access Management and Monitoring (SAMM) tariff, in line with Wealden District Council's local plan policies.

8.1.3 The SANG is located immediately to the north and north east of the Downlands Farm development and will comprise 13.2ha of varied semi-natural terrain. This provides sufficient capacity for 1,650 residents (or 687 residential units). taking a precautionary approach, the capacity of the SANG has been discounted to account for existing use by 10%, which could provide an effective SANG capacity equivalent to 11.88ha. Under Natural England guidance this equates to a capacity of 1,485 residents (or 619 residential units). A 2.3km long circular walk is provided, with additional links to the surrounding footpath network.

8.1.4 The SANG will comprise a mixture of existing deciduous woodland (some of it Ancient Woodland), areas of open grassland, retained areas of species-rich grassland with standard trees, whilst new habitats include woodland and scrub planting, enhanced grassland areas, and a new orchard.

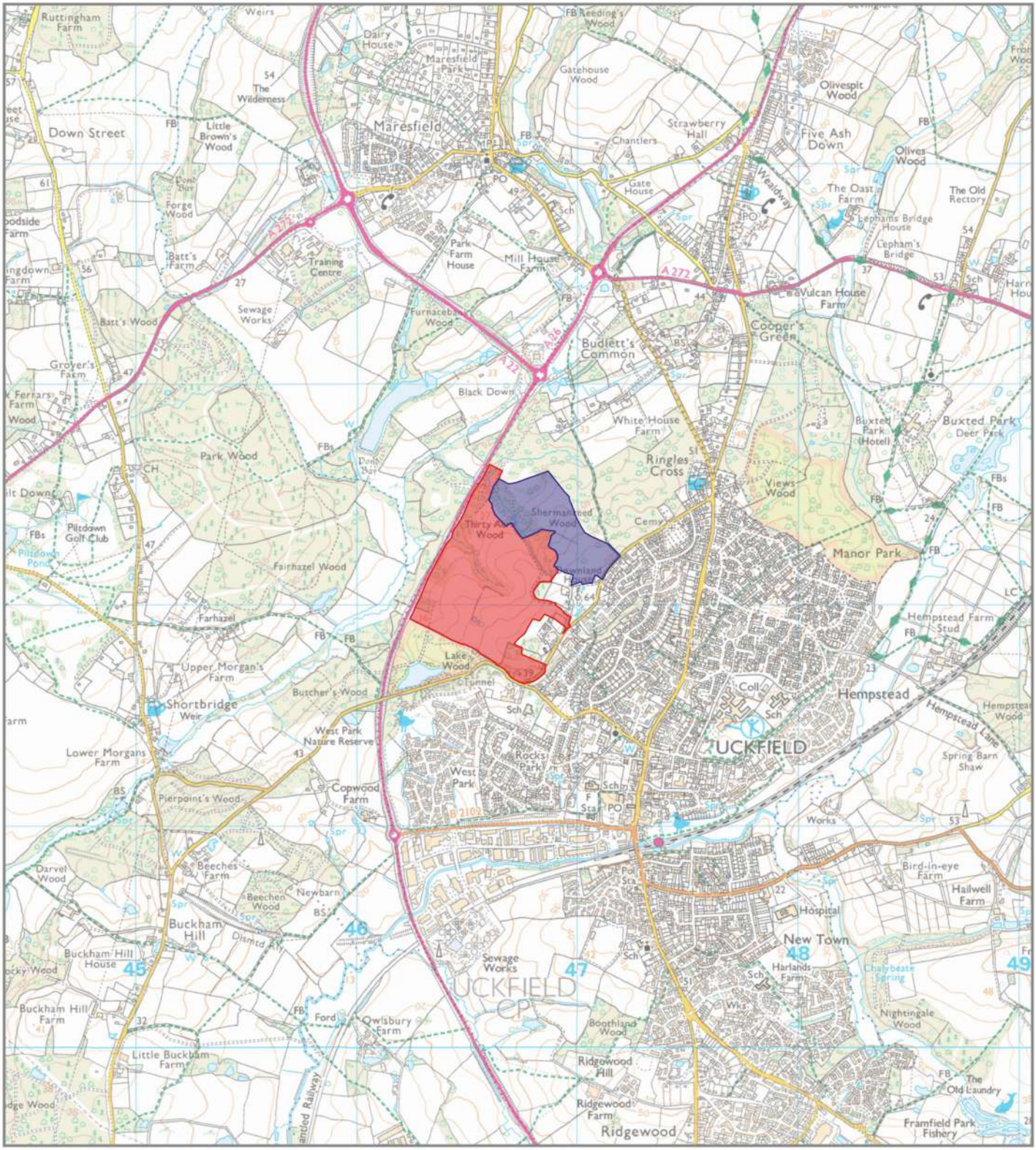
8.1.5 Existing informal paths are present throughout the woodland areas of the SANG, such that an existing path network is already present to deal with new recreational use, including those within. Following appropriate design, additional recreational use is not considered to conflict with any ecological interest supported by the area.

8.1.6 This report details the capital works to be implemented within the SANG area, including footpath creation, signage and provision of site furniture, and sets out prescriptions for ongoing management and monitoring of the area.

8.1.7 Based on a review of Natural England's site quality checklist, the SANG will meet all of the required must/should have criteria for individual SANGs, as well as the desirable criteria. As well as contributing to local biodiversity objectives (such as those for the Western Ouse Streams and Ashdown Forest BOA) the proposals are considered to fully comply with the necessary requirements for SANG creation and will provide a highly desirable country park experience provided, with a high degree of subsequent attractiveness to visitors.

Plan 5719/SMP1:

Site Location



Key:

Site Location

Suitable Alternative Natural Greenspace (SANG) Location

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Downlands Farm, Uckfield	PROJECT
Development & Suitable Alternative Natural Greenspace (SANG) Location	TITLE
5719/SMP1	DRAWING NO.
C/JP	REV
February 2023	DATE

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RDP Plan 1309.02:

