Land at Downlands Farm, Uckfield

Proof of Evidence of:
Charles Mylchreest
BA (Hons), DiPLA, CMLI, AIEMA

In respect of:
Landscape Matters

On behalf of:
Gleeson Land

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Section 1
Introduction and Context

WITNESS QUALIFICATIONS AND EXPERIENCE

1.1 My name is Charles Mylchreest. In my role as a Director of The Environmental Dimension Partnership Ltd (EDP), I provide advice as a Chartered landscape architect and environmental planner. My current project portfolio spans major urban extensions throughout the UK, urban regeneration, masterplanning, renewable energy development, strategic site assessment and some work for Local Authority clients.

1.2 My qualifications include a BA (Hons) Degree in Landscape Architecture from the University of Gloucestershire and a Postgraduate Diploma in the same subject. I have been a fully Chartered Member of the Landscape Institute (LI) since 2006 and am an Associate Member of the Institute of Environmental Management and Assessment (IEMA).

1.3 I possess nearly 20 years' experience in professional practice; first as a landscape consultant for Halcrow, and subsequently (from 2005–2011) as a project landscape architect at Derek Lovejoy Partnership in Birmingham. I joined EDP in March 2011, where my role progressed to 'Discipline Lead' for the landscape team (all offices) and my appointment as a Director in 2018. Despite handing over the Discipline Lead role in 2021, I maintain an active involvement in landscape assessment, primarily for larger and more complex schemes.

1.4 My portfolio of project involvement includes the management and authoring of numerous landscape and visual assessments and capacity studies, with my primary focus since 2005 being energy and residential projects, including large and small onshore wind farms and single turbines, grid connections and solar developments, and residential and mixed-use developments ranging in scale from single properties up to developments of 7,000 units.

1.5 I have provided expert witness inputs on a range of projects, including at Public Inquiry, Informal Hearing and as part of written representation appeals. This includes residential developments of between 30 and 370 units.

1.6 EDP is a corporate member of IEMA, and a Registered Practice of the LI, and represents private and public sector clients with land and development interests throughout the UK. Since its formation in 2005, my colleagues and I have been involved in over 1,500 projects across the UK, including many mixed-use urban extensions. The vast majority of our work is obtained on repeat business and recommendation.

1.7 The evidence that I have prepared and provide for this inquiry is true and has been prepared and is given in accordance with the guidance of my Professional Institute. I confirm the opinions expressed are my true and professional opinions.

AUTHOR'S KNOWLEDGE OF SITE AND APPEAL CONTEXT

1.8 Following instruction in 2019, EDP has provided landscape advice to the appellant from the outset of the design process. The Landscape and Visual Impact Assessment (LVIA) undertaken within the ES chapter with reference to Appendix 6.1: Landscape and Visual Baseline, and 6.2: Assessment of Effects Schedules, referred to hereafter as the LVIA as part of the wider planning application (**CDs 2/77**, **2/78** & **2/39**) made in 2020, was undertaken by an experienced Chartered Landscape Architect from EDP.

1.9 The LVIA was prepared alongside, and fed into, the original site analysis and resulting Opportunities and Constraints plan (Figure 13 of the DAS **CD2/25**) and the Proposed Masterplan (Figure 34 within the DAS), which together comprised central aspects of the 2020 planning application. During the design process, EDP also prepared an Illustrative Landscape and Ecology Strategy Plan (Figure 6.2 of the LVIA) for the site, the principles of which were embedded within the Illustrative Masterplan.

1.10 I was not involved in the iterative assessment and design process that led to the planning application but was responsible for the peer review of the LVIA and ES Chapter; this peer review involved ensuring the completeness of the report, rather than reappraising each and every level of sensitivity, magnitude of change, or level of effect. I did not visit the Appeal Site as part of the review process but, based on my own site visits and analysis as part of the appeal, I concur with the conclusions in respect of landscape and visual effects contained within the LVIA.

THE NEED FOR THIS PROOF

1.11 Whilst the LVIA for the project identified some localised landscape and visual harm, the Local Planning Authority (LPA), through consideration of the scheme within the Officer's Report to Committee (ORC) did not find reason to object to the scheme on landscape grounds. I believe, this is the correct conclusion on this matter, with some harm considered inevitable for a scheme that utilises greenfield land.

1.12 Within the ORC, the summary on landscape and visual matters is clear in providing a balanced assessment of the harm and, critically, references (and therefore takes account of) the previous appeal decision(s) which are taken by some to mean the impacts of the appeal scheme are also unacceptable.

1.13 Given this summary, it is not surprising that the Reasons for Refusal (RfR) do not include a landscape or visual focussed RfR and explains why landscape and visual matters are not considered a main topic to be considered at the Inquiry by the Appellant. Nevertheless, whilst the Council are not pursuing a landscape and visual case against the appeal proposals, representations have been made which, somewhat tangentially, include reference to landscape and visual matters. The key responses in this regard are as follows, with full copies contained as **Appendix EDP 1**:

1. Response to the original Planning Application (WD/2022/1637/MEA) made by Mrs Stephens, 05 September 2022;

2. Response to the original Planning Application (WD/2022/1637/MEA) made by Vivienne Blandford MA, September 2022;

3. The response to the original Planning Application (WD/2022/1637/MEA) made by Mr and Mrs Williams, on behalf of Downlands Action Group (DAG), 09 September 2022, resubmitted for the Appeal, 13 July 2023; and

4. The Statement of Case prepared by Dr Stenning on behalf of the DAG.

1.14 At the Case Management Conference (CMC) held on 16 August 2023, further issues were raised by DAG in relation to the potential wider harm upon the *"South Downs National Park"* and *"High Weald AONB"*, as well as more generally on the wider landscape. This view is clearly at odds with the views of Officers and the Appellant's submitted LVIA and ES (i.e., both main parties to the Appeal).

1.15 Based upon the above representations (none of which represent a formal Rule 6 party to the Appeal) the Appellant nonetheless provides a response which addresses the main points made to assist the Inspector. A significant part of these responses relates to heritage and archaeology matters, rather than landscape and visual matters, so reference should also be made to the Proof of Evidence (PoE) of Mr Stratford (edp6170_r009). Inevitably there are some areas of overlap in terms of historic landscape and where heritage features may contribute to landscape value, and Mr Stratford and I have discussed these and attempted to provide clear, consistent, and non-repetitious analysis of the key matters.

1.16 With this in mind, my Proof seeks to clearly distinguish between the two main areas: namely 'Local Historic Landscape Matters' and 'Landscape and Visual Impacts, particularly those on Designated Landscapes'. I do so in **Section 2**, with reference to the above responses and key application documentation.

Section 2
Historic Landscape Matters

2.1 The previously referenced responses to the 2020 planning application and the subsequent Appeal contain a considerable amount of information relating to the historic uses and evolution of the landscape of the site and wider area. It is largely factual information and it is not my position to question the accuracy of this. Nor have I any reason to do so. I have, however, drawn out the key themes emerging from these responses and set these out below. I have ignored anything in the responses outside my area of expertise, with these picked up as required within the evidence of Mr Stratford, Mr Baxter and Mr Forbes-Laird.

RESPONSE TO THE ORIGINAL PLANNING APPLICATION (WD/2022/1637/MEA) MADE BY MRS STEPHENS, 05 SEPTEMBER 2022

2.2 The relevant parts of the response start on Page 7 under the heading of 'Historic Setting' where the respondent talks about the relationship between the land within the Appeal Site boundary and Buckswood Grange (which is Listed) and the Streatfield Estate. The issues surrounding the setting of this Listed Building, and its interrelationship with the Appeal Site, is dealt with by Mr Stratford and within the application documents.

2.3 The response also considers *"the far reaching and timeless views of open countryside towards the Ashdown Forest"*, and the contention that *"the pedestrian crossing, road markings, visual splays and traffic priority layout will urbanise the current rural setting"*. Insofar as these aspects relate to the setting of the heritage assets is again a matter covered by Mr Stratford.

