ecology solutions ltd

MATTER 6/
WELBECK STRATEGIC LAND LLP

RIDGEWOOD FARM,
UCKFIELD

Statement of Common Ground between Welbeck Strategic Land LLP and Natural England Re: Matter 6 'Uckfield Area Strategy'

ecology solutions for planners and developers

December 2011
5222.EcologySoCG.vf

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1. INTRODUCTION

1.1. This statement has been prepared in order to identify the main areas of agreement between Natural England (NE) and Welbeck Strategic Land LLP (WSL) in respect of the emerging Core Strategy.

1.2. This SoCG follows a meeting held between Ecology Solutions (representing WSL) and NE on 19 September 2011. This sought to identify common ground in respect of the delivery of a bespoke strategy for the provision of Suitable Alternative/Accessible Natural Green Space (SANGS) for the proposed strategic development site at land west of Uckfield (Appendix 1) aimed at mitigating perceived potential impacts upon the Ashdown Forest Special Protection Area (SPA).

1.3. This statement seeks to assist the Inspector in considering Matter 6 'Uckfield Area Strategy' at the forthcoming Examination in Public in relation to the proposed strategic development west of Uckfield.

2. MATTER 6 UCKFIELD AREA STRATEGY

2.1. The following matters have been agreed with NE in respect of the requirement of Uckfield Area Strategy paragraph 6.11.4. This requires the creation of new open spaces including the provision of suitable natural green space to mitigate perceived potential impacts of additional population growth on Ashdown Forest.

2.2. It is agreed by both parties that there is a requirement within the Core Strategy to provide measures in order to mitigate the perceived potential impacts of proposed residential development upon the Ashdown Forest SPA.

2.3. It is agreed between the parties that a bespoke package of measures including SANGS would be required as part of the Core Strategy to offset the perceived potential impacts of the residential element of the proposed strategic allocation at Ridgewood Farm, west of Uckfield on the Ashdown Forest SPA.

2.4. Agreement was reached between the parties to conduct visitor surveys at Boothland Wood (BW) and Millennium Green (MG) to assess the capacity these areas may be able to contribute towards a SANGS for the Uckfield Area. The methodology for the visitor surveys and the calculation to determine capacity at BW and MG was agreed between the parties. It is agreed that the visitor surveys undertaken at Boothland Wood and Millennium Green show that there is 4.44 hectares and 8.42 hectares capacity at each site respectively.

2.5. It is agreed that BW and MG are capable of contributing 12.86 ha of SANGS provision to off-set perceived potential impacts of the residential element of the strategic allocation on the Ashdown Forest SPA.

2.6. It is agreed that the ‘balance’ of SANGS provision could be made on the southern part of the site south of Ridgewood Stream.

2.7. It is agreed that at the detailed master planning stage as part of the Strategic Site Allocation Development Plan Document WSL will aspire to demonstrate green linkages between the SANGS areas.

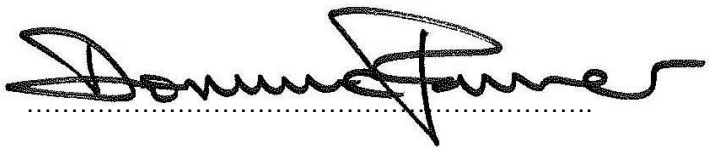
2.8. On this basis it is agreed that the specific detailed design and layout of SANGS should occur as part of the master planning work.

2.9. **Site Delivery**

2.9.1. Both parties agree that the strategic allocation at west Uckfield can deliver on and off site SANGS provision to off-set the perceived potential impacts of 1,000 dwellings on the Ashdown Forest SPA, as well as deliver other infrastructure and open space requirements.

