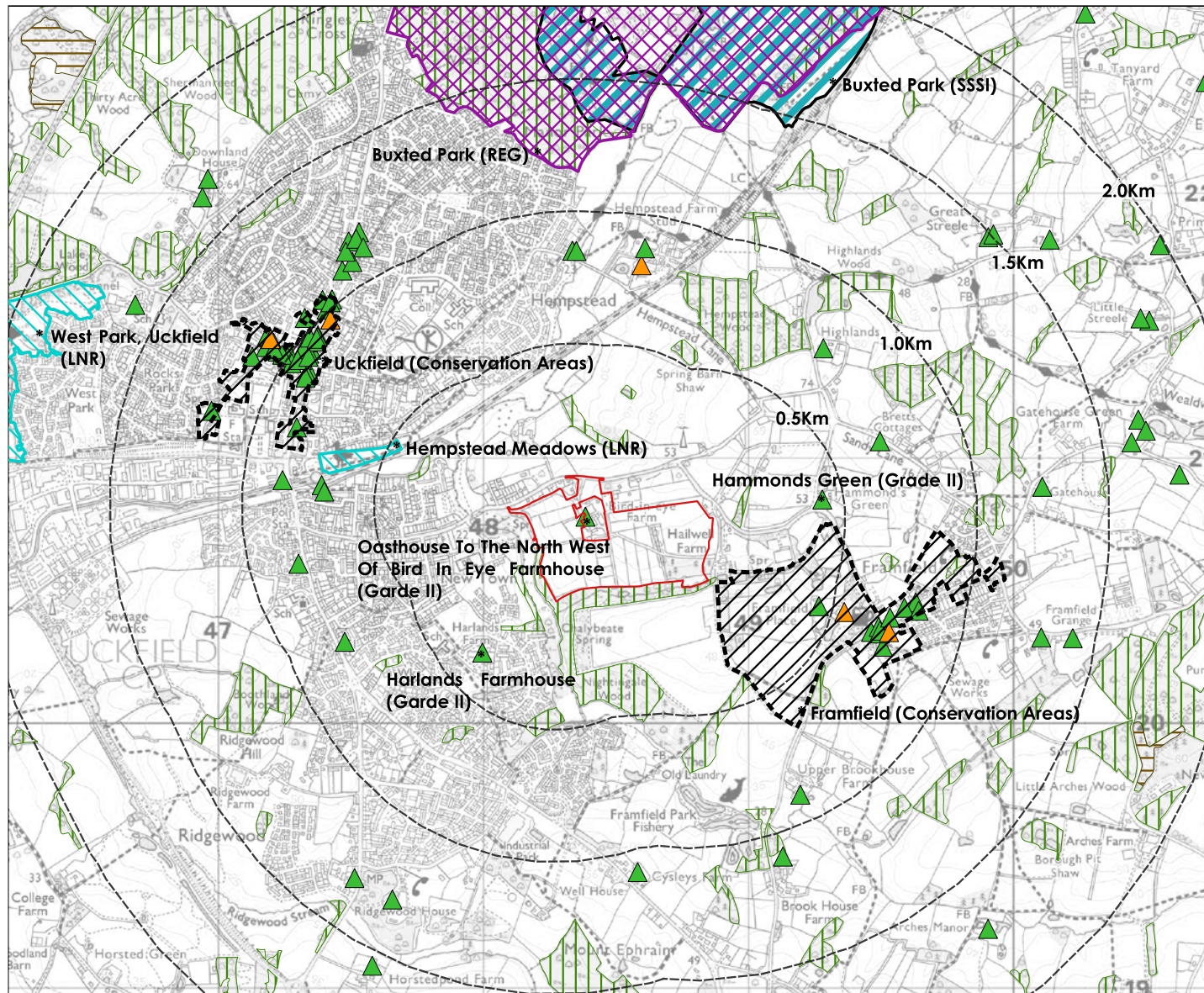


Appendix D

MAGIC map and Local Plan Extract



Legend

 Site Boundary

Designations

Heritage

 Conservation Areas

 Registered Parks and Gardens (REG)

Listed Buildings

 II*

 II

Ecology

 Sites of Special Scientific Interest (SSSI)

 Local Nature Reserves (LNR)

Ancient Woodland

 Ancient & Semi-Natural Woodland

 Ancient Replanted Woodland



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Project Bird in Eye Farm, Uckfield

Drawing Title Designations and Local Policy Extract Plan

Client Croudace Homes Ltd

Date July 2024

Scale Refer to scale

Drawn TV

Drawing No. CSA/2646/122

Rev -

Checked CA

Appendix E

National Planning Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (December 2023)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'* Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
 - *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 180 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 1.9 Paragraph 181 highlights that plans should:

