

Guidance Note – 26/3/2021

Off-site public open space provision – supplementary to RAMS payment and on-site provision – Tiptree Development – Marden Homes

We attended and assessed the potential of two off site locations (24th March 2021) as requested in relation to their potential for off-site public exercising provision – dog walkers. This off-site provision is to supplement the on-site efforts and payments being made to reduce possible coastal disturbance impact by the residents driving to the coast with their dogs, at high tide off the lead predominately during the winter and possibly disturbing wintering waders/wildfowl.

As requested we have been very much to the point to give initial views - any subsequent ways forward would require detailed management plans – timetable – specifications etc.

High Woods Country Park

The proposed visitor centre and playground improvements would have no value in relation to the stated intention – off site provision- public/dog walkers that perhaps would otherwise may attend a coastal location within the Natura 2000 designated sites in the district.

The pathway improvements to the wider site especially Brinkley Grove Wood are required – erosion is a problem with several rides now wide mud road like in their nature (Photographs 1 and 2). The ever- widening rides to avoid the mud is now directly impacting upon vegetation especially Bluebell areas that are being trampled underfoot (Photograph 3).



Photograph 1



Photograph 2



Photograph 3

The lack of signage - information direction indicators throughout these areas was a surprise – it was very poor.

We informally spoke to numerous walkers on site from a respectful distance to gain a feel of what they felt about the site – they all very much appreciated the woods but unfortunately again all agreed that it was becoming overcrowded especially in the summer. Attracting more visitors from further distances may not be advisable.

Warriors Rest

A short distance from the proposed development area. Accessed from the B1022 along a well maintained hard access track (Photograph 4) to the car parking (Photograph 5) associated with the football club and onwards through a controlled access into a large open green space.



Photograph 4



Photograph 5

The open area has evidence of clay pigeon shooting and perhaps past paint ball games (Photograph 6).



Photograph 6

The wider site has large sections of early self-sown secondary woodland – mainly Oaks with no indicative sign of past silvicultural management (Photograph 7).



Photograph 7

In the open areas where there had been disturbance the soil appeared mainly sand and light in nature. The wider area could have been former heath where lack of management has allowed successional development with the establishment of the self-sown Oaks described.

The site gives significant opportunity for the required public access off-setting but also a great opportunity for valuable conservation works – perhaps a future Local Wildlife Site.



Patrick K McKenna BSc(Hons), M.C.I.E.E.M