2.4 Views both to and from the Appeal Site are covered in detail within the submitted LVIA and discussed further in **Section 3**. An assessment of landscape character effects is also undertaken in the LVIA and is based upon relevant published documentation, in particular the Wealden Landscape and Settlement Character Assessment 2014. As part of its evidence base (and common to all such assessments in my experience), this character assessment definitively takes account of historic and cultural factors in defining landscape character. This is confirmed at paragraphs 2.2.12 and 2.3.2, where it states (my emphasis/underlining added):

"2.2.12 The findings of the desk-based studies and field survey work were used to inform character descriptions for each defined Local Landscape Character Type. In each case, the character description information is provided under the following headings:

- *Location and Boundaries*
- *Key Characteristics*
- *Physical Landscape Character*
- *Historic Landscape Character"*

"2.3.2 Before embarking on field survey work, preparatory desk-based studies were undertaken for each settlement to bring together and analyse available information about the landscape within the study areas. For each settlement, the desk-based studies involved the following tasks:

- *Where relevant, a review of the character assessment information for settlements covered by the Wealden Landscape Character Assessment & Development Option Evaluation Study[6].*

- *Where relevant, a review of the Local Landscape Character Types and Local Landscape Character Areas around each settlement from the Landscape Character Assessment at the 1:25,000 contextual scale and review of the inherent landscape and visual sensitivities for each Landscape Character Area.*

- *Analysis of the historic landscape character data[7] to provide an overview of different types /ages of historic fields, field boundaries and woodland, and other historic uses such as coppicing and the iron industry, which survive and are still visible as remnant historic features within the current landscape.*

- *Identification of conservation designations.*

- *Definition of preliminary Landscape Setting Areas, based on analysis of local variations in landscape character around the settlements."*

2.5 In turn, therefore, the submitted ES (and LVIA) include consideration of the existing and historic factors relating to historic assets, whether designated or undesignated, in their determination of value and sensitivity and when considering the assessment of effects. On this basis I don't consider any further assessment is required over and above that already carried out.

THE RESPONSE TO THE ORIGINAL PLANNING APPLICATION (WD/2022/1637/MEA) MADE BY MR AND MRS WILLIAMS, ON BEHALF OF DAG, 09 SEPTEMBER 2022, RESUBMITTED FOR THE APPEAL, 13 JULY 2023

2.6 This is an extensive and wide-ranging response (hereafter referred to as the 'Williams' Response') which covers many matters, but which focusses on matters relating to ecology and ancient woodland, which Mr Baxter and Mr Forbes-Laird address. A number of landscape related issues are discussed, although they are generally intertwined within the wider response rather than being considered independently.

2.7 As with the response to Mrs Stephens, the landscape issues are largely based upon historic landscape factors, including the evidenced links to, Buckland Grange and the Streatfield Estate, and, in addition, Buxted Park and Downlands Farm.

2.8 As noted in the response to Mrs Stephens, it is clear that the Council's published landscape character assessment(s) consider all relevant historic and cultural factors in identifying and classifying landscape character. On the basis that the LVIA and ES use this published assessment, I don't consider further appraisal of this matter is required or necessary.

2.9 The Williams' response also cites the more recent landscape character assessment, the 'Wealden Landscape Character Assessment 2022', which is currently under production to inform the new Local Plan – only the relatively high-level assessment (which is less detailed than the 2014 assessment) – is currently complete. The response (on page 46) considers that *'The developers failed to meet the recommendations of the Wealden May 2022 Landscape Character Assessments'*. There are a number of other contentions made in this section, and I cover these below.

2.10 It is noted that the character assessment again places the Appeal Site and environs within the Biodiversity Opportunity Area (BOA). This is purely an ecological matter and dealt with by Mr Baxter.

2.11 The Williams' response goes on to suggest that *"The impact of urban fringe development spilling out from Uckfield on this ancient existing landscape should be avoided to preserve the rural character of the LCA"*, and in response to perceptual character states the following:

"Perceptual character - The LCA is largely a rural landscape, with areas of enclosure formed by the woodland, hedgerows, and mature trees. There are areas of relative remoteness, tranquillity, and an experience of dark skies in the valleys and larger woods - this applies to Lake Wood through to Budletts."

2.12 The extent of impact/effect upon the landscape – including the inherent consideration of historic landscape, remoteness, enclosure and dark skies – is something covered in detail within the LVIA/ES, and thus also considered in the response to the application undertaken in the Officer's Report. Whilst significant effects are predicted on the site, these impacts, when considered in the round, are considered to be acceptable – by both the Appellant, and in the absence of a RfR on this matter, one must presume the LPA also.

2.13 In terms of wider impacts, the Williams' response states that *"Downlands Farm holds dramatic long views to the wooded Central High Weald including the Ashdown Forest SSSI SAC SPA AONB Common"*. Again, these impacts are dealt with in the LVIA and ES, and also discussed further in **Section 3**. It is assumed the reference to the Ashdown Forest Area of Outstanding Natural Beauty (AONB) should in fact be the High Weald AONB.

2.14 The two final comments to address within this response relate to impacts upon the High Weald AONB (which I deal with in **Section 3**), and the contention that the area around the site (or part of it) should be designated in some way:

"The area including Downlands Farm and Lake Wood can rightly be regarded as a heritage rural park and garden which should receive the same protection identified in the Landscape Character Assessments for rural parks and gardens as it is of ecological and historic significance."

2.15 As set out in Mr Stratford's PoE, Historic England keep a 'Register of Parks and Gardens of Special Historic Interest in England' and has designated these since 1983; I am assuming this is what is being referred to in the response where it references 'heritage rural park and garden'. This is because formal RPGs are included on the mapping within the 2022 character assessment. The area around Downlands is <u>not</u> designated as such, and one must assume that were it deemed sufficiently important to justify designation, it would have

been included on the Historic England register. Whilst the Appeal Site and local area undeniably have local historic connections (like much of England's landscape), it contains no designated status. RPGs and historic landscape were both considered in forming the baseline for assessment within the LVIA and ES.

RESPONSE TO THE ORIGINAL PLANNING APPLICATION (WD/2022/1637/MEA) MADE BY VIVIENNE BLANDFORD MA, SEPTEMBER 2022

2.16 The objection from Ms Blandford is again a detailed response which covers a number of the same points as Mrs Stephens' and Mr and Mrs Williams', although in some places does so in greater detail. The two main sections of her response are titled 'Land north of Uckfield: A brief historic landscape assessment with additional knowledge to that submitted by Gleeson in their Archaeological and Heritage Assessment' and 'Lake Wood: A Designed Historic Landscape'.

2.17 In essence, therefore, this response covers – in principle – nothing more than the other responses I have already reviewed, with a focus on the same two main matters; that is (1) the suggestion that the original application material didn't consider sufficiently the historic aspects of the landscape, and (2) that Lake Wood and its surrounds should be designated.

2.18 My response to these remain the same as for the other objectors; firstly that the application material (both heritage and landscape) was based on a thorough understanding of published documentation and evidence, which is accepted by the LPA, and secondly, that if the quality of Lake Wood and its surroundings were sufficiently important to be designated, Historic England would have addressed this through designation at some point in the last 40 years or so.

THE STATEMENT OF CASE PREPARED BY DR STENNING ON BEHALF OF THE DOWNLANDS ACTION GROUP (DAG)

2.19 The statement of Dr Stenning on behalf of DAG contains very similar content – although abbreviated – to the more expansive response provided by Mr and Mrs Stephens on behalf of DAG to the original application, which I review above. Mr Stenning does however provide slightly more emphasis on two issues; firstly, the fact that the Appeal Site comprises land which could be considered downland, and secondly the importance of the ghylls located within the Appeal Site, or nearby.

2.20 As for the responses I have made to similar issues above, I would restate the fact that the assessments and documentation supporting the original application take full account of the local ghylls/gills and downland character, both through review of the published documentation (e.g., landscape character assessments) and also through site-specific review of landscape and historic features which formed part of the assessments. In this regard, the commentary provided in his statement – whilst interesting and useful background – would not change the basis of the assessments made, nor the consideration provided by the LPA in their ORC.

Section 3
Landscape and Visual Effects

3.1 The 2020 planning application was supported by a full and robust Landscape and Visual Impact Assessment (LVIA) (**CD2/77** & **2/78**), summarised within Chapter 6 of the Environmental Statement (**CD2/39**). The LVIA follows relevant guidance contained within the Guidelines for Landscape and Visual Impact Assessment Version 3 (GLVIA3) and is based upon published documentation insofar as this is relevant to the assessment of effects. This includes landscape character assessments (LCAs), sensitivity assessments and the Management Plan for the High Weald AONB. All such documentation is set out within Sections 3 and 4 of the LVIA Baseline, so I do not repeat them here.

3.2 The precited landscape and visual effects were considered through the course of the application, and there was no objection from Council Officers and there is no RfR related to landscape and visual matters. As detailed in **Section 1**, landscape and visual matters were considered within the ORC, with the full summary provided below:

"The LVIA sets out the baseline for the site and surrounding area broadly comprises gently sloping country of low ridges and wider valleys covered by a pattern of streams and woods. Tranquillity is reduced by noise from the adjacent A22, reducing with distance, and limited inter-visibility to the settlement edge from the eastern area of the Site, which varies across due, primarily, to intervening vegetation.

The Site is visually very well contained due, primarily, to the surrounding woodland and the well wooded gently undulating nature of the wider context which provides few opportunities for views into the Site beyond the distant elevated tops and facing slopes of the High Weald AONB, which is located to the north of the Site.