3. SIGNED AGREEMENT STATEMENT

Signed on behalf of Welbeck Strategic Land LLP

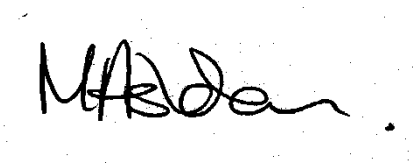


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Date **15 December 2011**

Dominic Farmer
Director, Ecology Solutions

Signed on Behalf of Natural England



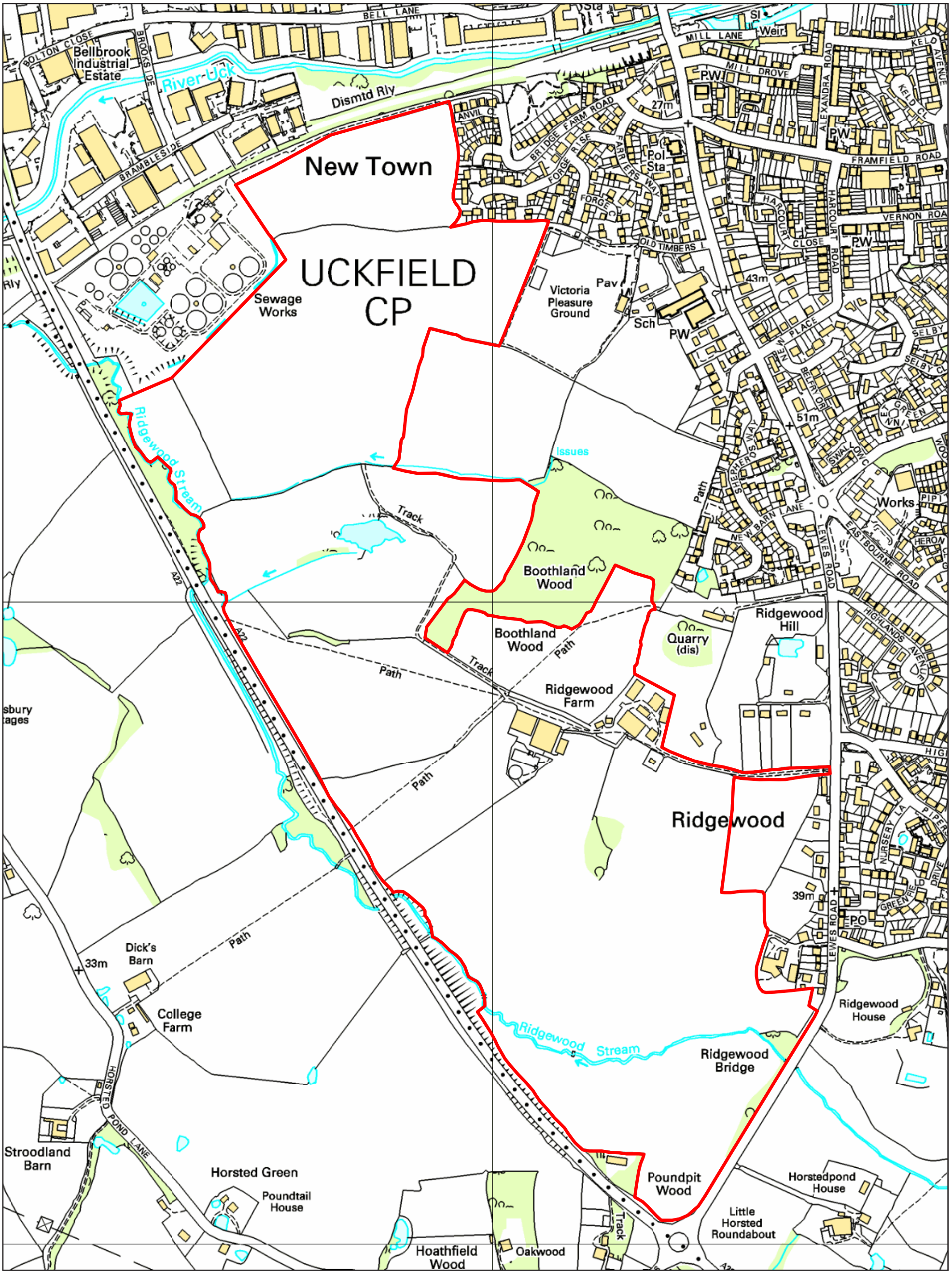
Date 14th December 2011

Marian Ashdown
Natural England

APPENDICES

APPENDIX 1

Proposed Strategic Development Site at Land West of Uckfield



SITE LOCATION PLAN :

RIDGEWOOD FARM,
LEWES ROAD,
UCKFIELD

Not To Scale	Date: February 2011	North

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