'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

- 1.10 Paragraph 186 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

Planning Practice Guidance

- 1.11 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.12 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are

identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.13 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...*'. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.14 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.16 The final paragraph (008) in the green infrastructure sub-section notes that:

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'

1.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*'

1.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

National Design Guide

1.19 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

1.20 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character

makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

- *Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

1.21 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

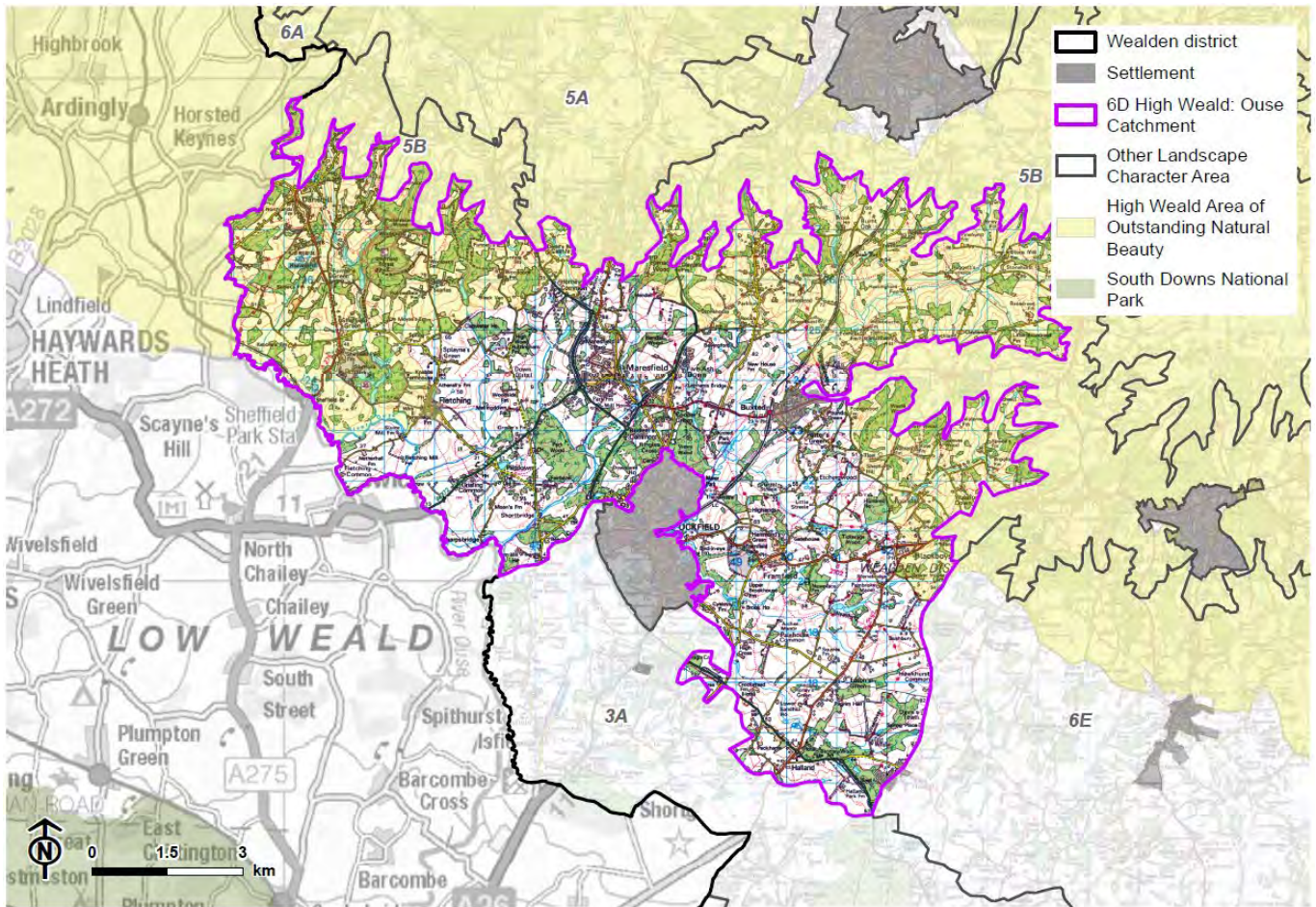
Appendix F

Extract from Landscape Character
Assessment of Wealden District

LCA 6D: High Weald - Ouse Catchment

Location and summary

The High Weald: Ouse Catchment is a rolling landscape of ridges and valleys containing the River Ouse and its tributaries that drain south-westwards from Ashdown Forest and the Central High Weald into Lewes District. A wooded landscape with an intricate pattern of small irregular fields, streams and small, historic ridge-top settlements. The High Weald AONB extends into the north of this LCA, west of Fletching and east of Blackboys and Buxted.