It is difficult to go behind these conclusions. What does remain as a surviving concern from the earlier appeal is the previous conclusion that the Downlands site "suffers from a major disadvantage, in terms of the landscape setting and urban morphology of Uckfield, compared with BIEN and BIES. I think this is readily apparent from even the most cursory look at a 1:50,000 or 1:25,000 OS map, especially when imagined in 3 dimensions. It is that the Downlands scheme would "spill out" into a new and relatively pristine area of countryside, over the long topographical ridge which follows approximately the line of Snatts Road, thereby breaching an important natural (and defensible) boundary to Uckfield. Instead of facing the town, it would look towards the adjacent countryside and the more distant AONB" (IR 678).

Whilst this issue remains is linked to connection of the site to the town and key day to day facilities (or lack of of) rather than a landscape criticism of itself."

3.3 This consideration sets out clearly the balance that the Officers took in considering the inevitability of the harm identified, and the acceptability of this. I would summarise the key points in reaching this conclusion as follows:

1. The reduction in tranquillity resulting from the proximity of the A22;

2. The visual containment of the Appeal Site resulting from the surrounding woodland and ancient woodland, and the resulting reduction in potential for wider effects upon visual and perceptual facets of landscape character; and

3. The limitation in views to and from the High Weald AONB (and other wider areas of landscape character) which also results from the visual containment.

3.4 Despite the consideration given to the scheme within the LVIA and within the ORC, it was made clear at the Case Management Conference (CMC) that local objectors, including the DAG, still consider that there would be unacceptable impacts upon the High Weald AONB (particularly at Friends Clump), and on the South Downs National Park (SDNP). They also mentioned wider landscape and visual impacts but were unspecific in their views. I deal below with the AONB/SDNP point, and then summarise wider landscape and visual impacts after this.

HIGH WEALD AONB AND SOUTH DOWNS NATIONAL PARK

3.5 Up to this point, the SDNP had not been raised as an issue – either by the LPA or within the LVIA. The SDNP is more than 9km away from the Appeal Site, broadly to the south, and at this distance I would be surprised if there was any intervisibility at all. I certainly wouldn't expect such visibility, if available, to result in anything but a negligible landscape or visual impact. On this basis, I don't consider further consideration is necessary.

3.6 Impacts upon the High Weald were assessed within the LVIA at paragraphs 3.4 to 3.6 (policy) and 4.36 (baseline appraisal) and within ES Chapter 6, Appendix 6.2 'Assessment of Effects schedules', Table EDP 6, and within ES Chapter paragraphs 6.119 to 6.122 (Construction Effects), 6.147 to 6.150 (Operational Effects, Year 1 and Year 15). The LVIA summarises effects as follows in **Table EDP 3.1**.

Table EDP 3.1: Summary of Effects upon the High Weald AONB

Type of Effect	Effect Level and Significance
Construction	Moderate/Minor adverse, Not Significant.
Year 1	Moderate/Minor adverse, Not Significant
Year 15	Moderate/Minor adverse, Not Significant
Cumulative	Not Significant

3.7 The AONB was assessed through consideration of effects upon a number of receptors, including landscape character areas, open access land and viewpoints. Photoviewpoint EDP 15 is a representative view from Friends Clump, a location specifically mentioned by DAG at the CMC. Whilst this viewpoint was assessed in detail within the LVIA, verified view visualisations have been prepared from this (and other views), and are contained at **Appendix EDP 1**. The Findings of EDP's Visual Appraisal plan (Figure 6.9 of the LVIA) is contained as **Appendix EDP 2**.

3.8 These visualisations show the existing view, the anticipated view at Year 1, the anticipated view at Year 5 (mitigation partially mature) and the anticipated view at Year 15, once landscape mitigation has had time to further mature.

3.9 This view shows clearly how the scheme design, its location and the proposed mitigation assist in reducing the anticipated level of change to a very low level. Whilst the Appeal Site – and in time the proposals – would be visible at distance, within the wide panorama available from this location the change would barely be noticeable, and the change would align with the definition, provided in the LVIA methodology, of the very low magnitude of change predicted, which is:

"Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.

Visual: Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline."

3.10 Furthermore, at Year 15 , the proposals would effectively reflect the surrounding wooded character, which is so prevalent in the Low Weald, and would not be readily distinguishable from this. With any change to the AONB as a result of the appeal proposals being from such longer-range views, I don't consider there to be any harm to the AONB, or its special characteristics.

WIDER LANDSCAPE AND VISUAL IMPACTS

3.11 The LVIA and ES Chapter identify the landscape and visual effects of the scheme upon both the Appeal Site and wider area, as defined by desktop and site research. I have read the ES Chapter and appendices in full. Whilst it is not unusual for different practitioners (even within the same Practice) to arrive at different subjective judgements for effects, I have undertaken my own site visit and concur with the findings of the assessments in full.

3.12 The main headlines from the LVIA and ES (**CDs 2/77**, **2/78** & **2/39**) I have set out below for ease of reference; this includes the residual effects during construction and operation, and consideration of cumulative effects. I have included those summaries relevant to the issues raised at the CMC, however reference to the summary table at Table 6.20 in the ES Chapter is also useful as it provides residual effects for all receptors.

"Residual Effects: Construction

6.214 Residual effects at construction are set out in Tables 6.9 to 6.12 above. It should be noted that during construction there will be no residual significant effects on the following receptors:

- *Landscape designations;*
- *Landscape character, with the exception of the landscape character of the residential area of the Site itself and the landscape character and fabric of the Chicory Cottage site area;*
- *Visual receptors, with the exception of some residential receptors at some eight properties (see Table 6.17);*
- *Users of Lake Wood; and*

- *Night time views.*

6.215 Receptors predicted to experience a significant effect at this construction stage, as set out in Table 6.17, comprise areas of the Site itself, the residential site area and Chicory Cottage, and visual receptors that are located adjacent to, and have views into, the residential development area of the Site where construction activities will be most intense.

6.216 While these levels of effect will be limited to some degree by the CEMP the proximity of the above receptors to the Development will limit the effectiveness of these measures. However, it should be noted that the level of the effects during construction (i.e. the movement and activity of construction vehicles and operations) would be short term in duration, and local. These effects would be short-term on the basis that from any one location the construction would be apparent (in the worst case, i.e., close range) for less than 5 years (on the basis the construction activities would be phased).

6.217 Significant residual visual effects at the construction phase are limited to eight properties that are located adjacent to, and have views into, the residential development area of the Site where construction activities will be at the most intense. These properties comprise:

- *The Barn at Downlands Farm [Grade II listed] – Medium, Adverse, Moderate and significant;*
- *Gormanstone and adjacent property - Very high, Adverse, Substantial and significant; and*
- *Five properties north and south of Gormanstone – Medium, Adverse, Moderate and significant.*

6.218 While these levels of effect will be limited to some degree by the CEMP the proximity of the Development to receptors on and adjacent to the Site will limit the effectiveness of these measures. However, it should be noted that the level of the effects during construction (i.e. the movement and activity of construction vehicles and operations) would be short term in duration, and local. These effects would be short-term on the basis that from any one location the construction would be apparent (in the worst case, i.e., close range) for less than 5 years (on the basis the construction activities would be phased).

6.219 It is notable that other visual receptors would not experience significant levels of residual effect at this stage. This is primarily due to the screening effect of mature vegetation, largely located within the grounds of the properties themselves, but also due to the limited level of construction activities across the area of the Site proposed as a SANG."

"Residual Effects: Operation

Residual operation effects, at Year 15, are set out in Tables 6.13 to 6.16 above. It should be noted that during operation there will be no residual significant effects on receptors including:

- *Landscape designations;*

- *Landscape character (with the exception of the landscape character of the residential area of the Site itself);*
- *Visual receptors (with the exception of some residential receptors (see Table 6.18);*
- *Users of Lake Wood; and*
- *Night time views.*

The only significant residual effects during operation will be on the receptors listed in Table 6.18. These effects are likely to diminish with time and as vegetation continues to mature.

Table 6.18 shows that with regard to landscape matters the only significant residual effect is the effect on the landscape character of the residential development area of the Site itself.

A significant level of effect on the sensory and perceptual aspects of the landscape character of the residential area of the Site itself is not surprising and would result from the changes necessary to convert any greenfield site to residential development. It should be noted that the key landscape elements across this area will be retained including: all ancient woodland and the majority of other woodland areas, hedgerows, trees, streams and ponds. However, the conversion of the grassland here into a residential development will result in the loss of open grassland and fundamentally alter the character of the Site itself from an agricultural landscape, albeit at the settlement edge, to a residential development.

However, there are no factors in terms of the Site's biodiversity, arboricultural, archaeological or heritage value which preclude the change of use as a matter of principle. Consideration of the effects on these aspects of landscape character are addressed in detail in Chapter 7 Biodiversity and Chapter 9: Cultural Heritage of the ES. Please refer to these chapters for more detailed assessment of the effects of the Development on these considerations.

