



Woodland Management Plan

Imberhorne Farm,
East Grinstead

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Report	Woodland Management Plan
Site Name	Imberhorne Farm, East Grinstead
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Client	Vistry
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1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd has been instructed by Vistry to prepare a Woodland Management Plan as this is required prior to commencement of the works at the Imberhorne Farm site to discharge Condition 37 of outline application DM/23/2699. There is one area of woodland present on site and three areas bordering the site's boundary (**Figure 1**).

Figure 1. Map showing the extent of the areas of woodland within the site and bordering the site boundary. All are to be retained under current proposals.



1.2 Objectives

The management measures set out within this Woodland Management Plan will be implemented upon commencement of each future reserved matters consent on site, in line with the phasing plan submitted to discharge Condition 37 of outline application DM/23/2699, so far as the proposed work within this Woodland Management Plan relates to that phase of development.

The following objectives are considered for this report in order to prepare an ecologically sensitive management strategy:

1. To preserve existing habitat to provide the greatest benefit to wildlife;
2. [REDACTED]
3. To protect woodland habitat within the site;
4. To detail management responsibilities and practices.

The management outlined within this report includes the following:

- The location of the woodland to be retained and protected during construction works
- The position and details of warning signs and protective fencing to be erected.
- Public access pathways to be monitored and managed.

1.3 Site Location & Description

The site comprises several arable parcels separated by boundary hedgerows and trees with a parcel of woodland on the southwest. The site is located to the east of Imberhorne Lane, East Grinstead, West Sussex, RH19 1RP (centred on OS grid reference TQ 36810 38625) (Figure 2). The site is situated west of the town of East Grinstead and is immediately surrounded by woodland compartments, agricultural fields and residential development.

Figure 2. The approximate redline boundary of the site (Stantec Ltd, 2018).



1.3 Proposed Development

Proposals for the site include the construction of 550 residential housing units with associated infrastructure and mixed-use elements, including a new school development and care village. The development will be considered in conjunction with the SANGS proposals to the west.

2.0 BASELINE DATA

2.1 Habitats

The habitat definitions used were based on those identified during a walkover carried out by Lewis Lakudzala BSc (Hons), MRes, ACIEEM and Lyndsey Barratt BSc (Hons) PGCert MCIEEM on the 4th April 2024. An updated walkover was done on 25th November 2025 by Lewis Lakudzala BSc (Hons), MRes, ACIEEM and Abby Woolston BSc (Hons), MRes. Habitats were assessed with regard to the UK Habitat Classification (UKHab Ltd, 2023).

2.1.1 Lowland Mixed Deciduous Woodland (w1f) with ancient woodland site (28), ponds (priority habitat) (40), coppice (210)

A parcel of ancient woodland was located on the southwest of the site, along the southern boundary (**Figure 3**). Mature hazel coppice was present in addition to several ponds interspersed throughout the woodland (Figure 4). The woodland is designated as part of the Local Wildlife Site, Worth Way. Tree species recorded included Silver Birch (*Betula pendula*), Oak (*Quercus* sp.), Holly (*Ilex aquifolium*), Hawthorn (*Crataegus monogyna*), and Hazel (*Corylus avellana*) with understory vegetation, characteristic of ancient woodland recorded, including Wild Garlic (*Allium ursinum*), Bluebells (*Hyacinthoides non-scripta*) and Lesser Celandine (*Ficaria verna*).

Figure 3. View within the woodland on the southwest of the site (taken April 2024).



Figure 4. View of one of the ponds within the woodland on site (taken November 2025).



2.2 Existing Fauna

The ancient woodland is a key ecological receptor supporting a range of fauna, including bats, breeding birds, Hazel Dormouse, [REDACTED], and amphibians such as Great Crested Newt. The woodland itself, together with its ponds, hedgerows, scrub and boundary trees, provides foraging, commuting, nesting and breeding habitat, and forms part of a wider habitat network of local importance.

Evidence from surveys and desk study indicates particular value for bats and Dormice, with the woodland and connected features used for commuting, foraging and likely breeding. [REDACTED]

[REDACTED] The woodland therefore functions as an important wildlife corridor and refuge, and should be retained, buffered and managed to maintain its ecological value.