Illustrative Masterplan



Site
DOWNLANDS FARM, UCKFIELD

Drawing
Illustrative masterplan

Scale
1:2000@A1

Date
28.04.22

Drawing ref 1309.**02**

KEY

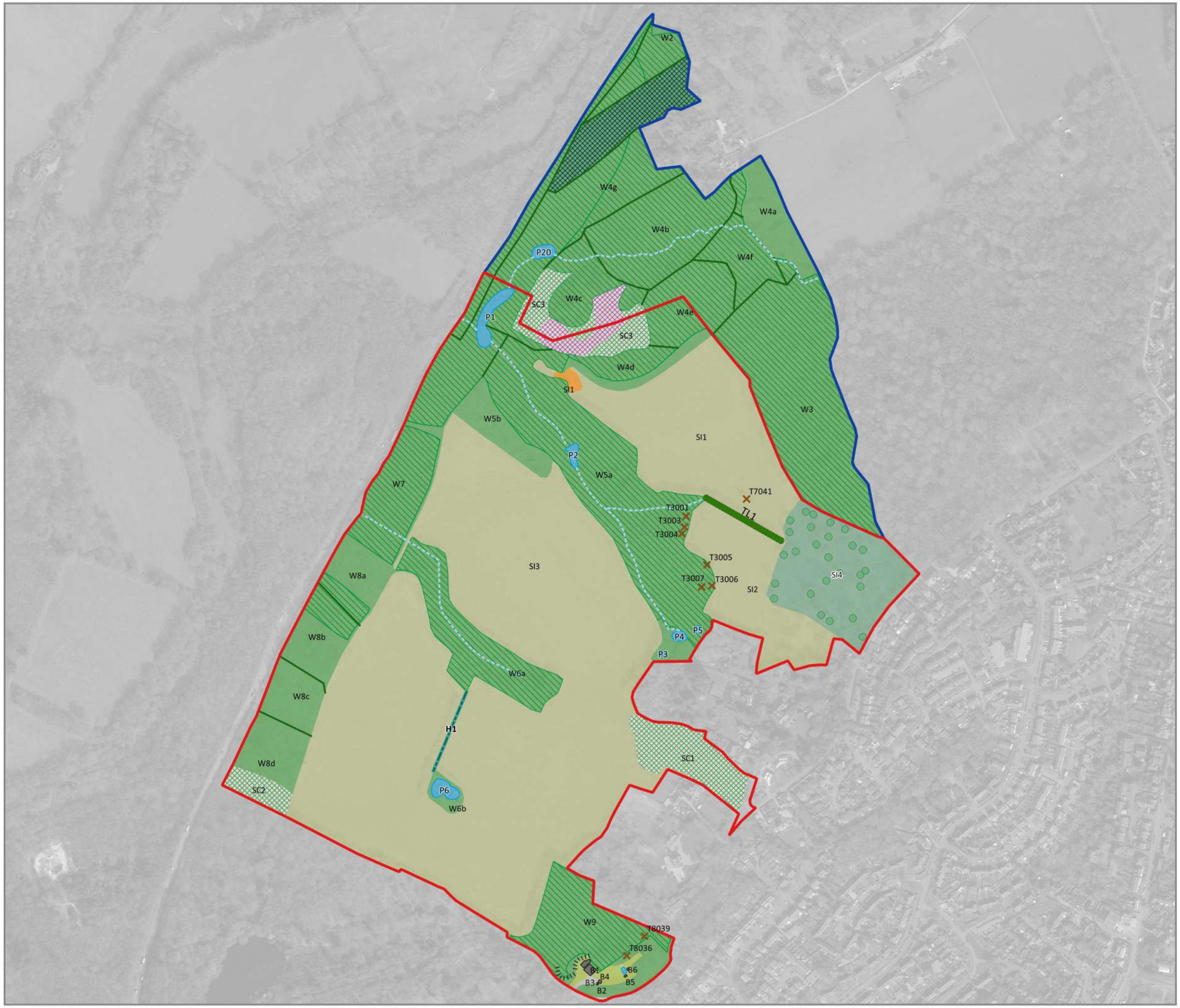
Site boundary

richards urban design

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Plan 5719/ECO3:

Existing Habitats



Key:

- Site Boundary
- Study Area
- Ancient Woodland
- Non-ancient Woodland
- Woodland Borders
- Scattered Trees
- Tree
- Veteran Tree
- Tree Line
- Hedgerow
- Semi-improved Grassland (Species-poor)
- Semi-improved Grassland (Moderately Species-rich)
- Amenity Grassland
- Tall Ruderal Vegetation
- Heathland / Woodland Mosaic
- Scrub
- Bracken
- Pond
- Dry Pond
- Ephemeral Watercourse
- Rock Exposures
- Building
- Hardstanding

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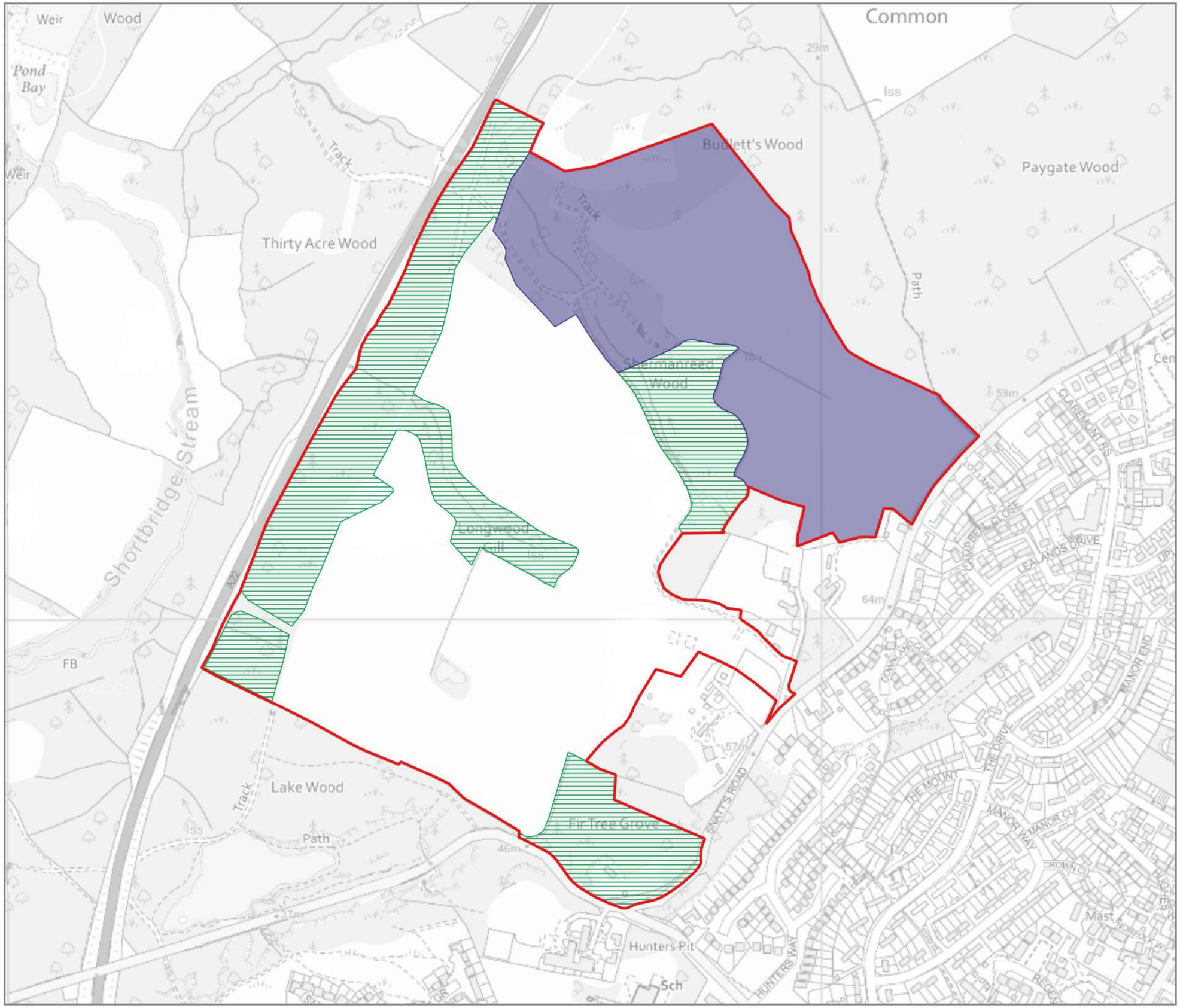
Land at Downlands Farm. Uckfield	PROJECT
Habitats and Ecological Features	TITLE
5719/ECO3	DRAWING NO.
A/JP	REV
June 2022	DATE