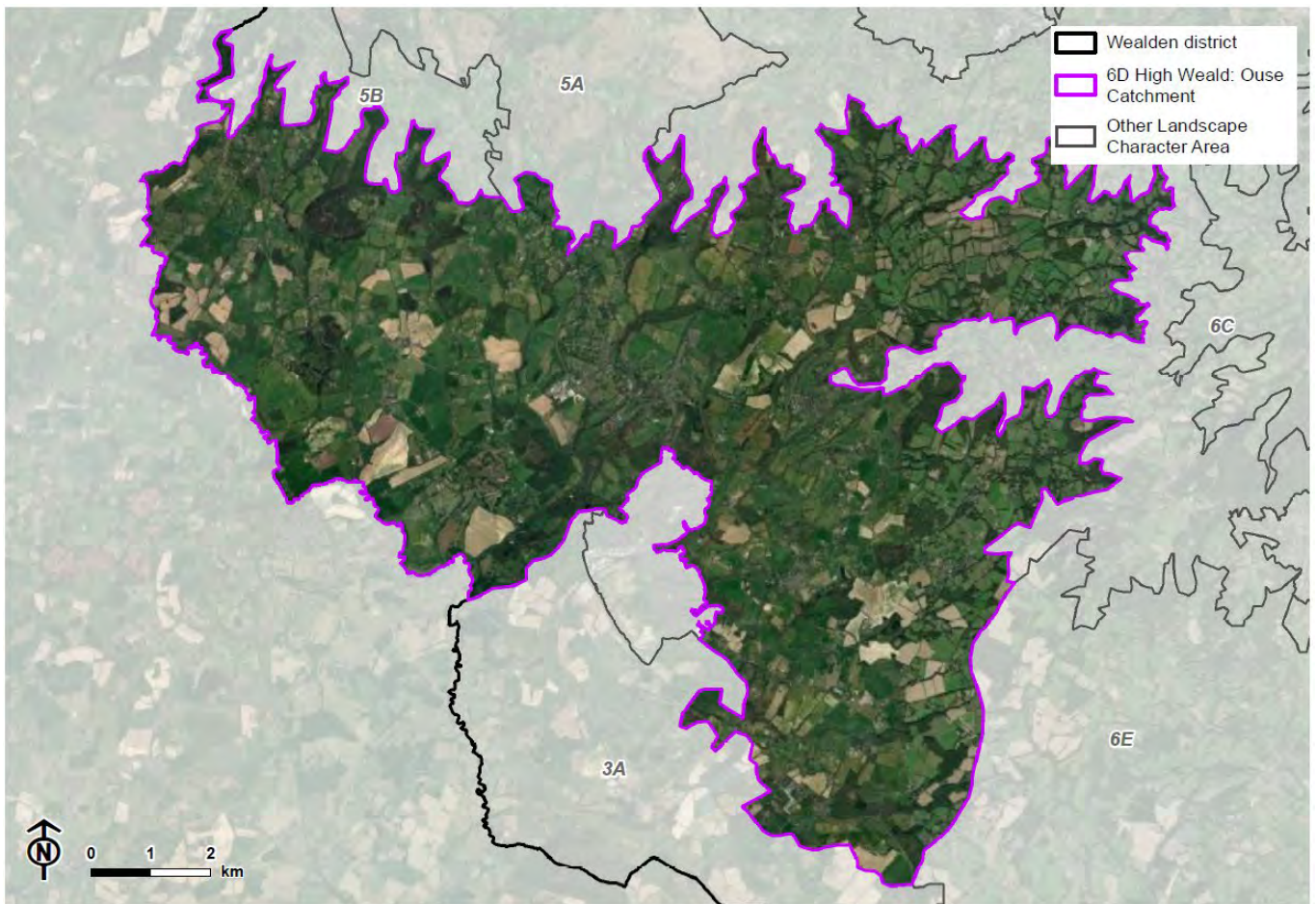


Well wooded ridge and valley landscape

Key Characteristics

- The underlying geology of interbedded sandstones, siltstones and mudstones give rise to a ridge and valley landscape associated with the winding upper courses of the River Ouse, River Uck and their tributaries. The incised and ridged landform is a defining component of character of the High Weald AONB.
- A well wooded landscape, which is a defining component of character of the High Weald AONB. The landscape has a mosaic of deciduous and mixed woodlands, interlinked with shaws, linear gill woodlands and hedgerows. Many woodlands are of ancient origin, with some ancient replanted woodland.
- Fragmented areas of priority habitat lowland heathland at Piltdown Common and in Sheffield Forest, provide evidence of previous woodland cover.
- Priority habitat lowland meadows and good quality semi-improved grassland are scattered throughout the LCA, including the flower-rich fields at Stockland Farm Meadow SSSI. Buxted Park contains priority habitat lowland dry acid grassland, which supports a large invertebrate population, and is designated as a SSSI.
- The silty soils support pasture, grazed by sheep and horses, with larger arable fields near to settlements. Viticulture is becoming more common within the LCA.
- An intricate pattern of small irregular shaped fields, predominantly of medieval origin, which is a defining component of character of the High Weald AONB. These are derived from piecemeal enclosure or assarting (formed from cleared areas of woodland).
- Fields are enclosed by a network of shaws and hedgerows with mature hedgerow trees, although these are often reinforced by post and wire fencing.
- The area is rich in relics of the Wealden iron industry, including furnace hearths, hammer ponds (constructed to power forge hammers) and coppiced woodlands managed to produce charcoal. The site of Pounsley iron furnace, a major cannon producer, is designated as a Scheduled Monument.
- The historic settlement pattern of small ridgetop villages, such as Danehill and Framfield (designated as Conservation Areas) is a defining component of character of the High Weald AONB. Distinctive church spires and towers often form landmark features. Farmsteads and hamlets are strung along the rural roads, and many of the buildings are listed.