3.0 MITIGATION, COMPENSATION AND ENHANCEMENTS

The following chapter addresses the specific mitigation for habitats that will be included within the proposed woodland management to provide appropriate protection of the habitat and for species found within the site.

3.1. Protection of Woodland, Hedgerows and Trees

3.1.1 Arboricultural Fencing

The woodland, hedgerows and trees that are to be retained will be protected from damage during the adjacent development works. Prior to construction works commencing on each phase of the development, appropriate protection measures will be put in place. Where needed, buffers of at least 10m outside the area of impact will be fenced using Heras fencing or similar to prevent access by machinery (**Figure 5**). Access will not be permitted behind this fencing by construction personnel.

This will also provide protection for wildlife species that may be using the margins of the site including bats, [REDACTED] reptiles, amphibians, invertebrates, Dormice and other mammals. No vehicles will enter the protective ring fencing, and no materials will be stored within their circumference. All protective fencing, when needed, must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the boundary habitat / buffer areas during the works and ensure the habitats and any wildlife species that may be using them are protected.

3.1.2 Public Access

A circular foot and cycle route of more than 3km will be created throughout the SANG (Appendix I). This will be constructed of crushed gravel and will be suitable for disabled users. An informal route will also be created, which will have a no-dig construction footpath and a route avoiding sensitive habitats. The secondary paths connecting to the main circular route will align with the proposed habitat creation and the existing woodland, as they will be based on existing informal routes. The main entry point will be from the adjacent residential development to the east, and buffer planting will be undertaken to prevent informal access. Any vegetation cleared/ tree work arisings will be left on site adjacent to the footpaths to create a barrier to discourage public access further into the woodland parcels.

The following measures will be undertaken to maintain access routes across the woodland:

- Regular checks of walkways/ cycleways will be carried out to ensure that footpaths are safe and accessible, with necessary repairs or vegetation management undertaken.
- Regular maintenance of vegetation adjacent to the walkways will be undertaken with a 1m strip maintained either side of the access route.

3.1.3 Signage

Warning signs will be installed regularly along the fence line and at all access points of the Heras fencing that defines 10m protective buffer around the ancient woodland. These signs will be clearly visible and positioned to ensure they are easily seen by anyone approaching or attempting to enter this area. They will be durable and secured tightly to the fencing to withstand inclement weather.

The signage will display wording to the effect of **“No access to unauthorized personnel.”**

Figure 5. Protective fencing will be used to create a buffer of at least 10m around all woodland proposed to be retained. This includes the ancient or semi-natural woodland and the ancient, replanted woodland where they are on site or positioned adjacent to the site.



4.0 CONCLUSION

To conclude, the woodland management outlined within this report will be implemented upon commencement of each future reserved matters consent on site, in line with the phasing plan submitted to discharge Condition 37 of outline application DM/23/2699. This report outlines how buffers of at least 10m outside the area of impact will be fenced using Heras fencing or similar to prevent access by machinery and thereby protect the retained woodland parcels within the SANG and bordering the site. Warning signs will be erected to detail that access is not allowed within this buffer. Public access pathways throughout the SANG will be monitored and managed to ensure safety and the beneficial management of vegetation around the footpaths.

5.0 REFERENCES

ARG (2010) *Amphibian & Reptile Groups of the UK, ARG Advice Note 5, Great Crested Newt Habitat Suitability Index*, May 2010

Bright., P., Mitchell Jones., T., & Jones, T., (2006) *The Dormouse Conservation Handbook*, English Nature

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Ecosupport (2025) Imberhorne Farm, East Grinstead – Ecological Impact Assessment.

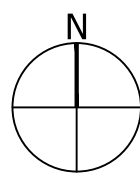
Edgar, P., Foster, J., & Baker, J., (2010) *Reptile Management Handbook*, Amphibian and Reptile Conservation (ARC)

Natural England, 2011 [REDACTED] *and Development: A Guide to Best Practice and Licensing*

Stantec (2023) Proposed Residential Development of Land South and West of Imberhorne Upper School, East Grinstead. Suitable Accessible Natural Greenspace (SANG) Report

UKHab Ltd. (2023). *UK Habitat Classification – Habitat Definitions Version 2.0* (July, 2023)