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Plan 5719/SMP2:

Extent of SANG and Woodland Management Areas



Key:

- Site Boundary
- SANG Location
- Other Woodland Areas included within the Management Plan

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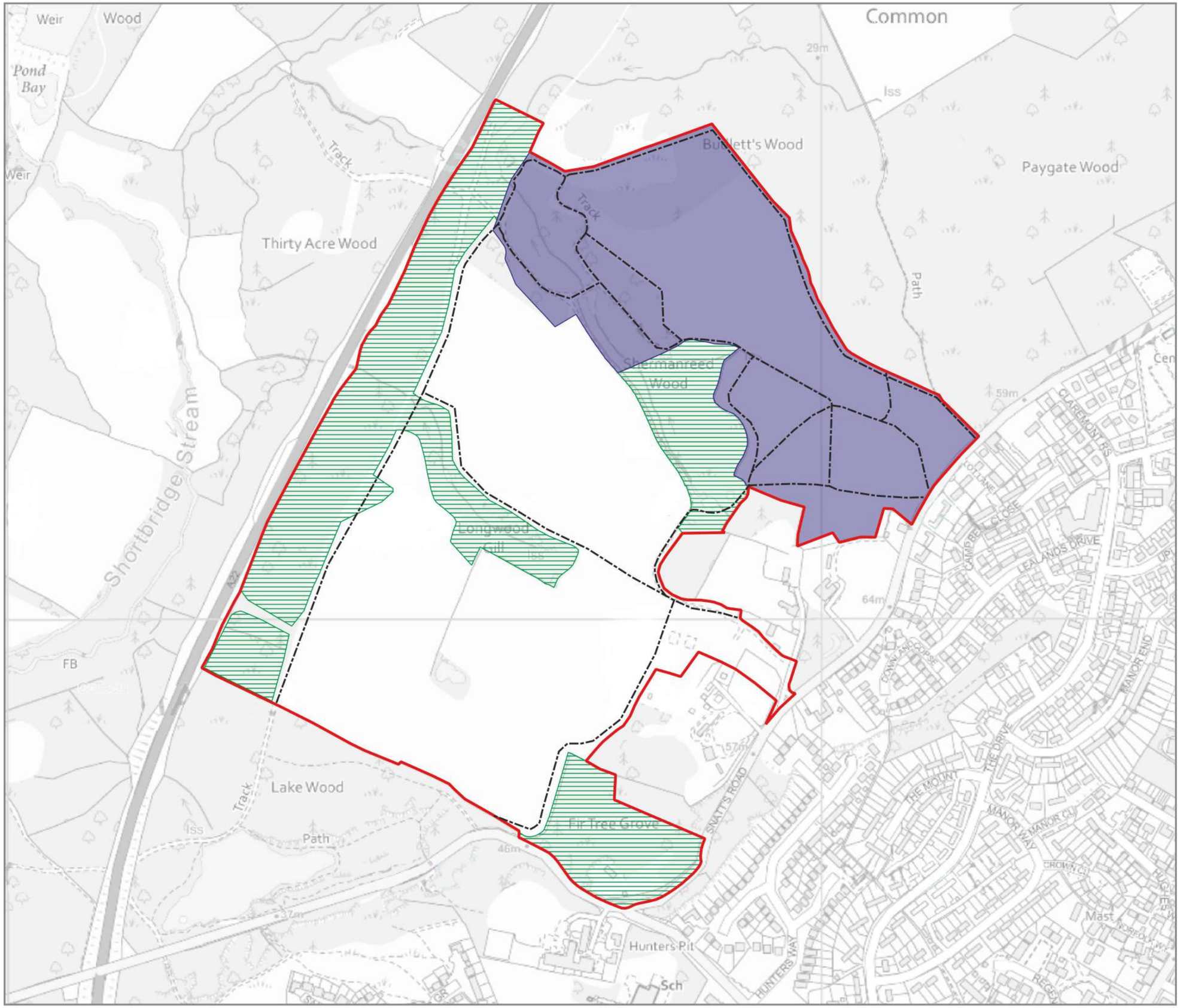
Downlands Farm	PROJECT
Extent of SANG and Woodland Management Areas	TITLE
5719/SMP2	DRAWING NO.
C/JP	REV
February 2023	DATE

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Plan 5719/SMP3:

Existing Footpath Network



Key:

- Site Boundary
- SANG Location
- Other Woodland Areas included within the Management Plan
- Existing Woodland Path Network

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Downlands Farm	PROJECT
Existing Informal Footpath Network	TITLE
5719/SMP3	DRAWING NO.
D/JP	REV
February 2023	DATE

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EDP Plan 6170 D026 Rev. B:

SANG Overview Plan



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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EDP Plan 6170 D016 Rev. I:

SANG Detailed Hard and Soft Landscaping Design

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

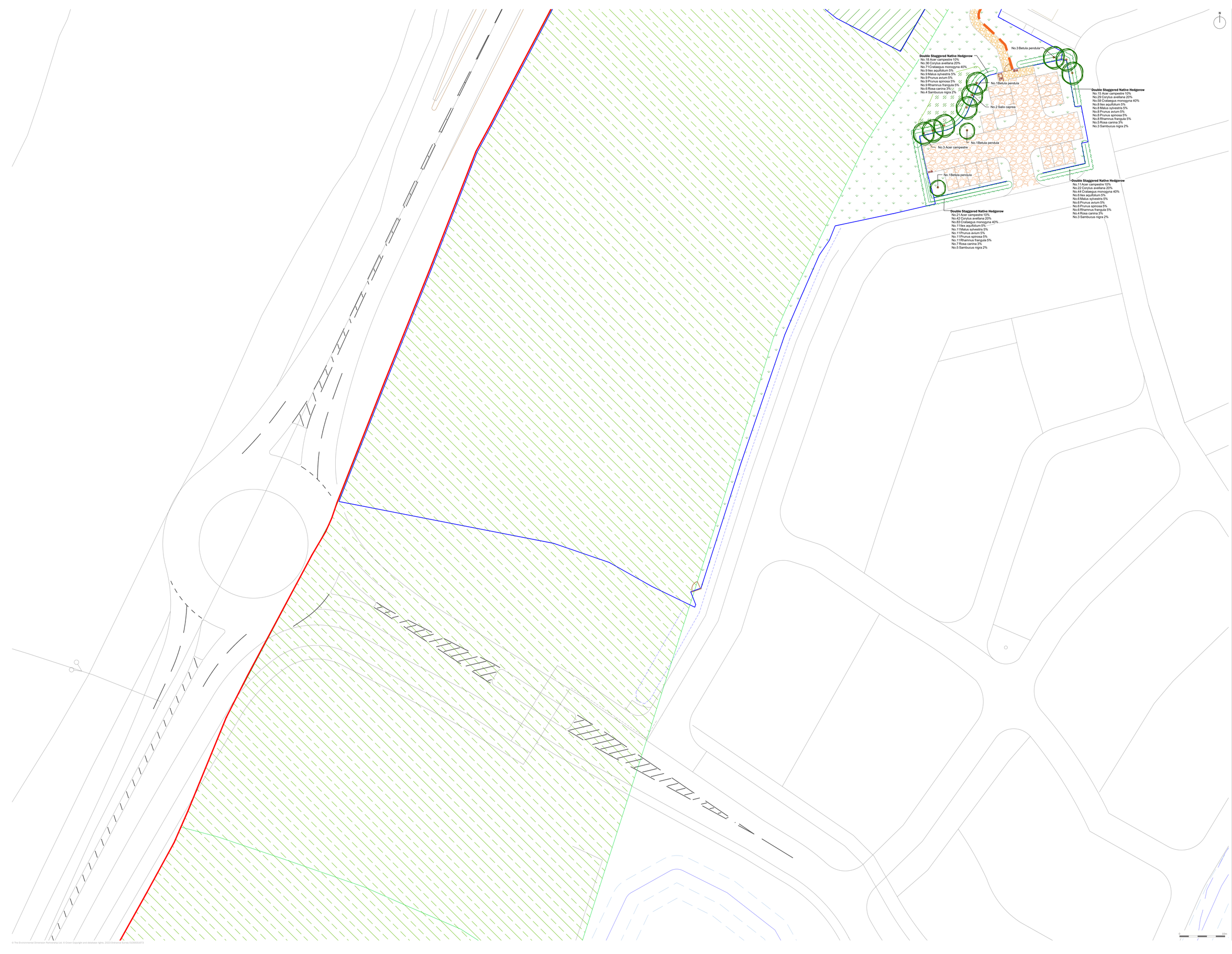
project title
Land at Downlands Farm, Uckfield