- The local vernacular architecture comprises red brick laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories. These local materials, including oak timber frames, sandstone and flint reflect the abundance of locally sourced materials.

- Country houses with formal gardens and parkland such as Sheffield Park and Buxted Park (designated as Registered Parks and Gardens) demonstrate the wealth of manored estates in the High Weald.
- Villages are connected by a historic network of winding, sunken rural lanes enclosed by woodland. Busy trunk roads are also enclosed by woodland, limiting their impact on the landscape.
- The strong public rights of way network include promoted routes such as the Vanguard Way, Wealdway and the Sussex Diamond Way, enabling access to the landscape.
- Woodland, hedgerows and mature trees provide an enclosed character, although there are some dramatic long views to the wooded Central High Weald to the north and east and to the distinctive ridge of the South Downs to the south.
- The contrasting landscape pattern of pastoral fields combined with dense areas of mixed woodland and scattered historic villages, results in a varied landscape colour palette.
- A rural landscape, with areas of remoteness, tranquillity and experience of dark skies in the valleys and larger woods of the LCA, particularly away from the main settlements and busy A roads.
- Piltdown was at the centre of an archaeological hoax in 1912 when a skull was discovered that appeared to be the 'missing link' between humans and apes.



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Source: OS, WDC

Key Influences

Landform and drainage

The landform comprises a rolling topography of ridges, spurs and valleys associated with the rivers Ouse and Uck and their tributary streams, which drain south-west into Lewes District and the Low Weald. The watercourses tend to be small and winding in their upper extents, lined by trees and woodland (with alder being a prominent species), widening with larger floodplains in their lower reaches. This landscape lies between 20m AOD along the course of the Ouse and 110m AOD at Danehill.