Significant residual visual effects are limited to residents at Gormanstone and adjacent property (High, Adverse, Major and significant) which are located adjacent to, and have uninterrupted views into, the residential development area of the Site. While the proposals include set back of the Development beyond an area of POS, which is shown on the Illustrative Landscape and Ecology Strategy (Figure 6.2) to include tree planting that could be secured through condition, the scale of change and the proximity of the Development mean that even when this planting has matured there is likely to be a perception of the change of use of the Site that will result in a high level of change. A significant level of effect on the visual amenity of properties in close proximity to a green field site is not surprising and would result from the changes necessary to convert any greenfield site to residential development. However, the visual amenity of these properties has been considered and the proposed set back of the Development will moderate the level of effect and protect the privacy of residents."

"Cumulative effects (Construction and Operation)

Cumulative effects on landscape character and views are assessed as Appendix 6.1 (Tables 1 to 6). For the purposes of this assessment developments at Ridgewood Farm (sites A, B and C) have been treated as one development.

Based upon the distribution of landscape and visual receptors for the Development, and the likely extent of landscape and visual effects presented within this Chapter, it is found that there will be no significant cumulative effects as a result of the Development and cumulative sites."

3.13 From these summaries, it is clear that the residual effects of the proposals are extremely limited – both on directly adjacent receptors, but also those wider afield. The limited geographical extent of change resulting from the proposals is undoubtedly a main contributing factor to this limitation, but the proposals have clearly been designed to limit effects where possible; particularly through the careful juxtaposition of the built development elements and the most sensitive receptors; including the ancient woodland and features like Lake Wood.

3.14 In addition, based upon my site and documentary review I would observe that the following factors have a significant bearing on the limitation of landscape and visual effects – these are partially covered above in relation to impacts upon the AONB:

1. The reduction in tranquillity resulting from the proximity of the A22; landscape (and to a lesser degree visual) effects are reduced in locations where existing urban/ infrastructural elements influence the non-physical elements of landscape character, that is perceptual aspects, such as noise;

2. The visual containment of the Appeal Site resulting from the surrounding woodland and ancient woodland, along with the undulating topography, and the resulting reduction in potential for wider effects upon visual and perceptual facets of landscape character. In essence, the landscape within the Appeal Site does not form a prominent, or important, constituent of the landscape as perceived from areas outside of the Appeal Site. This is not to say it has no value, only that its contribution to the wider landscape resource is limited;

3. The limitation in views to and from the High Weald AONB (and other wider areas of landscape character) which also results from the visual containment described at (3) above; and

4. In terms of value and sensitivity, this is described and appraised within Section 4 of the LVIA baseline, and specifically so at paragraphs 4.62 to 4.63, and Table EDP 4.3. This detailed description is informed by a site appraisal at paragraphs 4.38 to 4.58, which considers the range of ecological and historic/cultural factors which influence local landscape character. This consideration provides justification of the medium sensitivity taken forward to the assessment and which, in turn, limits the level of the effect.

Section 4
Summary and Conclusions

4.1 My name is Charles Mylchreest. I have been instructed by the appellant, Gleeson Land, to provide advice, evidence, and expert opinion with regard to the effects, in landscape and visual terms, of the appeal proposals at Land at Downlands Farm, Uckfield. Specifically, my evidence addresses contentions made by a number of objectors to the appeal proposals, primarily, who are not a formal Rule 6 party on this occasion, as set out at the CMC on 16 August 2023.

4.2 My evidence explores the landscape issues raised at the CMC and in representations to the appeal and original application and is structured around two principal main matters: (1) historic landscape matters, and (2) local and wider landscape and visual matters, but with a focus on contended impacts upon designated landscapes. In this section, I summarise my own thoughts on these matters, and provide my conclusions based upon this.

HISTORIC LANDSCAPE MATTERS

4.3 It is undeniable that the Appeal Site and local area are part of an area rich in history, and that there are a number of designated and undesignated assets within close proximity to the Site. The submitted representations set these out and set out why DAG (and others) feel the appeal proposals are unacceptable.

4.4 As detailed within my response herein, and within the response of Mr Stratford, it is evident that the information and documentation submitted as part of the application took account of the historic (and other) aspects of the landscape and made an assessment of the scheme which was based upon robust and complete baseline data. Whilst the responses from DAG provided some additional detail, I don't consider this to be determinative in respect of the basis upon which the scheme has been considered to this point.

4.5 In the case of the LVIA, it was based upon the Wealden Landscape Character Assessment 2014 which, as part of its evaluation, considered the East Sussex Historic Landscape Characterisation Project and other non-documented factors relating to heritage and biodiversity. Whilst the LVIA undertook its own review of the published LCA (and at times disagreed with its findings), at no point either in the lead in to the application, or during its determination, has the validity or completeness of the LVIA and ES, or baseline upon which it was based, been questioned by the LPA. The ORC referenced the LVIA, and again no criticisms of it were forthcoming.

LANDSCAPE AND VISUAL MATTERS

4.6 I consider that the Appeal Site is technically unconstrained and undesignated in landscape terms, and not special enough to preclude development in principle. All the landscape evidence/documentation to date confirms this, and it is a view intrinsically inferable from the evidence of Mr Mellor and Mr Stratford as well.

4.7 Regarding visual change, there will be very localised and limited harm to visual receptors in the near vicinity as would be expected, particularly a small number of residential receptors along the Appeal Site's eastern boundary, users of a single Public Right of Way (PRoW) to the north-east, and users of local roads to the east and the A22 to the west. Users on the edge of Lake Wood would also experience some change, but the layout for the proposals ensure a generous buffer is provided to this feature. For a site of this scale, the limitation in visual change and impact I find to be relatively unusual and demonstrates in a visual sense the potential this site exhibits for development. The ZPV is illustrated on the Findings of the Visual Appraisal plan at **Appendix EDP 2**.

4.8 With respect to the impacts on visual openness and landscape harm at the local level, it is not considered that any specific views (rather than general visual amenity) valued highly by the general public or essential to the appreciation of the area (in terms of openness or otherwise), would be harmed to more than a limited degree by the appeal proposals. This includes views from the High Weald AONB (e.g., Friends Clump), which I review above, and find agreement with the submitted LVIA that a not significant effect would exist in the long-term. I don't consider there would be any potential for harm to the SDNP, as contended by DAG at the CMC.

4.9 Whilst the development would evidently impact openness at the site level, the extremely effective containment of the Appeal Site – by virtue of the surrounding wooded landscape and the undulating topography – means this is the only harm to accrue. Limited harm to openness and rural character is unavoidable wherever a settlement extends onto open (agricultural) land, and this harm needs to be weighed against benefits of the proposals in other respects, and that balance is undertaken in the evidence of Mr Mellor.

4.10 The weight attached to this limited harm to openness/rural character on the Appeal Site is directly linked to its status in planning terms. I do not consider that there is the imperative to 'protect and enhance' the landscape in this location, but there is the need to 'recognise' the site's intrinsic character and beauty, in line with paragraph 174(b) of the NPPF.

4.11 All the work done leading up to the application, and the design itself (as set out in detail within the DAS), demonstrates to me that the landscape qualities have been fully recognised and factored in as far as possible (e.g., the creation of new public open space, respecting settlement context, enhancing protection of wider landscape features, etc), and the retention of representative and valued features – and in particular the ancient woodland around the site – has been considered from the outset. The proposals have been designed to accord, where possible, with the published LCA.

4.12 Given that such limited harm is unavoidable and accrues wherever new development replaces open fields, it is imperative to understand the extent of any wider landscape effects. In this regard the presented evidence demonstrates – as does the LVIA – that the site does not affect the landscape setting of Uckfield, or the ability to understand and appreciate the form and fabric of the wider landscape, including the AONB. The settlement itself is part of the landscape, and development of the appeal site I consider a logical extension of the landscape in this context.

CONCLUSIONS

4.13 The proposed change from open agricultural land to residential uses will inevitably (and unavoidably) alter the character of the Appeal Site and result in change at the local level. Both the LVIA and my evidence concur that such change is inevitable and should not preclude development as a matter of principle – especially where there is a pressing need for housing. This is the case for all green field development sites and is an inevitable consequence of provision of new housing beyond settlement boundaries, as is the case here.

4.14 The LVIA and ES conclude that the Appeal Site is an appropriate location for housing, and I agree. The Local Plan context also indicates no in-principal constraint to development – the Appeal Site is not designated in either the Local Plan or a Neighbourhood Plan. Whilst the Appeal Site is located in an area of some historic and ecological interest, this interest is taken account of in the published baseline and evidence base, and therefore the assessments undertaken I consider robust and complete.

4.15 GLVIA reminds us that landscape is not 'unchanging', so the benefits and appropriateness of the 'new landscape' created by the appeal proposals must also be factored into the overall judgement. I do not consider that the proposal is inappropriate in this context, and consider the application documents set out principles and proposals to ensure the long-term retention and enhancement of the most valuable local features.