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
Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5719:SANGManPlan.dv2 MRD A8)

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

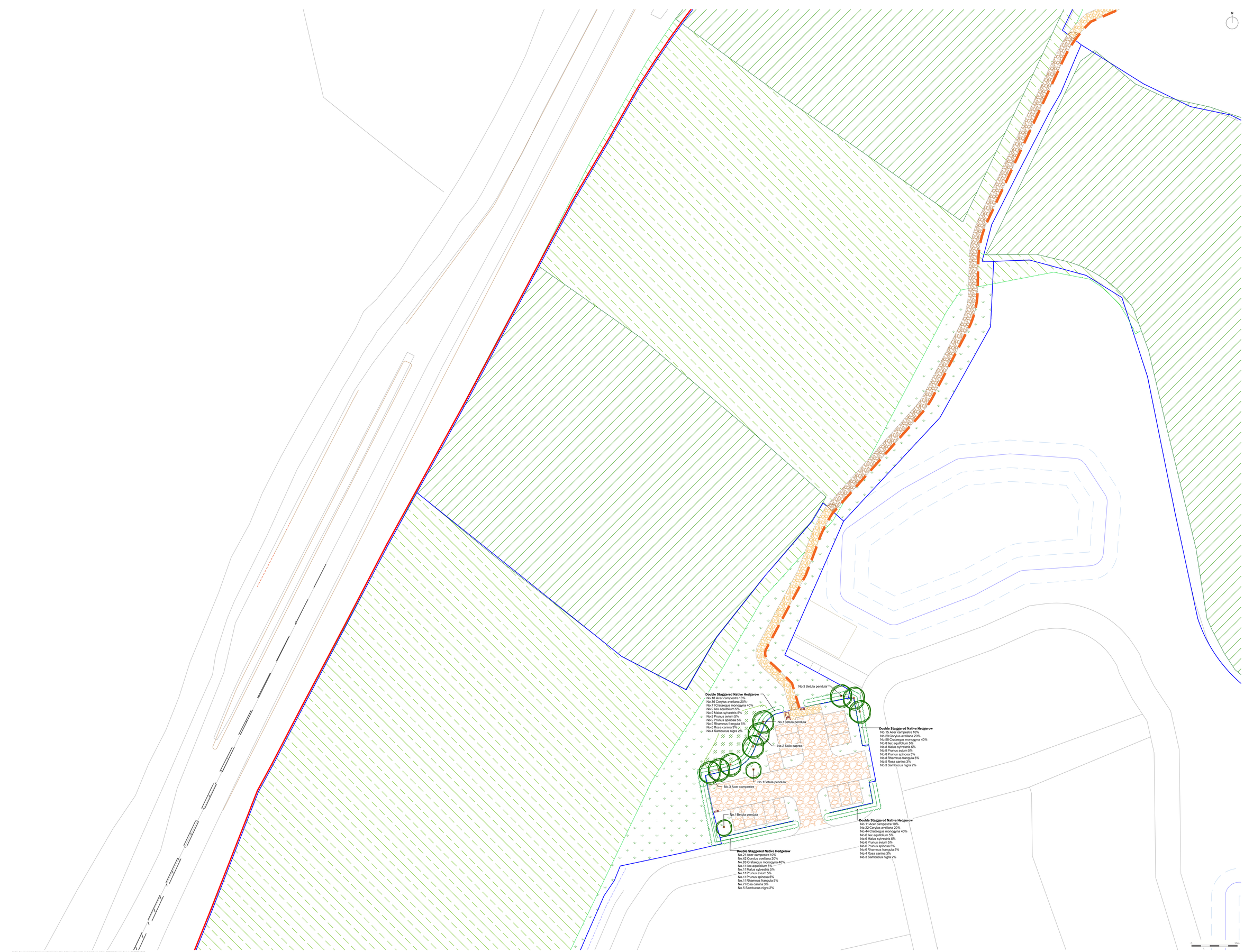
project title
Land at Downlands Farm, Uckfield

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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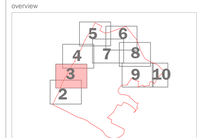
N

- 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

Drawing to be read in conjunction with Downlands Woodland Park SANG and Woodland Management Plan (Ref. 5713I-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 3 of 11**

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

0 10m

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N

0 250

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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All dimensions in millimetres unless otherwise specified.
Do not scale off this drawing, written dimensions to be taken 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 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
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 conjuction with all other drawings and specifications within the package.
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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
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
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
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
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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. Do not scale off this drawing, written dimensions to be taken 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 9 of 11**

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

the environmental dimension partnership
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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

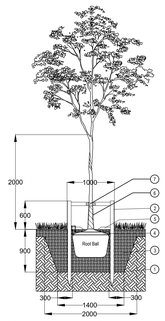
Total :7306

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.

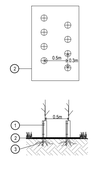
A formal assessment of young tree health and development should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any stakes and ties should be checked to ensure they are providing support but not damaging 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.