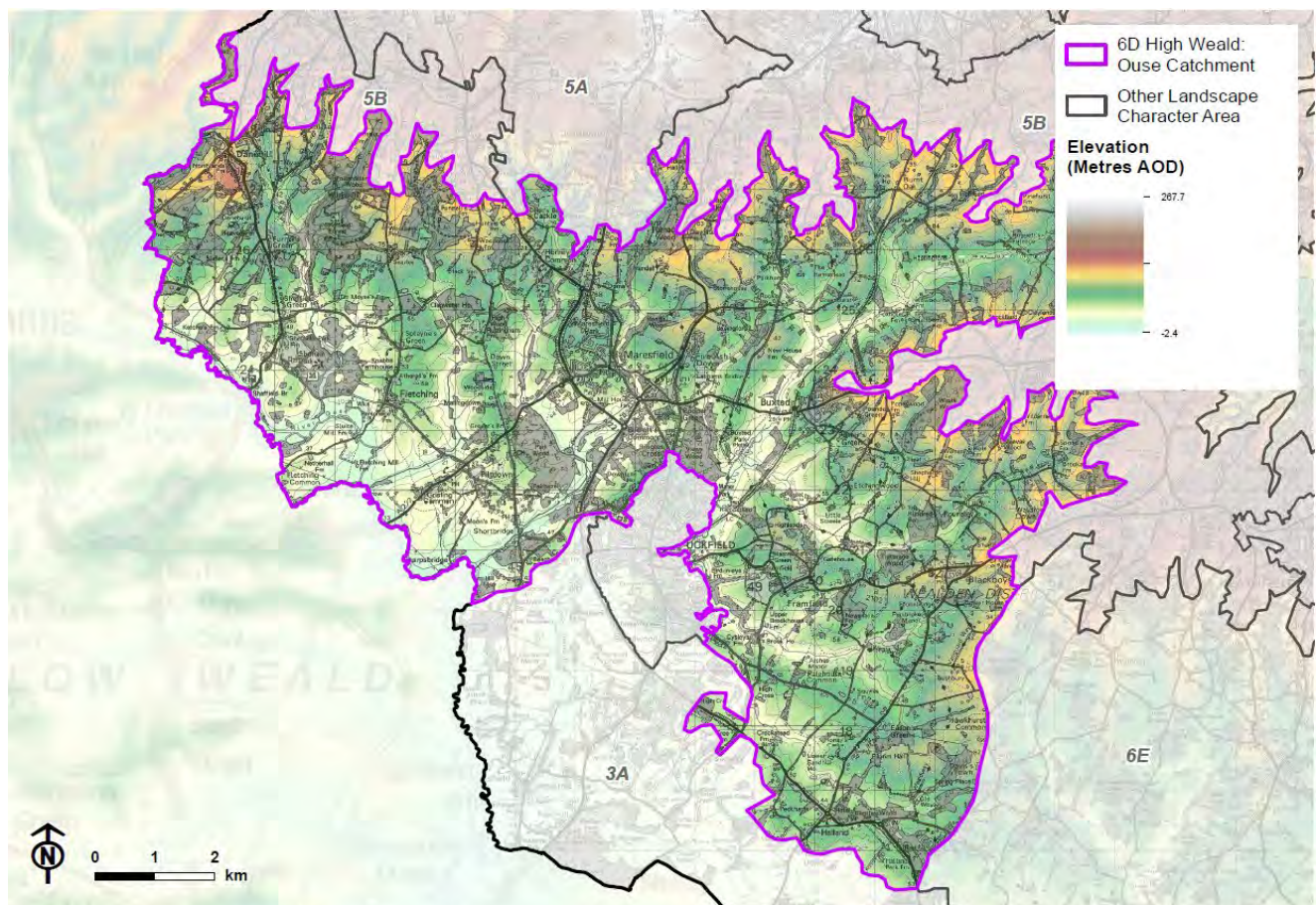
Bedrock and superficial geology

The High Weald - Ouse Catchment is underlain by a series of sandstones, siltstones and mudstones of the Ashdown Formation, Upper Tunbridge Wells Sand formation, Lower Tunbridge Wells Sand formation, Ardingly Sandstone and Wadhurst Clay formation. These were laid down in the Cretaceous period in fluvial, palustrine (marshy) or shallow marine conditions. Superficial deposits relate to the river

corridors, with alluvium, older river terrace deposits and some areas of Head deposits, caused by freeze-thaw activity moving fragmented weathered material downslope. The geology gives rise to medium silty soils, which are generally graded 3 ('good to moderate') in the agricultural land classification, with areas of grade 4 ('poor') along the river corridors and in the north towards the High Weald.