4.16 Development of open agricultural fields will unavoidably result in some change to the openness of the local landscape, and in this context, successful development proposals are those which look to retain the most sensitive parts of the landscape and enhance others where it is possible to do so. If that can be done in line with the published landscape character assessments and the development guidelines therein – as is the case for the Appeal Site and proposals – then this increases the likelihood for the proposals to be accommodated successfully.

4.17 It is further clear from my evidence that I do not accept that the change of open land to built form in this location is, by definition, harmful to the landscape resource as a whole (as opposed to the Appeal Site in isolation). 'Harm' to landscape arises from either: (a) being in an inappropriate place; or (b) through inappropriate design and appearance. I consider that neither of these criteria apply to the appeal proposals which sit within a landscape which is close to the existing settlement edge, and extremely well visually contained by surrounding woodland and topography. This containment – and the resultant (extremely) limited extent of landscape and visual effects – is unusual to find on the edge of settlements, and I consider this a notable positive of this site.

4.18 For the above reasons, my evidence is that there are no landscape-related reasons why the appeal proposals should be refused planning permission.

Appendix EDP 1
Verified View Visualisations
(edp6170_d027c 07 September 2023 JFr/TRa)

For **Appendix EDP 1**, when reading as a hard copy, please refer to standalone A3 document.

This contains the Verified View Photomontages – edp6170_d027c.

When viewing as an electronic copy, these will be contained in the same file after this page.

Land at Downlands Farm, Uckfield

Accurately Verified Images

Report edp6170_r010
Appendix EDP 1

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
Gleeson Land and John Allison Land and Research Ltd

September 2023
Report Reference
edp6170_d027c

AVR METHODOLOGY

Overview

The process of generating verified views (also referred to as Accurate Visual Representations (AVR)) for the Proposed Development at Downlands, Uckfield was carried out by The Environmental Dimension Partnership Ltd (EDP).

High quality/resolution photographs were taken from the agreed locations by EDP. An adequate number of visible features were subsequently surveyed, including the precise location and bearing of the camera. A geo-referenced development model was constructed to OSGB36. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph.

The AVRs produced have an estimated accuracy tolerance of +/-10cm.

The pages in this document should be printed at their intended size and not be scaled to fit smaller page sizes and should be printed on 297mm x 841mm paper.

Site Visit

EDP visited the site on the 19 March 2023 to obtain viewpoint photography. The view positions were marked with paint and documented using photography of the exact positions. A survey was also performed on the same visits to record the precise co-ordinates of camera and control points.

This section explains in detail the processes involved in the preparation of AVR. The following procedures set out an efficient, consistently accurate, robust, repeatable and traceable approach to achieve a high level of accuracy.

Verified photomontages, also referred to as AVR or Visually Verified Montages (VVM), are the 'top level' in terms of accuracy and documentation. Verified imagery is relied upon at public inquiry and in support of contentious planning applications/appeals and must therefore be robust and free from erroneous/ambiguous information. From the outset, a project where verified photomontages are required MUST be approached with the intention of absolute precision and will be based upon a traceable data set.

Standards

The images in this document fully comply with the following guidance:

1. The Landscape Institute Technical Guidance Note TGN 06/19 Visual Representation of Development Proposals;
2. The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment (3rd edition 2013); and
3. The SPG London View Management Framework (March 2012).

Preparation

Following a formal instruction from the client, the scope of the project was agreed. The client identified a number of viewpoints and supplied a map of required view locations.

Focal length, image format, required content and context was agreed prior to the site visit. The photographer was familiar with the scope of the project and read any relevant information that was made available by the client.

Photography

The site visit was carried out on 19 March 2023, and consideration was made to:

1. Forecast weather conditions;
2. Shot itinerary based on sun position/time of day;
3. Access/distance to site/duration of journey to site and required time on-site; and
4. Suitable parking.

Equipment Used (see Appendix B for specification):

1. Camera, in working order with charged batteries (Canon EOS 5DS R);
2. Empty CF cards, at least 3x32Gb cards and 128Gb across additional cards in various capacities in case of failure;
3. Battery charger;
4. 50mm lens (Canon EF 50mm f/1.4 USM);
5. Lens cloth;
6. Remote cabled shutter release;
7. Tripod with indexed/panoramic head (Manfrotto 303);
8. Tripod head levelling base (Manfrotto 438);
9. Small magnetic spirit level;
10. Plumb bob;
11. Spray paint (upside down street marking paint);
12. Hilti nails / pegs and hammer; and
13. Tape measure.

Lens Selection Criteria

In order to capture appropriate and relevant context, it was agreed that a 50mm lens should be used in combination with a panoramic tripod head. A series of shots were taken (with the camera in portrait orientation) to form panoramic photographs for each view location.

On-site Procedure

1. Based on the order of viewpoints on the itinerary, each view location was visited. The tripod was erected and camera attached, along with the 50mm lens, shutter release, spirit level and plumb bob. The bob was hung from the bottom of central tripod assembly after a nodal point adjustment had been made;
2. The height of the lens' central axis above ground level was measured and set to 1.60m using the tape measure;
3. A spray paint mark was used directly below the plumb bob to mark the location for the surveyor to measure;
4. Using a camera phone, 4 shots (n,e,s,w) were taken of the assembled tripod, camera and bob in situ over the marker. A shot of the marker was also captured; and
5. The following camera settings were used:
   - Manual 'M' mode;
   - Bracket set to +/- 0.75 stops;
   - Aperture at f8 to ensure wide depth of field and minimal diffraction;
   - ISO <100;
   - Auto White Balance (AWB);
   - Evaluative metering;
   - RAW capture only to avoid loss of dynamic range and image quality degradation associated with 8bit jpeg format;
   - Enabled highlight warning;
   - Check that TS-E lens is not 'tilted' or shifted if in use;
   - Used 'Live View' and zoom function to fix and verify focus on the site, This also enables 'mirror lockup' and therefore less camera shake; and
   - Evaluative metering.

Panoramic Shots

1. A sufficient horizontal field of view was determined to include the site and sufficient relevant context, vertical field of view was also considered based on height of the proposals and proximity to the site - the views were very close to the site, so the camera was set in portrait orientation;
2. The tripod was levelled using the tripod mounted level. Following this, the panoramic tripod head was levelled using the levelling base. The levelling base was microadjusted by partially engaging the clamp. Using the digital level built in to the camera, pitch and yaw angles were adjusted to achieve level. Levels were checked at the mid point and each end of the panorama. A trial sweep of the panorama was performed while checking the digital level to ensure a perfectly level set of shots;
3. A minimum of 50% shot overlap must be achieved with the camera in portrait orientation. The panoramic tripod head assembly was adjusted to rotate incrementally at approximately 50% of the total horizontal field of view of the selected lens with the camera in portrait orientation;
4. The panoramic tripod head was adjusted to centre the lens nodal point to the rotational axis of the tripod. It was important to ensure this is set to the correct measurement in order to avoid parallax;
5. With the camera centred on the site, 'live view' and x10 magnification was enabled and an appropriate point was identified to focus on;
6. Once focused, and accounting for conditions, the correct exposure was achieved by adjusting the shutter speed;
7. The panorama was shot from left to right, taking three bracketed shots per rotational increment, through the panorama attempting where possible to avoid cars and any other moving objects;
8. Shots were previewed to check the quality, focus, highlight warning and histogram for the shots to ensure that a well exposed usable set of photographs had been captured; and
9. ETR (expose to the right) method was used to achieve noise free shots - using the histogram and bracketing the shutter speed was adjusted to achieve an over exposed (but not clipped) +0.75 bracket shot.

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Photography Post Processing

RAW files were processed in Adobe Camera Raw after shot approval in Adobe Bridge. The processed RAW files were then taken into Adobe Photoshop to be stitched and saved as full resolution TIF files. The process was as follows:

Downloading and Reviewing

1. Downloaded *.CR2 RAW files from CF card using a CF card reader. The files were saved to the appropriate project folder on the network;
2. The tripod and marker shots were downloaded to the same location and depositied in a 'documentation' folder; and
3. Shots were reviewed with Adobe Bridge, and selections were made based on sharpness, composition, suitability for stitching and exposure.

Processing

4. Using Adobe Camera Raw, simple and standard digital photo processing techniques were applied ie sharpening, noise reduction and chromatic aberration correction. Settings were adjusted as necessary to achieve the best exposure, shadow detail and clarity;
5. Using Adobe Photoshop, the processed RAW files were stitched to form a panorama of cylindrical projection; and
6. The completed panorama was saved as an 8bit tiff file.

AVR Control (Survey)

The AVR control survey was carried out on 19 March 2023.

Survey Methodology

Survey Equipment Required (see Appendix B for specification)

1. Leica 1200 series GPS Smartnet enabled dual receiver (GPS and GLONASS); and
2. Leica Total Station (1201 or TS16) 1' accuracy with 1000m reflectorless laser.