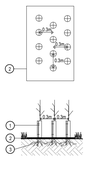
A formal assessment of areas of whip planting should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any guards and canes/stakes should be checked to ensure they are providing protection but not damaging 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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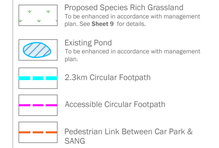
N

- 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



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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

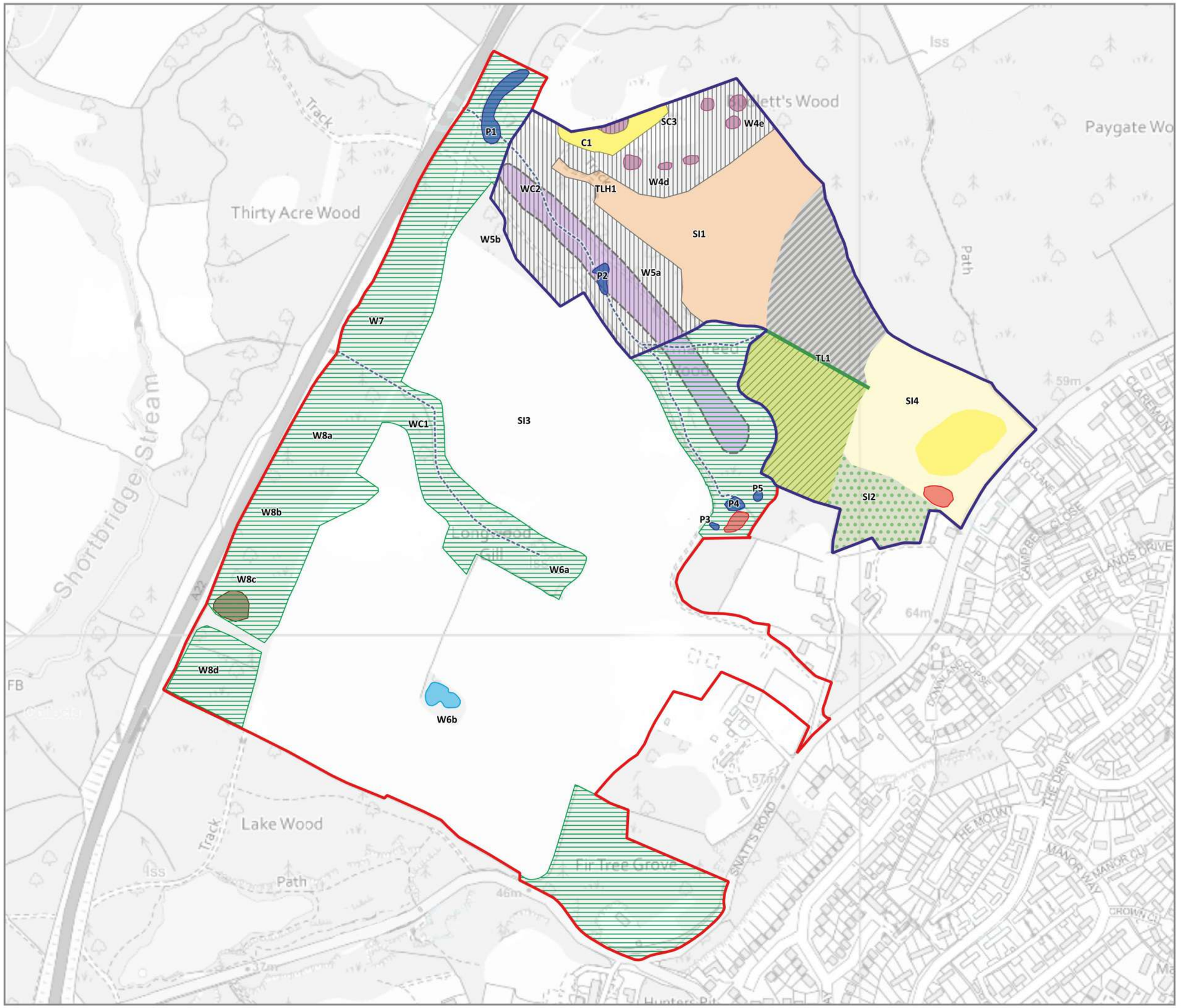
Figure 6.3 (LVIA Figure ref.): SANG: Detailed Hard and Soft Landscape **Sheet 10 of 11**

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

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Plan 5719/SMP4:

Overview of Habitat Creation and Enhancement Proposals



Key:

- Site Boundary
- SANG Boundary
- Woodland Management Area Outside of the SANG

Habitat Creation and Enhancement Proposals

- Woodland Management Area within SANG
- Scrub/Woodland/Grassland Mosaic Habitat
- New Woodland Planting
- Orchard Creation
- Grassland Enhancement
- Management of Bracken
- Grassland Enhancement/Restoration
- Existing Ephemeral Watercourse
- Pond to be Retained
- Pond Restoration
- Areas of Fallen Sweet Chesnut to be Cleared/Replanted
- Control of Other Invasive Plant Species
- Approximate Area of Coppice Regime
- Rhododendron Scrub

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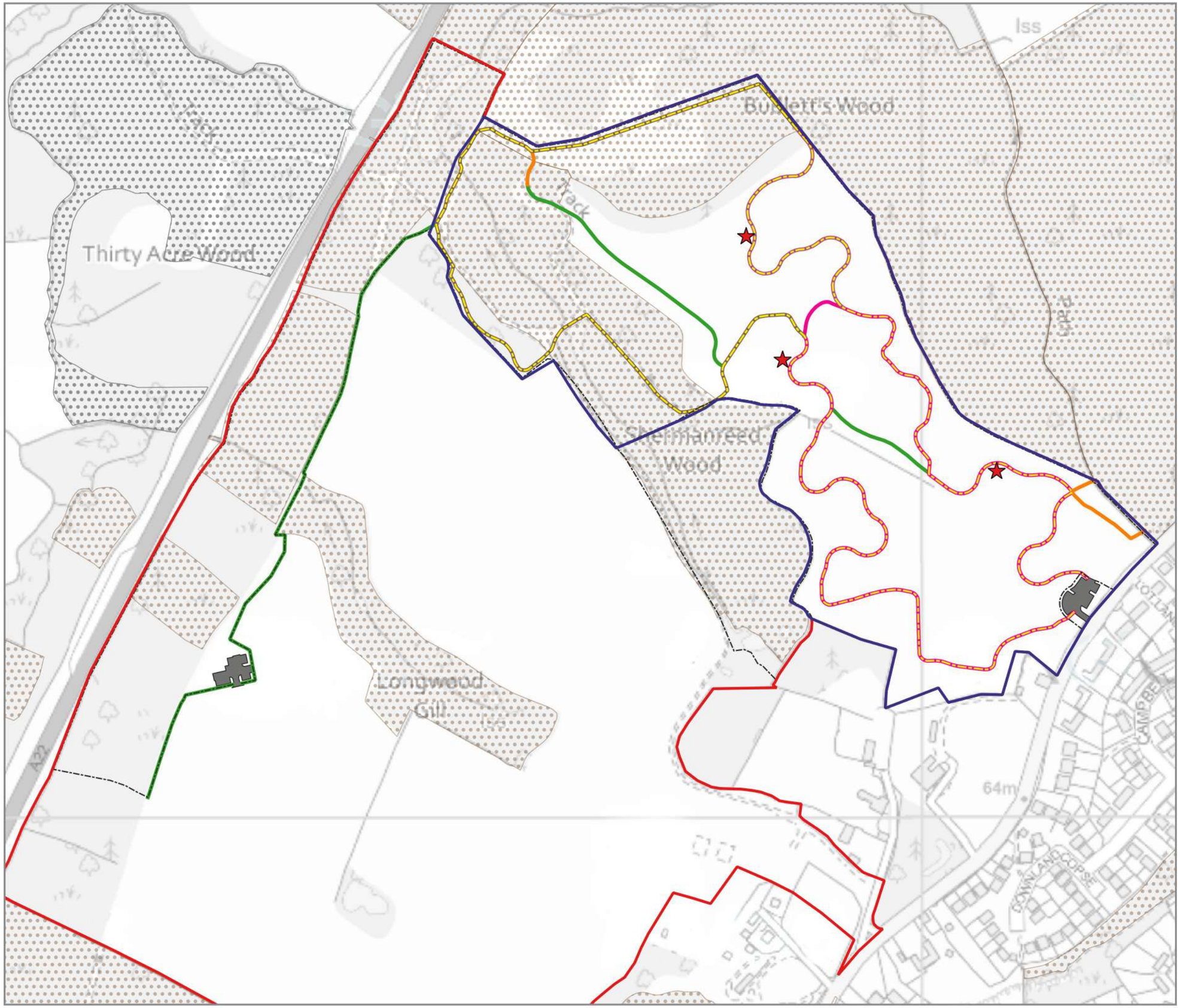
Downlands Farm	PROJECT
Overview of Habitat Creation and Enhancement Proposals	TITLE
5719/SMP4	DRAWING NO.
C/JP	REV
February 2023	DATE