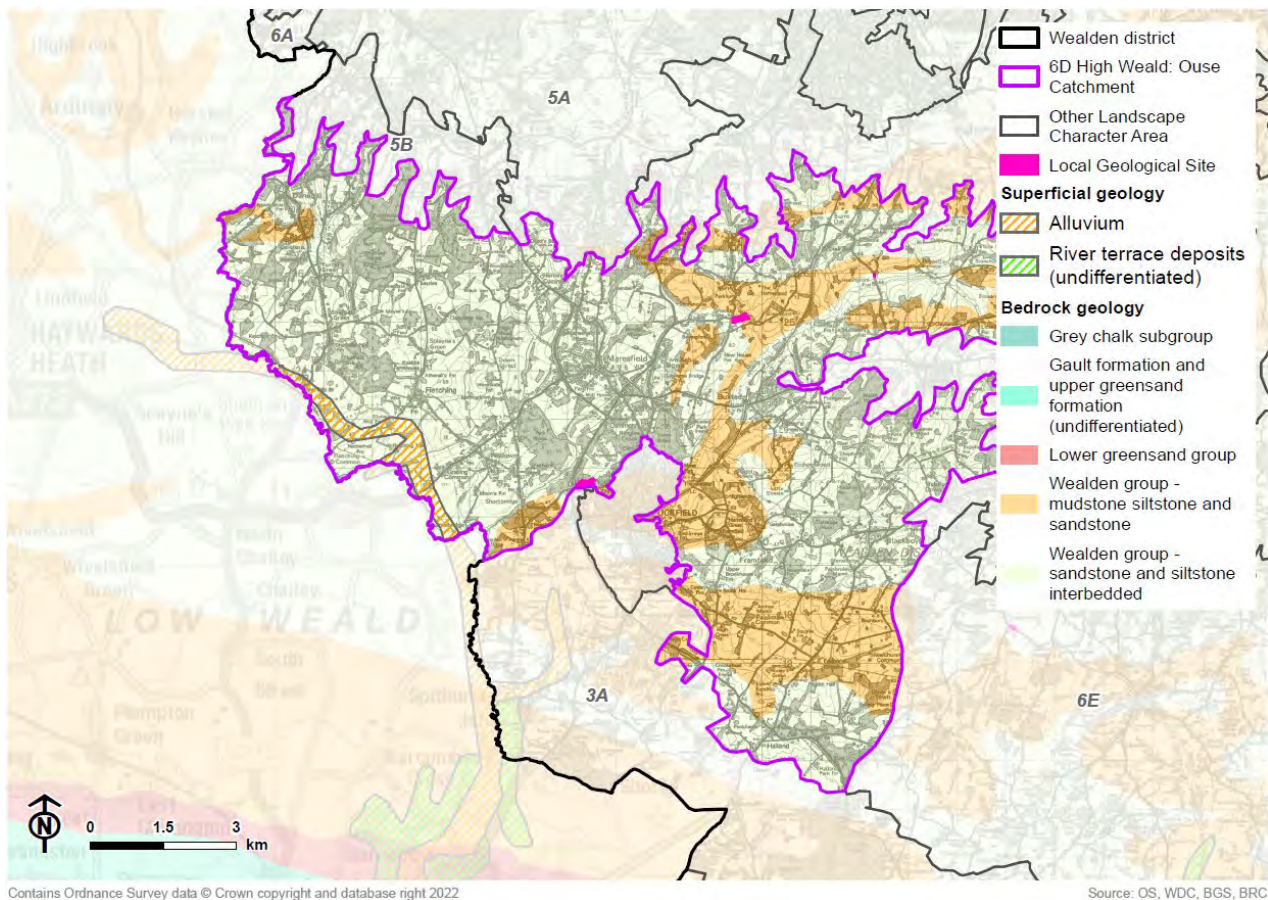
Designed landscape and unimproved grassland at Buxted Park



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Landform and drainage

Source: OS, WDC



Bedrock and superficial geology

Semi-natural habitats

Priority habitat deciduous woodland is found across the LCA, with fragmented areas of lowland meadow and good quality semi-improved grassland, particularly in the north-east, where a small area of meadow is designated as Stockland Farm Meadows Site of Special Scientific Interest (SSSI). A large expanse of lowland dry acid grassland is designated as the Buxted Park SSSI. Lowland heathland is found around Piltdown Common, evidence of greater woodland extent, and within clearances in Sheffield Forest. There are a number of Local Wildlife Sites (LWS) across the landscape, including Hastingford Meadow, Barnet Wood Common and Pound & Furze field Wood.

The Western Ouse Streams and Ashdown Forest and River Uck and its Headwaters Biodiversity Opportunity Areas cover most of the LCA. These areas are considered to be important for habitat enhancement and restoration, as well as the creation of priority habitats, particularly wetlands, woodlands and heathland.

Landcover

Small-scale pasture landcover dominates the LCA, although there are sizeable areas of larger-scale arable cropping.

Woodland is widespread, with small areas of woodland and the larger woodlands of Sheffield Forest and Park Wood.

Historic landscape

The High Weald - Ouse Catchment is part of the High Weald's ancient countryside, the dispersed settlement pattern and irregular shaped fields with strong hedgerow network are typical of the medieval period and represent one of the best surviving medieval landscapes in northern Europe.

Ancient woodland is found across the LCA, although some areas have been replanted with conifers in the 20th century, such as parts of Park Wood and Hollybush Wood. Evidence of the transhumance movement, where people and animals moved seasonally between the Downs to the south and woodlands of the High Weald, remain in the routes of the local lanes and public rights of way across the ridge and valley landscape, such as Bell Lane east of Sheffield Forest.

Evidence of Wealden iron working, which was prominent until the 18th century, is seen in the farm ponds and chains of large hammer ponds, constructed to provide a sufficient head of water for forges. Forges at Hendall, Oldlands Furnace, Buxted Wood and Buxted are designated as Scheduled Monuments.