6.0 APPENDIX I



- LEGEND
- BOUNDARIES & RIGHTS OF WAY
- SITE BOUNDARY
- BRIDLEWAY
- WORTH WAY
- PUBLIC RIGHT OF WAY
- INFORMAL ROUTES
Existing un-surfaced paths & routes through woodland
- HARD LANDSCAPE
- CRUSHED GRAVEL SANG FOOTPATH WITH MOWN AMENITY GRASS EDGES
Self-binding gravel
Firm to dust aggregate size
Golden Colour, OR as locally sourced.
Sub-base to extent 150mm beyond finishes to allow for 'green' edge and grass to grow up to path edge & Engineer to ensure camber to allow for water to shed from surface.
- PROPOSED BENCHES & SEATS
Chris Nangle Furniture Type 6 Up-cycled Bench & Type 4 Up-cycled Bench (Seat with backrest)
Material: Greenheart
- PROPOSED TIMBER BOARDWALK
Timber with anti-slip surface, construction as per Engineers Design & Specification.
- PROPOSED FENCING: POST & RAIL - RABBIT FENCE
Jacksens Fencing 'Nailed Square Post & Rail'
High: 1200mm High above ground
Material: Treated timber posts and rails with rabbit wire fencing secured to fence line and buried minimum 300mm below ground with 'U' return to prevent rabbits from burrowing underneath fence.
- EARTHWORKS
- PROPOSED STILES
- PROPOSED STREET FURNITURE: LITTER BIN
Group Ltd 'Derby Standard Litter Bin'
Material: Galvanised steel and powder coated.
Size: 984 H x 521 W x 519mm D, 1200 Litres.
Additional: Pyramid lid with ashtray. Steel liner.
Roof fixed and not bolted to base plate.
Self-loading, ashtray on top of the bin metal liner.
4 litter apertures, text on bin 'Litter and Dog Waste' on all 4 sides under each aperture with rat modification.
- PROPOSED EARTHWORKS MOUNDS
Levels to Engineers Design & Specification.
- PROPOSED SCRAPES
Levels to Engineers Design & Specification.
- WATERCOURSES
- PROPOSED PONDS
Refer to Drainage Engineering Drawings for details.
- SOFT LANDSCAPE - EXISTING
- EXISTING TREES TO BE RETAINED
As per Lizard Landscape Design & Ecology, Existing Tree Schedule & Tree Constraints Plan, Document No. ARB-SCH-003
Subject to Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ) for the duration of construction programme.
- EXISTING VEGETATION & WOODLAND TO BE RETAINED
- SOFT LANDSCAPE: PLEASE REFER TO DRAWING NO. 35044_BL-LD-200, FOR PLANTING PLAN & PLANT SCHEDULE.
- SOFT LANDSCAPE - TREE PLANTING
- PROPOSED TREE PLANTING
- PROPOSED FENCING: POST & RAIL - TREE GUARDS
Jacksens Fencing 'Nailed Square Post & Rail'
High: 1200mm High above ground
Material: Treated timber posts. 4 No. to create square enclosure with rails where rabbit wire fencing is attached to bottom rail.
- SOFT LANDSCAPE - STRUCTURAL PLANTING
- PROPOSED NATIVE PLANTING
- SOFT LANDSCAPE - WETLAND PLANTING
- PROPOSED MARGINAL PLANTING
- SOFT LANDSCAPE - GRASS PLANTING
- PROPOSED MOWN GRASS PATHS
- PROPOSED AMENITY GRASS
- PROPOSED STANDARD GENERAL PURPOSE MEADOW
- PROPOSED SPECIAL GENERAL PURPOSE MEADOW
- PROPOSED MIXED DIVERSE MEADOW
- PROPOSED HEDGEROW MIXTURE
- PROPOSED MEADOW MIXTURE FOR WETLAND

NOTE:

For plant species, densities and specification refer to plant schedules.

Main contractor to determine exact location of services/drainage, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.