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Plan 5719/SMP5:

Overview of Proposed Pathways



Key:

- Site Boundary
- Ancient Semi Natural Woodland
- Ancient Replanted Woodland
- Proposed Carpark - Ground Reinforced Gravel
- Dog Proof Fence

Pathways

- SANG Circular Walk - Length 2.3km
- Accessible Circular Footpath - Self Binding Gravel
- Unsurfaced Footpath with Loose Log Edging
- Other Self-binding Gravel Path
- Mown Path
- Unsurfaced Path
- Public Art Focal Point

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Downlands Farm	PROJECT
Overview of Proposed Pathways	TITLE
5719/SMP5	DRAWING NO.
E/JP	REV
February 2023	DATE

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Appendix 5719/1:

Schedule of Management Works

Schedule of Management Works

Habitat / feature	Activity	Month												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
New Tree and Shrub Planting	**Initial:** Planting of native shrub species of the local provenance													Bare-rootstock planting to be undertaken between October and March and should not to be undertaken in frosted or waterlogged conditions
	Ongoing: Undertake weed control within 1m diameter around newly planted tree / shrub bases using mulch applications, mulch mats, hand-weeding or herbicide application.													Mulch application (if used) to be applied in early summer (April).
	Ongoing: Undertake watering of new areas of tree planting as required during dry periods.													As required.
	Ongoing: Monitor condition of tree shelters and replace or repair as required.													Monitor on a monthly basis for 3 years following planting.
	Ongoing: Replace any failed planting.													
	Ongoing: Undertake cutting back of scrub on a 2-3 year rotation to maintain low, dense, bushy growth.													Where possible, cutting carried out at end of winter to retain feeding opportunities for wildlife.
	Ongoing: Thinning of the trees and scrub once established to achieve an irregular patchy structure.													
*Wildflower Grassland Creation (Areas **SI1/2**)*	**Initial:** Light scarification of compacted bare earth to improve accessible seedbed.													Vegetation growth will subsequently be monitored, and if requires, seeded over with a donor seed bank from the surrounding area (e.g. Bramshot Heath)
	Initial: Seeding of with wildflower mix as specified within Section 6 of the management plan.													Carried when ground is not dry, waterlogged or frozen. Monitor sward diversity and over-seed as necessary.

	Ongoing: Selective control of invasive weed species and scrub and tree saplings. In the first year of following seeding, the grassland will be cut up to 2 times a month for first 6-12 months. After 12 months, 1 – 2 cuts of the grassland will be taken per annum, undertaken in summer (late June / early July), thereby preventing grasses establishing and setting seed. Cut again in October to prevent grasses dominating the sward.													Using hand pulling, cutting or selective herbicide treatment. As and when required.
*Grassland Area **SI4***	**Initial and Ongoing:** Removal of non-native species.													Control of invasive species during winter outside of bird nesting season.
	Initial and Ongoing: Cut back dense stands of bracken/bramble.					*			*					*Control of bracken twice during first year using manual control methods (cutting/bruising/rolling). Ongoing management to comprise a single summer v during August. Control of bramble during winter outside of bird nesting season.
	Ongoing: Low intensity mowing regime													A mowing regime will be implemented which will involve cutting every other year, using a suitable mower or brush-harvester fitted with bar to restrict the cutting height to 20cm. Such management will be utilised for the first six years after which the effectiveness of this management will be reviewed, with the need for light cutting/grazing/burning considered where appropriate.
*Ponds (**P2**-**P5**)*	**Initial:** Restore ponds													Silt and leaf litter to removed, limited excavation to restore depth of 50cm. thinning of trees locally around pond to allow light penetration.
	Ongoing: Cutting**.** Selective control of invasive weed species and scrub and tree saplings at periphery													Cut on a long rotation (i.e. at least 5 years) to encourage a full range of successional stages. Dredging to only be undertaken over winter in to avoid disturbing breeding amphibians (if present).Using hand pulling or cutting. As and when required.
New Woodland Planting Areas	**Ongoing:** Trimming back of understorey/scrub to maintain sight-lines													As and when required. Cut brash to be used to create habitat piles.
Rides and Clearings	**Ongoing:** Ride Maintenance					*	*	*						Along rides within the proposed SANG woodland area, the grassland margins to be maintained as long-sward grassland cut to approximately 15cm height every 1-2 years in the late autumn/winter (November and December). *Within grassland clearings and along central parts of rides, short-sward areas will be maintained, cut 2-3 times a year

Existing Woodland (All Areas)	**Initial and Ongoing**: Removal of Rhodedendron and other invasive species.													Selective removal to be informed by ongoing monitoring. Rhododendron to be removed and disposed of appropriately to avoid spread of this species into the wild. Cut brash to be used to create habitat piles. Specialist contractor to advise on Japanese Knotweed control/eradication.
	Ongoing: Health and safety works on trees													Based on annual arboricultural assessments. Carried out as and when required outside of the bird nesting season.
*Existing Woodland (Area **W4c**)*	**Initial and Ongoing:** Cut back dense stands of bracken.					*			*					*Control of bracken twice during first year using manual control methods (cutting/bruising/rolling). Ongoing management to comprise a single summer v during August.
*Existing Woodland (Area **W5**)*	**Ongoing:** Implementing a rotational coppice regime for dedicated parts of the woodland to manage the understory where appropriate.													Coppice stands to be established each comprising approximately one fifth of suitable woodland, with one stand being cut every 3-4 years. 25% of trees to be identified for retention. The regime must be carefully followed to avoid any unnecessary destruction to mature woodland or veteran trees located on site. Coppicing to take place during winter (Sept. to March). Brushwood to be stacked to form barriers to deter deer browsing. Timber to be stacked and retained as habitat piles.
	Ongoing: Monitoring of deer browsing													Annual checks of deer browsing pressure and integrity of brash barriers.
*Existing Woodland (Area **W8**)*	**Initial:** Woodland thinning.													30% in year 1 of the management programme, whilst retaining all mature trees and avoiding the area of Ancient Woodland.
	Initial: Removal of fallen Sweet Chestnut/re-stocking													Removal of fallen Sweet Chestnut from area W8c (with the arisings stacked as deadwood piles), and the area to be restocked with a mixture of native tree species, at a stocking density of 800 plants/ha.
Linear Features, trees and scrub	**Initial:** Undertake weed control within 1m diameter around newly planted tree / shrub bases using mulch applications, mulch mats, hand-weeding or herbicide application.													Mulch application (if used) to be applied in early summer (April).
	Initial: Undertake watering of new areas of tree planting as required during dry periods.													As required.
	Initial: Monitor condition of tree shelters and replace or repair as required.													Monitor on a monthly basis for 3 years following planting.
	Initial: Replace any failed planting.													