Field Survey Methodology

1. Camera locations: where possible, the camera position was used as a setup point for the total station, enabling the re-creation of the view as seen in the imagery and reducing the risk of incorrect interpretation of detail. Connection was via GPS Smartnet derived control points in OSGB datum and grid. 3-4 control stations were used, to ensure long distance accuracies and to identify possible outliers;
2. Reference points visible in the photography were measured with reflectorless means from the total station. Where long distance views had suitable detail too far from the camera station, further setups were used closer to the detail. Common visible detail points were observed from different setup points to check and increase accuracy achieved; and
3. Using realtime correction (RTK) accuracies of camera positions are to the low centimetre, while accuracies of surveyed detail vary due to setup geometry and distance, but will be usually in the low centimetre range and always below 30 centimetres.

Data Processing and Delivery

Data was processed using industry standard software (Leica GeoOffice and TerraModel) to create points listings. Digital photos were taken by the survey Total Station to aid identification of points. All points are to OSGB36 grid and datum, to allow the use of common Ordnance Survey products and industry standard site surveys.

AVR Production

Modelling of the Proposals

A model of the proposed development was generated from drawings provided by the project Architect.

The landscape proposals were modelled from supplied drawings.

Autodesk 3DS MAX 2023 was used to bring together the proposed scheme model and site plans to generate a master 3D environment.

Autodesk 3DS Max has poor floating point performance and requires that OSGB36 coordinate based drawings; and models need to be reprojected nearer to scene origin (0,0).

A project global shift value (x and y axis) was designated when modelling was started. This value was a coordinate for the centre of the site. All drawings were corrected by the global shift value.

Importing of AVR Control Survey Data

The point data provided by the surveyor for control points and camera location was in e,n,z format and delivered as a *.csv. This data was imported in to 3DS Max using a script and was also corrected to the global shift value. When imported, virtual cameras were created where specified in the data, and all control points were positioned where specified in the data.

Aligning the 3D Scene to the Baseline Photography

3DS MAX was used to generate high resolution *renders from the virtual cameras set up in the 3D environment.

**Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray 6.0 for Autodesk 3Ds Max 2023.*

The virtual camera was configured to match a similar field of view to that of the panoramic baseline photograph.

The render from each camera shows each control point as a red cross. In order for the render to match the cylindrical projection of the photograph it was necessary to render the points to a cylindrical projection (using the spherical camera type in VRay 5 by specifying exact horizontal and vertical field of view parameters).

This render of the control points was taken into Adobe Photoshop converted to a smart object and overlayed on to the baseline photograph. The smart object was scaled (uniformly) so that the control point markers aligned to the same objects measured by the surveyor. The position of the smart object was locked so that it could not be moved accidentally.

The baseline photography was then effectively aligned to the 3D environment, and when the proposed model was rendered (in cylindrical projection) from this environment and placed in to the smart object it was therefore automatically correctly positioned in the photograph.

Output of the Finished AVR

The style of AVR was discussed with the client and it was agreed that fully rendered visualisations were required.

For the fully rendered visualisations a photorealistic render was generated from the 3D model that matched the time of day of the photograph, and subsequently inserted in to the aligned smart object. Masks were applied to the smart object to hide aspects of the proposed scheme that are hidden by existing features.

Using the smart object, the field of view of the baseline photography was calculated, measured and subsequently cropped (non destructively) to a fixed field of view of 90 degrees in the horizontal axis for all views.

Using Adobe InDesign, each completed AVR was presented in a document that conforms with the relevant guidance.

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APPENDIX B: EQUIPMENT SPECIFICATION

Camera: Canon 5DSR



Image sensor type	CMOS sensor
Image sensor size	Approx. 36.0 x 24.0 mm
Processor	Dual DIGIC 6
Effective pixels	Approx. 50.6 megapixels
Max resolution	8688 x 5792 pixels
Lens mount	Canon EF mount
Image type	JPEG, RAW (14-bit Canon original), RAW+JPEG simultaneous recording possible
Crop/aspect ratio	Full-frame / Approx. 1.3x (crop) / Approx. 1.6x (crop) / 1:1 (aspect ratio) / 4:3 (aspect ratio) / 16:9 (aspect ratio)
LCD Monitor-type	TFT color, liquid-crystal monitor
Monitor size and dots	3.2-in (3:2) with approx. 1.04 million dots
AF points	61 (up to 41 cross-type points)
Focus operation	One-Shot AF, AI Servo AF, AI Focus AF, Manual Focusing (MF)
AF fine adjustment	AF Micro adjustment (All lenses by the same amount, Adjust by lens)
Exposure Metering mode	Approx. 150,000-pixel RGB+IR metering sensor and 252-zone TTL metering at max. aperture EOS iSA (Intelligent Subject Analysis) system
ISO speed	100 – 6400 (expandable to 50 and 12800)
Exposure compensation	±5 (at 1/3 EV, 1/2 EV steps)
AE Bracketing	±3 stops in 1/3- or 1/2-stop increments (can be combined with manual exposure compensation)
Anti-flicker	Possible
Interval timer	Shooting interval and shot count settable
Bulb timer	Bulb exposure time settable
HDR Shooting - Dynamic range adjustment	Auto, ±1, ±2, ±3
Multiple exposures -Shooting method	Function/control priority, Continuous shooting priority
Number of multiple exposures	2 to 9 exposures
Multiple-exposures control	Additive, Average, Bright, Dark
Shutter speed	1/8000 sec. to 30 sec. Bulb, X-sync at 1/200 sec.
Continuous shooting speed	Approx. 5 frames-per-second
Max. burst (With full-frame)*	JPEG Large/Fine : Approx. 31 shots (approx. 510 shots) RAW : Approx. 12 shots (approx. 14 shots) RAW+JPEG Large/Fine : Approx. 12 shots (approx. 12 shots)
Compatible Speedlites	EX-series Speedlites
Flash metering	E-TTL II autoflash
Flash exposure compensation	±3 stops in 1/3- or 1/2-stop increments
PC terminal	Provided
Live view shooting - focus method	Contrast-detection AF system (Face+Tracking, FlexiZone-Single) Manual focus (approx. 6x and 16x magnified view possible for focus check)
Continuous AF	Provided
Recording format	MOV
Movie	MPEG-4 AVC / H.264 Variable (average) bit rate
Audio	Linear PCM
Recording size and frame rate	Full HD (1920x1080) : 29.97p/25.00p/23.98p HD (1280x720) : 59.94p/50.00p VGA (640x480) : 29.97p/25.00p
Dimensions (W x H x D):	Approx.152.0 x 116.4 x 76.4mm / 5.98 x 4.58 x 3.01 in.
Weight:	Approx. 930 g / 32.80 oz. (Based on CIPA Guidelines) Approx. 845 g / 29.80 oz. (Body only)

Lens: Canon 50mm f/1.4 USM



Angle of view (horzntl, vertl, diagnl)	40°, 27°, 46°
Lens construction (elements/groups)	7/6
No. of diaphragm blades	8
Minimum aperture	22
Closest focusing distance (m)	0.45
Maximum magnification (x)	0.15
AF actuator	Micro USM[1]
Filter diameter (mm)	58
Max. diameter x length (mm)	73.8 x 50.5
Weight (g)	290

Tripod Head: Manfrotto 303PIUS Panoramic Head + 300N Rotation Unit



- Sliding plates for nodal point positioning; and
- Elbow bracket to allow camera to be mounted in either portrait or landscape orientation.

Survey GPS: Leica 1200



Receiver	GX1230
Type	Dual frequency
Channels	12 L1 + 12 L2 / WAAS / EGNOS
RTK	Yes
Power consumption	5.2W (receiver + controller + antenna)
Batteries	Two Li-Ion 3.8Ah/7.2V mini batteries
	Power receiver + controller + antenna for about 15 hours (static mode)
	Power receiver + controller + antenna + radio for about 10 hours (RTK mode)
External supply	Nominal 12V DC (10.5 to 28V allowed)
Weight	1.20kg
Temperature	Operation: -40 to +65 C, Storage: -40 to 80 C
RTK Accuracy	Horizontal: 10mm + 1ppm, Vertical: 20mm + 1ppm (kinematic)
Post-Processed	Horizontal: 5mm + 0.5ppm, Vertical: 10mm + 0.5ppm (static)
Data logging	Compact Flash cards: 256Mb, typical spec:-
	About 4,400 hours L1+L2 logging at 15 sec rate About 17,600 hours L1+L2 logging at 60 sec rate About 360,000 RTK points with codes
Controller	**RX1210T**
Display	High contrast 1/4 VGA touch screen, 11 lines x 32 characters
Keypad	Full illuminated QWERTY keypad with user definable keys
Weight	0.48kg
Temperature	Operation: -30 to +65 C, Storage: -40 to 80 C
Antenna	**SmartTrack AX1202**
Weight	0.44kg
Temperature	Operation: -40 to +70 C, Storage: -55 to 85 C