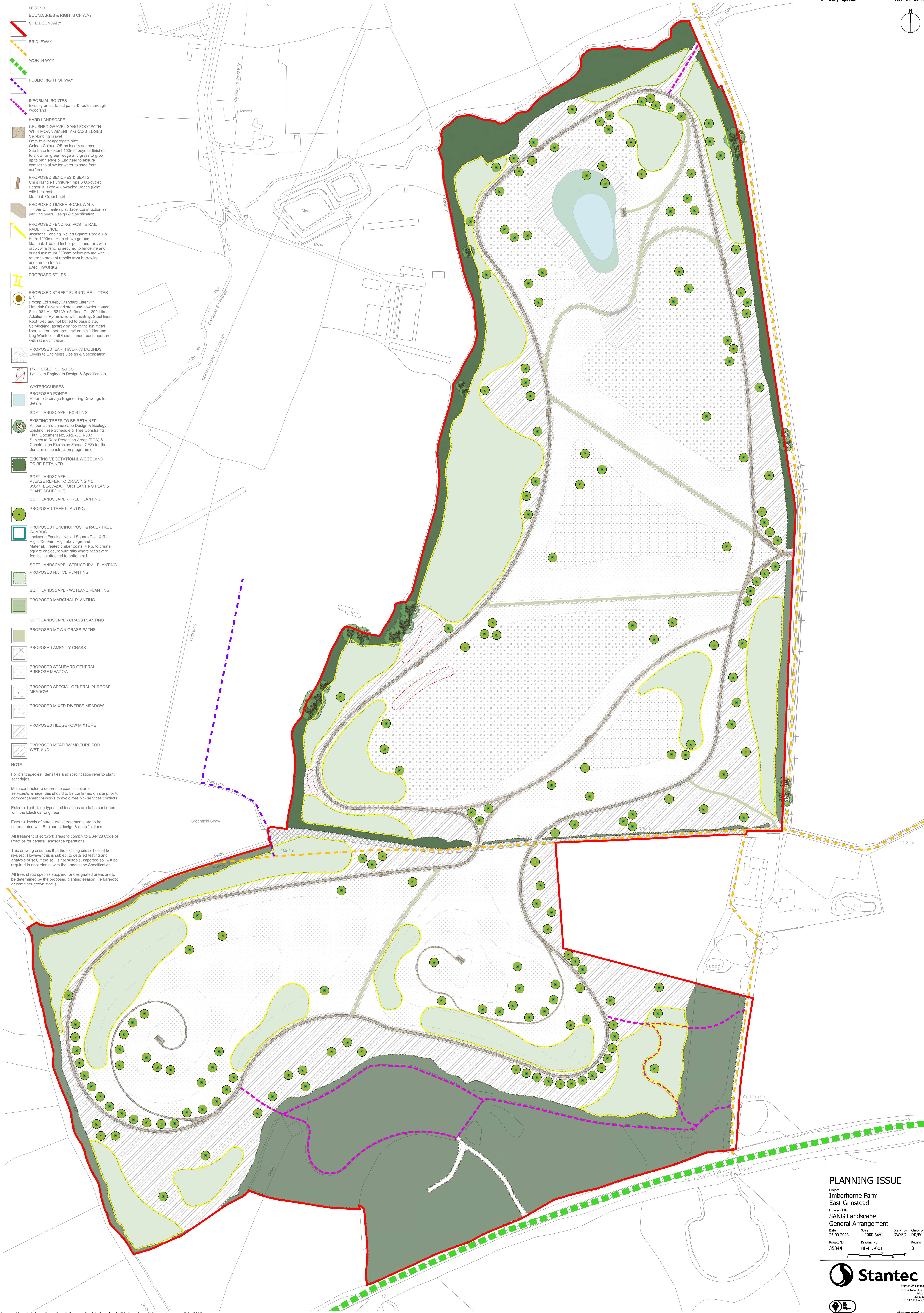
External light fitting types and locations are to be confirmed with the Electrical Engineer.

External levels of hard surface treatments are to be co-ordinated with Engineers design & specifications.

All treatment of softwork areas to comply to BS428 Code of Practice for general landscape operations.

This drawing assumes that the existing site soil could be reused. However this is subject to detailed testing and analysis of soil. If the soil is not suitable, imported soil will be required in accordance with the Landscape Specification.

All tree, shrub species supplied for designated areas are to be determined by the proposed planting season. (ie bareroot or container grown stock).



PLANNING ISSUE

Project
Imberthorpe Farm
East Grinstead

Drawing Title
SANG Landscape
General Arrangement

Date 26.09.2023	Scale 1:1000 @A0	Drawn by DW/EC	Check by DD/PC
Project No 35044	Drawing No BL-LD-001	Revision B	



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