	Ongoing: Undertake cutting back of scrub on a 2-3 year rotation to maintain low, dense, bushy growth.													Where possible, cutting carried out at end of winter to retain feeding opportunities for wildlife.
Orchard	**Initial:** Orchard planting in rows, spaced at a density of 150 trees per hectare. Installation of protective fencing (individual tree enclosures).													Planting to be undertaken between October and March during the first winter after the SANG is established, avoiding the active growing season. Planting is not to be undertaken in frosted or waterlogged conditions.
	Initial: The installation of an information board with the key fruit varieties growing within the orchard for visitors to read.													As required after the establishment of the orchard
	Ongoing: Pruning													Formative pruning will be carried out as necessary at the end of each growing season, to encourage good growth and shape, and to remove any dead woody material.
Footpaths	**Initial:** Trimming back of adjacent understorey/scrub to create clear path, 2m either side of primary routes, and 1m either side of secondary routes. Implementing signage at entry points for dog walkers. In woodland areas footpaths will be accompanied by natural log edging, created from felled trees on site/ or sourced externally.													Cut brash to be used to create habitat piles.
	Ongoing: Trimming back of adjacent understorey/scrub to maintain clear path													As and when required. Cut brash to be used to create habitat piles.
	Ongoing: Repairs/resurfacing of footpaths													Informed by regular checks, as and when required.
Street Furniture	Check street furniture elements and replace failed element as required													
Car Park	Check and top up hoggin / scalpings surface to car park													
Roadway	Check and carry out any remedial works to the tarmac roadway													
Fencing	Check and carry out any remedial works to the fencing													
Litter	Litter collection and bin emptying													
Fly Tipping	Remove fly tipping													

General site maintenance	**Initial:** Implementing dog waste and general litter bins at access points to reduce any impacts on the natural area.													As required
	Ongoing: Use of herbicides and fertilisers to be avoided aside from spot treatment of weeds.													
	Ongoing: Monitor for presence of non-native species (e.g. Rhododendron) and undertake appropriate control.													As required, arisings removed from site.
	Ongoing: Litter picking and repairing of site infrastructure													Informed by regular checks, as and when required. Combined with other management tasks where possible.

Appendix 5719/2:

EDP Plan 6170 D008 – SANG Hard Landscaping Details



Timber Sheltered Information Board
Landmark Sign Shelter BANGOR - 71011 or similar approved



Timber Waymarker
Landmark Waymarker Post OXFORD - 71007 or similar approved



Timber Bench with Backrest
Woodscape Tooting Backrest Seat/1800mm/SF/curved back rest/FSC or similar approved.



Dog Waste Bin
Glasdon Metal Fido 50™ Dog Waste Bin/Red or similar approved



Timber Interpretation Board
Landmark Timber Monolith Sign BRAEMER - 71021 or similar approved



Timber Interpretation Board
Landmark Lectern Sign ABERDEEN D - 71004 or similar approved





Bicycle Parking
Woodscape Cycle Parking Hardwood Timber Bollards 150mmx1000mm/round/dragon tooth/SF/FSC



Timber Picnic Bench
Woodscape Tooting Backrest Seat Type 2/1800mm/FSC or similar approved.



Timber Bench
Woodscape BENCH TYPE 2/200mm/SF/timber/straight/ FSC or similar approved



Litter Bin
Woodscape LBR 90 Round Lockable Litter Bin/no posting flap/SF or similar approved

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date	**21 SEMPTEMBER 2020**
drawing number	**edp6170_d008**
scale	**Refer to scale bar @ A3**
drawn by	**CLM**
checked	**XXX**
QA	

client
Gleeson Strategic Land

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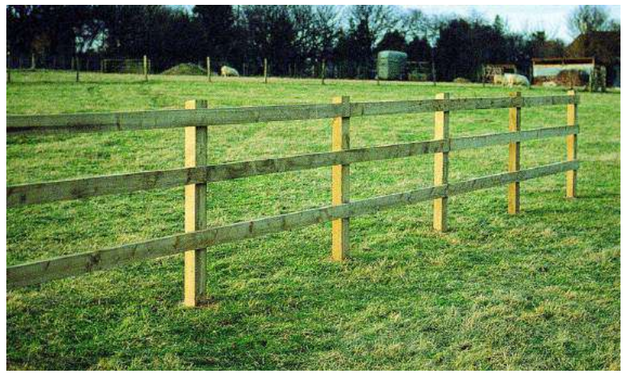
project title
Downlands Uckfield

drawing title
Landscape Furniture: Interpretation, Wayfinging and Street Furniture

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Post and Wire Fence
Jacksons Fencing Plain Wire Fencing or similar approved.



Timber Post and Rail Fence
Jacksons Fencing Post and Rail Fencing (nailed) or similar approved.



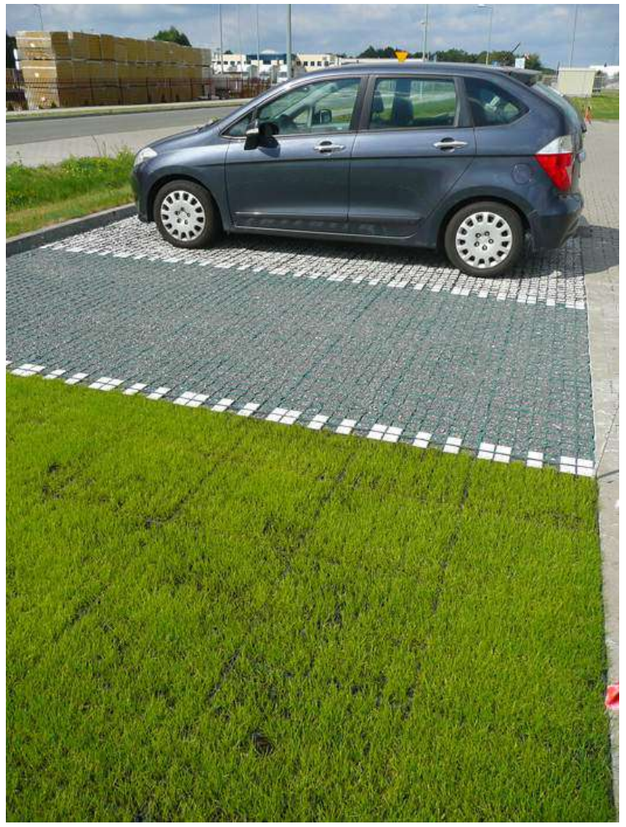
Timber shelteres information board
Jacksons Fencing 1.20M Uni-Gate Breaced for left hand hanging planed finish (JAKCURED) or similar approved.