Survey Total Station: Leica TPS 1201+



Angle measurement

			Type 1201+	Type 1202+	Type 1203+	Type 1205+
Accuracy (std.dev., ISO 17123-3)	Hz, V		1" (0.3 mgon)	2" (0.6 mgon)	3" (1 mgon)	5" (1.5 mgon)
	Display resolution:		0.1" (0.1 mgon)	0.1" (0.1 mgon)	0.1" (0.1 mgon)	0.1" (0.1 mgon)
Method	absolute, continuous, diametrical					
Compensator	Working range:		4' (0.07 gon)	4' (0.07 gon)	4' (0.07 gon)	4' (0.07 gon)
	Setting accuracy:		0.5" (0.2 mgon)	0.5" (0.2 mgon)	1.0" (0.3 mgon)	1.5" (0.5 mgon)
	Method:		centralized dual axis compensator			

Distance measurement (IR-Mode)

Range (average atmospheric conditions)	Round prism (GPR1):	3000 m
	360° reflector (GRZ4):	1500 m
	Mini prism (GMP101):	1200 m
	Reflective tape (60 mm x 60mm)	250 m
	Shortest measurable distance:	1.5 m
Accuracy / Measurement time (standard deviation, ISO 17123-4)	Standard mode:	1 mm + 1.5 ppm / typ. 2.4 s
	Fast mode:	3 mm + 1.5 ppm / typ. 0.8 s
	Tracking mode:	3 mm + 1.5 ppm / typ. <0.15 s
	Display resolution:	0.1 mm
Method	Special phase shift analyzer (coaxial, visible red laser)	

PinPoint R400/R1000 reflectorless distance measurement (RL-Mode)

Range (average atmospheric conditions)	PinPoint R400:	400 m / 200 m (Kodak Gray Card: 90 % reflective / 18 % reflective)
	PinPoint R1000:	1000 m / 500 m (Kodak Gray Card: 90 % reflective / 18 % reflective)
	Shortest measurable distance:	1.5 m
	Long Range to round prism (GPR1):	1000 m – 7500 m
Accuracy / Measurement time (standard deviation, ISO 17123-4) (object in shade, sky overcast)	Reflectorless ≤ 500 m:	2 mm + 2 ppm / typ. 3 – 6 s, max. 12 s
	Reflectorless > 500 m:	4 mm + 2 ppm / typ. 3 – 6 s, max. 12 s
	Long Range:	5 mm + 2 ppm / typ. 2.5 s, max. 12 s
Laser dot size	At 30 m:	approx. 7 mm x 10 mm
	At 50 m:	approx. 8 mm x 20 mm
Method	PinPoint R400 / R1000:	System analyzer (coaxial, visible red laser)

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Photoviewpoint EDP 3: Snatt's Road at junction with PRoW footpath (ref. Uckfield 1) - Existing



To be viewed at comfortable arm's length.

the environmental dimension partnership
Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**547197, 122224**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**19/03/2023 @ 10:27**	Height of Camera:	**1.6m**	Distance:	**6m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**61.3m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 3**

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Photoviewpoint EDP 3: Snatt's Road at junction with PRoW footpath (ref. Uckfield 1) - Proposed Year 1



To be viewed at comfortable arm's length.

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Grid Coordinates:	**547197, 122224**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**19/03/2023 @ 10:27**	Height of Camera:	**1.6m**	Distance:	**6m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**61.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 3**

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Photoviewpoint EDP 3: Snatt's Road at junction with PRoW footpath (ref. Uckfield 1) - Proposed Year 5



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Grid Coordinates:	**547197, 122224**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**19/03/2023 @ 10:27**	Height of Camera:	**1.6m**	Distance:	**6m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**61.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 3**

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Photoviewpoint EDP 3: Snatt's Road at junction with PRoW footpath (ref. Uckfield 1) - Proposed Year 15



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Grid Coordinates:	**547197, 122224**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**19/03/2023 @ 10:27**	Height of Camera:	**1.6m**	Distance:	**6m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**61.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 3**

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Grid Coordinates:	**547140, 122152**	Horizontal Field of View:	**90°**	Direction of View:	**NW**
Date and Time:	**19/03/2023 @ 11:48**	Height of Camera:	**1.6m**	Distance:	**10.9m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**63.3m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 4**

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Grid Coordinates:	**547140, 122152**	Horizontal Field of View:	**90°**	Direction of View:	**NW**
Date and Time:	**19/03/2023 @ 11:48**	Height of Camera:	**1.6m**	Distance:	**10.9m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**63.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 4**

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Grid Coordinates:	547140, 122152	Horizontal Field of View:	90°	Direction of View:	NW
Date and Time:	19/03/2023 @ 11:48	Height of Camera:	1.6m	Distance:	10.9m
Projection:	Cylindrical	Make, Model, Sensor:	Canon 5DS R, FFS	aOD:	63.3m
Visualisation Type:	4	Enlargement Factor:	96% @ A1 width	Focal Length:	50mm

date	07 SEPTEMBER 2023
drawing number	edp9170_d027c
drawn by	JFr
checked	TRa
QA	SCh

client	Gleeson Land
project title	Land at Downlands Farm, Uckfield
drawing title	Accurately Verified Image: Photoviewpoint EDP 4

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Grid Coordinates:	**547140, 122152**	Horizontal Field of View:	**90°**	Direction of View:	**NW**
Date and Time:	**19/03/2023 @ 11:48**	Height of Camera:	**1.6m**	Distance:	**10.9m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**63.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp6170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 6a**

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Photoviewpoint EDP 6a: A22 layby west of Black Down Roundabout(A22/A26 junction) - Proposed Year 1



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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp6170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 6a**

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Photoviewpoint EDP 6a: A22 layby west of Black Down Roundabout(A22/A26 junction) - Proposed Year 5



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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp6170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 6a**

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Photoviewpoint EDP 6a: A22 layby west of Black Down Roundabout(A22/A26 junction) - Proposed Year 15



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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp6170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 6b**

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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 6b**

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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp5170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 6b**

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Grid Coordinates:	**546346, 122199**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 13:37**	Height of Camera:	**1.6m**	Distance:	**14.5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.0m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp5170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 6b**

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Grid Coordinates:	**547599, 124344**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**19/03/2023 @ 09:49**	Height of Camera:	**1.6m**	Distance:	**1.07km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**68.4m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 11**

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Grid Coordinates:	**547599, 124344**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**19/03/2023 @ 09:49**	Height of Camera:	**1.6m**	Distance:	**1.07km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**68.4m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 11**

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Grid Coordinates:	**547599, 124344**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**19/03/2023 @ 09:49**	Height of Camera:	**1.6m**	Distance:	**1.07km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**68.4m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp5170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 11**

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Grid Coordinates:	547599, 124344	Horizontal Field of View:	90°	Direction of View:	SW
Date and Time:	19/03/2023 @ 09:49	Height of Camera:	1.6m	Distance:	1.07km
Projection:	Cylindrical	Make, Model, Sensor:	Canon 5DS R, FFS	aOD:	68.4m
Visualisation Type:	4	Enlargement Factor:	96% @ A1 width	Focal Length:	50mm

date	07 SEPTEMBER 2023
drawing number	edp0170_d027c
drawn by	JFr
checked	TRa
QA	SCh

client	Gleeson Land
project title	Land at Downlands Farm, Uckfield
drawing title	Accurately Verified Image: Photoviewpoint EDP 11

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Grid Coordinates:	**546657, 123944**	Horizontal Field of View:	**90°**	Direction of View:	**SSW**
Date and Time:	**19/03/2023 @ 08:50**	Height of Camera:	**1.6m**	Distance:	**817.3m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**50.8m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 12**

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Photoviewpoint EDP 12: Maresfield Recreation Ground - Proposed Year 1



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Grid Coordinates:	**546657, 123944**	Horizontal Field of View:	**90°**	Direction of View:	**SSW**
Date and Time:	**19/03/2023 @ 08:50**	Height of Camera:	**1.6m**	Distance:	**817.3m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**50.8m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 12**

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Photoviewpoint EDP 12: Maresfield Recreation Ground - Proposed Year 5



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Grid Coordinates:	**546657, 123944**	Horizontal Field of View:	**90°**	Direction of View:	**SSW**
Date and Time:	**19/03/2023 @ 08:50**	Height of Camera:	**1.6m**	Distance:	**817.3m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**50.8m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 12**

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Grid Coordinates:	**546657, 123944**	Horizontal Field of View:	**90°**	Direction of View:	**SSW**
Date and Time:	**19/03/2023 @ 08:50**	Height of Camera:	**1.6m**	Distance:	**817.3m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**50.8m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 12**