Kissing Gate
Jacksons Fencing Kissign Gate Kit (JAKCURED) or similar approved



Self Binding Gravel
Aggregates Direct Self Binding Path Gravel SKU: 10BIND, buff or similar approved



Grond Reinforcement for Gravel and Grass
Terram Bodpave™ 85l or similar approved

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date	**21 SEMPTEMBER 2020**
drawing number	**edp6170_d008**
scale	**Refer to scale bar @ A3**
drawn by	**CLM**
checked	**XXX**
QA	

client
Gleeson Strategic Land

DRAFT

project title
Downlands Uckfield

drawing title
Landscape Furniture: Enclosure and Surfacing

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Appendix 5719/3:

EDP Plan 6170 – SANG Planting Schedule

PLANT SCHEDULE

Client:	Gleeson Strategic Land	Date:	21/10/2020
Project:	edp6710 Downlands Uckfield	Created by:	Cirencester office
Location:	Downlands Uckfield, East Sussex	Schedule no.:	1
Schedule name:	**2020-10-19 edp6170 Uckfield**		

Grass Mixes

Mix Type	Product
Meadow Grass Mix	Emorsgate EM3 Special General Purpose Meadow Mixture or similar approved.
Woodland Grass Mix	Emorsgate EG9 Grass Mixture for Hedgerows and Woodland or similar approved.

Woodland Edge Mix Woodland edge to be planted naturalistically, with species grouped together.

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification	Mix %	Ctr m
C san	Cornus sanguinea	Common Dogwood	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	12.00	0.58
C av	Corylus avellana	Common Hazel	100-125	RB	Branched; 5 brks	10.00	1.00
C mon	Crataegus monogyna	Common Hawthorn	40-60	B	1+1; Transplant - seed raised	50.00	1.00
E e	Euonymus europaeus	Common Spindle Tree	40-60	B	1+1; Transplant - seed raised; branched; 3 brks	3.00	0.71
I a	Ilex aquifolium	Common Holly	60-80	5L	Leader with laterals	5.00	0.71
P sp	Prunus spinosa	Blackthorn	60-80	B	1+1; Transplant - seed raised; branched; 2 brks	2.00	0.58
R ca	Rhamnus cathartica	Common Buckthorn	60-80	B	1+1; Transplant - seed raised; leader with laterals; 3 brks	5.00	0.71
S ci	Salix cinerea	Grey Willow	60-80	B	0/1; Cutting; branched; 2 brks	5.00	1.00
V op	Viburnum opulus	Guelder Rose	40-60	B	1+1; Transplant - seed raised; branched; 2 brks	8.00	0.71

Woodland Mix Woodland to be planted naturalistically, with species grouped together.

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification	Mix %	Ctr m
A ca	Acer campestre	Common Maple	80-100	B	1+1; Transplant - seed raised	5.00	1.00
A gl	Alnus glutinosa	Common Alder	80-100	B	1+1; Transplant - seed raised	4.00	1.00
B pe	Betula pendula	Common Silver Birch	80-100	B	1+1; Transplant - seed raised	8.00	1.00
B pe	Betula pendula	Common Silver Birch	250-300	RB	2x; Feathered; 5 brks	2.00	1.00
B pub	Betula pubescens	Downy Birch	80-100	B	1+1; Transplant - seed raised	8.00	1.00
B pub	Betula pubescens	Downy Birch	250-300	B	2x; Feathered; 5 brks	2.00	1.00
C be	Carpinus betulus	Common Hornbeam	80-100	2L	1+1; Transplant - seed raised; branched; 3 brks	4.00	1.00
C av	Corylus avellana	Common Hazel	40-60	B	1+1; Transplant - seed raised; branched; 2 brks	1.00	0.58
F s	Fagus sylvatica	Common Beech	100-125	B	1+2; Transplant - seed raised	25.00	1.00
F s	Fagus sylvatica	Common Beech	250-300	B	2x; Feathered; 5 brks	5.00	1.00
F s	Fagus sylvatica	Common Beech	300-350	RB	2x; Feathered; 7 brks	2.00	1.00
I a	Ilex aquifolium	Common Holly	80-100	10L	Leader with laterals	2.00	1.00
P sy	Pinus sylvestris	Scots Pine	60-80	5L	Leader with laterals	2.00	1.00
P av	Prunus avium	Wild Cherry	80-100	B	1+1; Transplant - seed raised	2.00	1.00
P av	Prunus avium	Wild Cherry	250-300	B	2x; Feathered; 5 brks	1.00	1.00
Q r	Quercus robur	Common Oak	250-300	B	2x; Feathered; 5 brks	5.00	1.00
S c	Salix caprea	Goat Willow	80-100	B	0/1; Cutting; branched; 2 brks	2.00	1.00
T b	Taxus baccata	Common Yew	80-100	RB	3x; leaders; feathered to base	18.00	1.00
T b	Taxus baccata	Common Yew	125-150	25L	Leaders; feathered to base	2.00	1.00

Native Hedgerow Hedgerow to be planting in double or triple staggered rows.

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification	Mix %	Ctr m	Row offset m
A ca	Acer campestre	Common Maple	80-100	B	1+1; Transplant - seed raised	10.00	0.3	0.5
C av	Corylus avellana	Common Hazel	40-60	B	1+1; Transplant - seed raised; branched; 2 brks	3.00	0.3	0.5
C mon	Crataegus monogyna	Common Hawthorn	60-80	3L	1+1; Transplant - seed raised; branched; 4 brks	60.00	0.3	0.5
I a	Ilex aquifolium	Common Holly	60-80	5L	Leader with laterals	5.00	0.3	0.5
M sy	Malus sylvestris	Common Crab Apple	60-80	2L	1+1; Transplant - seed raised	3.00	0.3	0.5
P av	Prunus avium	Wild Cherry	80-100	B	1+1; Transplant - seed raised	5.00	0.3	0.5
P sp	Prunus spinosa	Blackthorn	60-80	B	1+1; Transplant - seed raised; branched; 2 brks	5.00	0.3	0.5
R can	Rosa canina	Dog Rose	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	6.00	0.3	0.5
S ni	Sambucus nigra	Common Elder	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	3.00	0.3	0.5

Hedgerow Trees 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.

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification
A ca	Acer campestre	Common Maple	200-250	B	2x; Feathered; 5 brks
B pe	Betula pendula	Common Silver Birch	250-300	RB	2x; Feathered; 5 brks
F s	Fagus sylvatica	Common Beech	250-300	B	2x; Feathered; 5 brks
P av	Prunus avium	Wild Cherry	250-300	B	2x; Feathered; 5 brks
Q r	Quercus robur	Common Oak	250-300	B	2x; Feathered; 5 brks
S c	Salix caprea	Goat Willow	250-300	B	2x; LS; clear stem 150-175cm; 3 brks