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Grid Coordinates:	**545327, 123428**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 14:33**	Height of Camera:	**1.6m**	Distance:	**1.25km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.1m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
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client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 13**

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Grid Coordinates:	**545327, 123428**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 14:33**	Height of Camera:	**1.6m**	Distance:	**1.25km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.1m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
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client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
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Grid Coordinates:	**545327, 123428**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 14:33**	Height of Camera:	**1.6m**	Distance:	**1.25km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.1m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
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project title	**Land at Downlands Farm, Uckfield**
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Grid Coordinates:	**545327, 123428**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 14:33**	Height of Camera:	**1.6m**	Distance:	**1.25km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**26.1m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 13**

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Photoviewpoint EDP 14: PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse - Existing



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Grid Coordinates:	**544665, 124258**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 15:11**	Height of Camera:	**1.6m**	Distance:	**2.31km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**56.1m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 14**

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Grid Coordinates:	**544665, 124258**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 15:11**	Height of Camera:	**1.6m**	Distance:	**2.31km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**56.1m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
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Grid Coordinates:	**544665, 124258**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 15:11**	Height of Camera:	**1.6m**	Distance:	**2.31km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**56.1m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
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Photoviewpoint EDP 14: PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse - Proposed Year 15



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Grid Coordinates:	**544665, 124258**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**19/03/2023 @ 15:11**	Height of Camera:	**1.6m**	Distance:	**2.31km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**56.1m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
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Grid Coordinates:	**545612, 128716**	Horizontal Field of View:	**90°**	Direction of View:	**SSE**
Date and Time:	**19/03/2023 @ 16:16**	Height of Camera:	**1.6m**	Distance:	**5.63km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**162.3m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 15**

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Photoviewpoint EDP 15: Car Park south of Friends Clump within the High Weald AONB - Proposed Year 1



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Grid Coordinates:	**545612, 128716**	Horizontal Field of View:	**90°**	Direction of View:	**SSE**
Date and Time:	**19/03/2023 @ 16:16**	Height of Camera:	**1.6m**	Distance:	**5.63km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**162.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp5170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 15**

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Grid Coordinates:	**545612, 128716**	Horizontal Field of View:	**90°**	Direction of View:	**SSE**
Date and Time:	**19/03/2023 @ 16:16**	Height of Camera:	**1.6m**	Distance:	**5.63km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**162.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 15**

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Photoviewpoint EDP 15: Car Park south of Friends Clump within the High Weald AONB - Proposed Year 15



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Grid Coordinates:	**545612, 128716**	Horizontal Field of View:	**90°**	Direction of View:	**SSE**
Date and Time:	**19/03/2023 @ 16:16**	Height of Camera:	**1.6m**	Distance:	**5.63km**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**162.3m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp5170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

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project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 15**

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Grid Coordinates:	**546758, 121636**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**19/03/2023 @ 12:38**	Height of Camera:	**1.6m**	Distance:	**15m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**38.9m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

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project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 16**

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Grid Coordinates:	**546758, 121636**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**19/03/2023 @ 12:38**	Height of Camera:	**1.6m**	Distance:	**15m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**38.9m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp5170_d027c**
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checked	**TRa**
QA	**SCh**

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project title	**Land at Downlands Farm, Uckfield**
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Grid Coordinates:	**546758, 121636**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**19/03/2023 @ 12:38**	Height of Camera:	**1.6m**	Distance:	**15m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**38.9m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
drawn by	**JFr**
checked	**TRa**
QA	**SCh**

client	**Gleeson Land**
project title	**Land at Downlands Farm, Uckfield**
drawing title	**Accurately Verified Image: Photoviewpoint EDP 16**

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Photoviewpoint EDP 16: Pavement south of Rocks Road at junction with Snatts Road - Proposed Year 15



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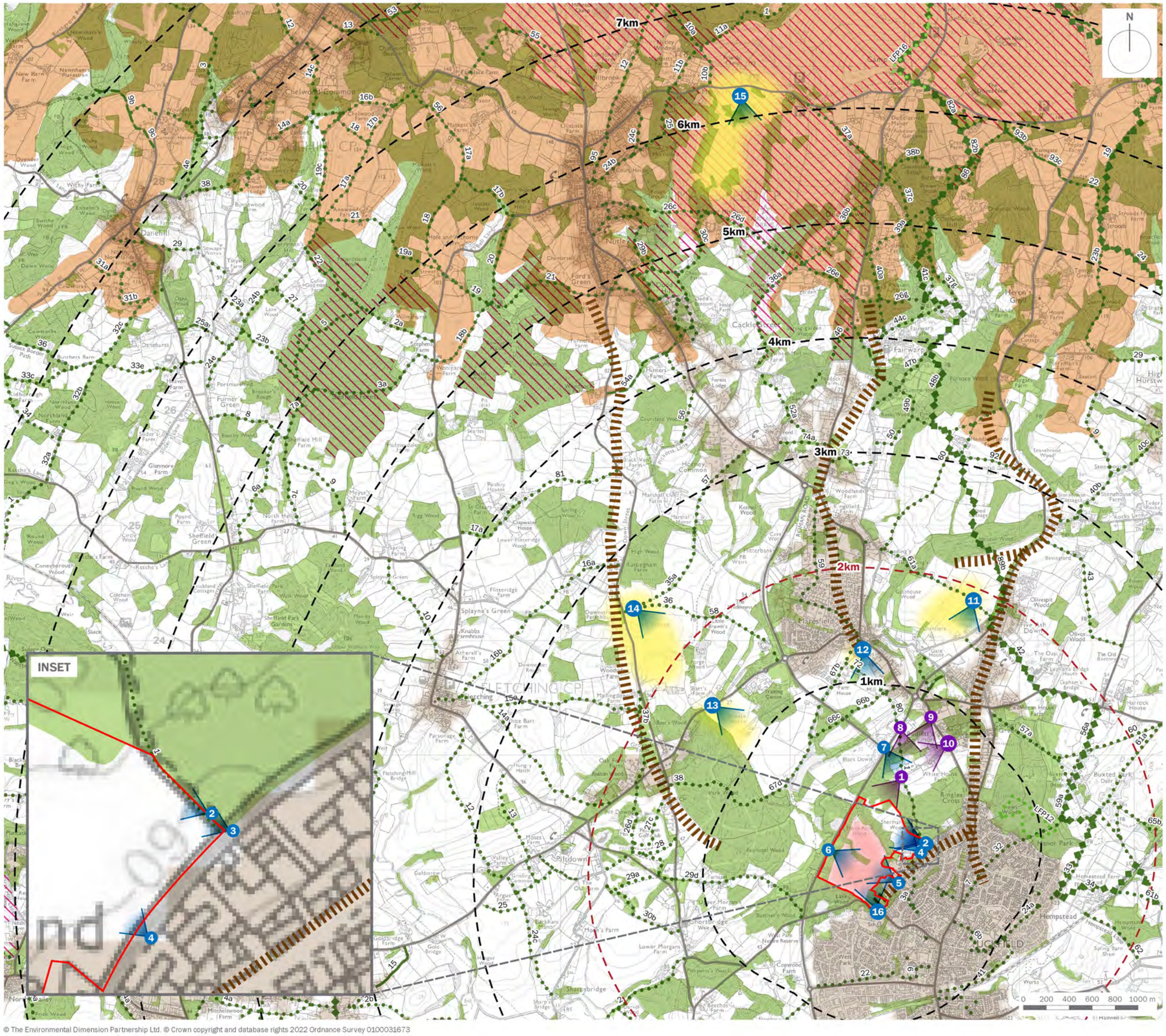
Grid Coordinates:	**546758, 121636**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**19/03/2023 @ 12:38**	Height of Camera:	**1.6m**	Distance:	**15m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5DS R, FFS**	aOD:	**38.9m**
Visualisation Type:	**4**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**07 SEPTEMBER 2023**
drawing number	**edp9170_d027c**
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checked	**TRa**
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client	**Gleeson Land**
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Appendix EDP 2
Figure 6.9: Findings of EDP's Visual Appraisal (edp6170_d014b 11 April 2022 JGo/TR)



Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Visual Appraisal Summary

Photoviewpoint

Photoviewpoint (not assessed)

Zone of Primary Visibility

Zone of Secondary Visibility

Features Influencing Visibility to Site

Woodland (National Forest Inventory)

Built up Areas

Land Over 90m aOD

Ridges Falling South from the High Weald

Publically Accessible Locations and Routes

Open Access Land

Public Rights of Way

Footpath

Bridleway

Byway

Licensed/Permissive Footpath

Promoted Routes

client

Gleeson Land

project title

Land at Downlands Farm, Uckfield

drawing title

Figure 6.9: Findings of EDP's Visual Appraisal

date	**11 APRIL 2022**	drawn by	**JGo**
drawing number	**edp6170_d014b**	checked	**TR**
scale	**1:32,000 @ A3**	QA	**JTF**

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CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

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