Sheffield Park and Buxted Park are large, designed landscapes, both Registered Parks and Gardens. Sheffield Park is a 16th century deer park, remodelled by Capability Brown and Repton, with large ponds and lakes, and was the location of the first England v Australia cricket match, played in 1884. Buxted Park is an 18th century park with significant 17th century features.

The settlement pattern within the LCA has remained dispersed, with historic villages located on the ridges (including Danehill, Fletching, Maresfield and Framfield which covered by Conservation Areas) and often located at road junctions. The available local materials and sources of timber are reflected in the vernacular architecture of brick, timber, stone, weather boarding and tile hanging.

The Sussex Historic Landscape Character Assessment shows a varied pattern indicative of a typical medieval landscape. Assarts (created by clearance of woodland), are common, indicating a more wooded landscape in the past. Regular or semi-regular piecemeal enclosure is seen in fields in the centre and west of the area, although there have been considerable modern field amalgamations. There are also large, designed parklands at Sheffield Park, Buxted Park and Framfield Place.

Perceptual character

The LCA is largely 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, particularly away from Uckfield and Maresfield and the busy trunk roads. There are some dramatic long views to the wooded Central High Weald to the north and east and to the distinctive ridge of the South Downs to the south.

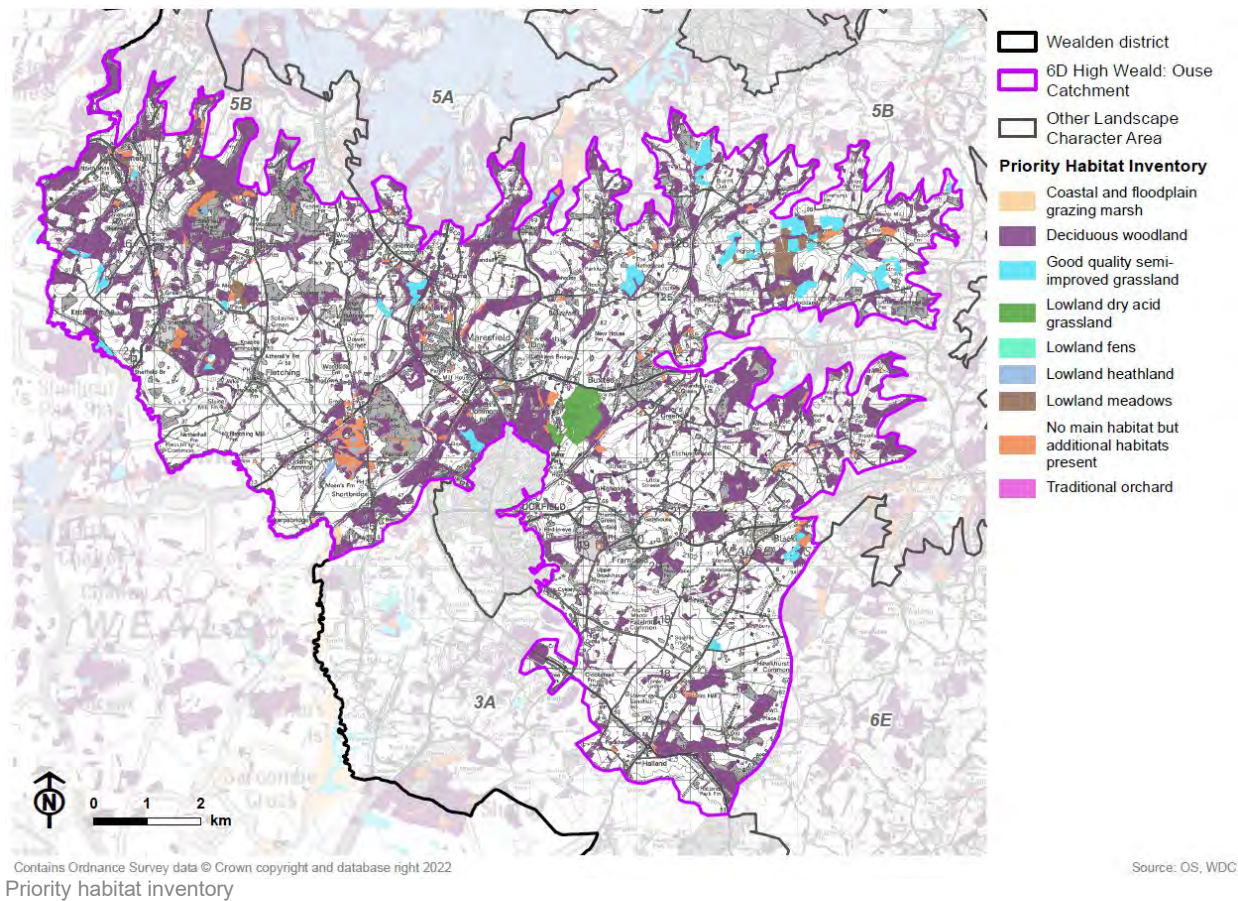
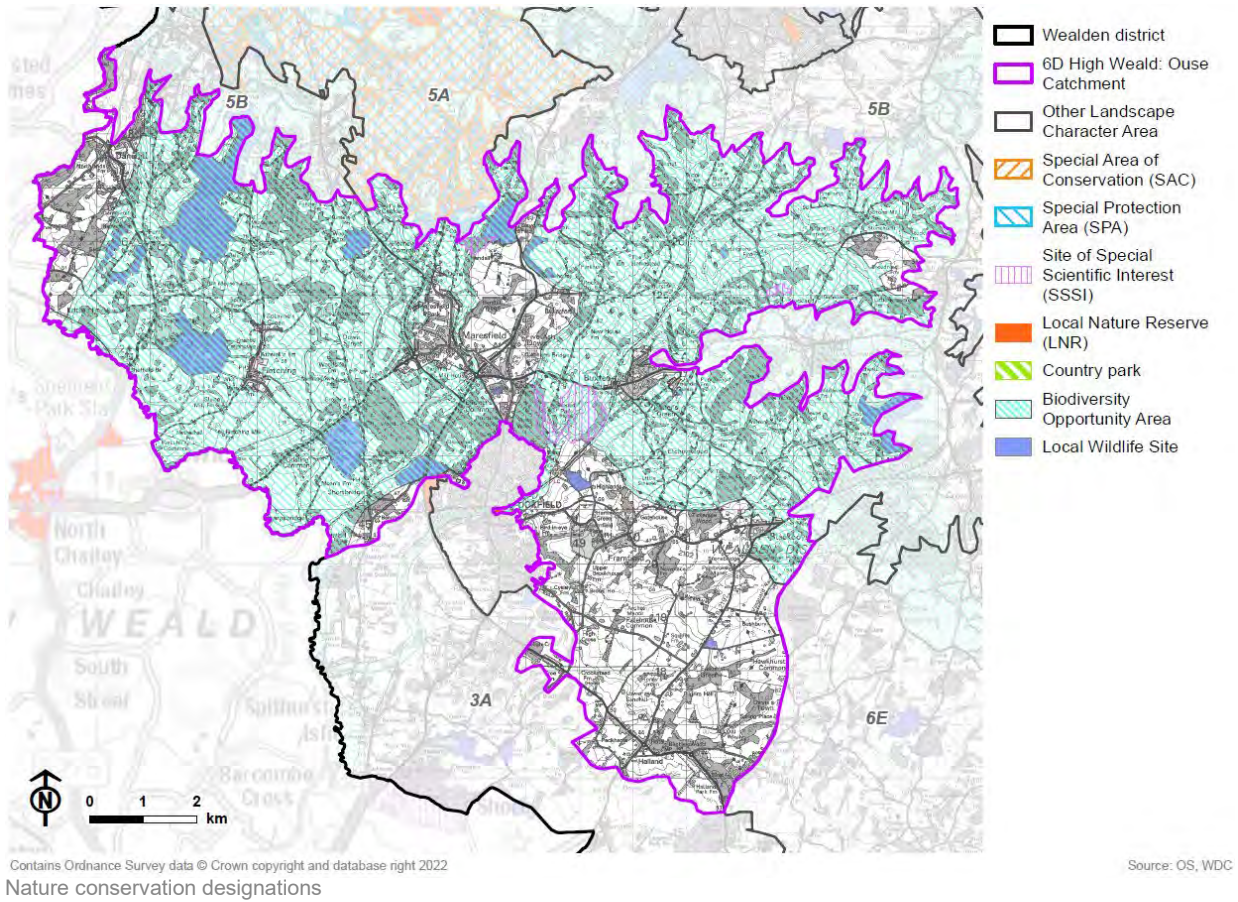
Busy trunk roads, including the A22 and A26, as well as light industrial land uses and urban fringe activities around Uckfield and Maresfield, influence landscape character, particularly outside the High Weald AONB. This includes developments such as the Ashdown Business Park and recycling centre on the A22. Electricity pylons are also a modern element in the landscape which reduce the sense of rurality in the immediate vicinity.



Vernacular architecture in Danehill

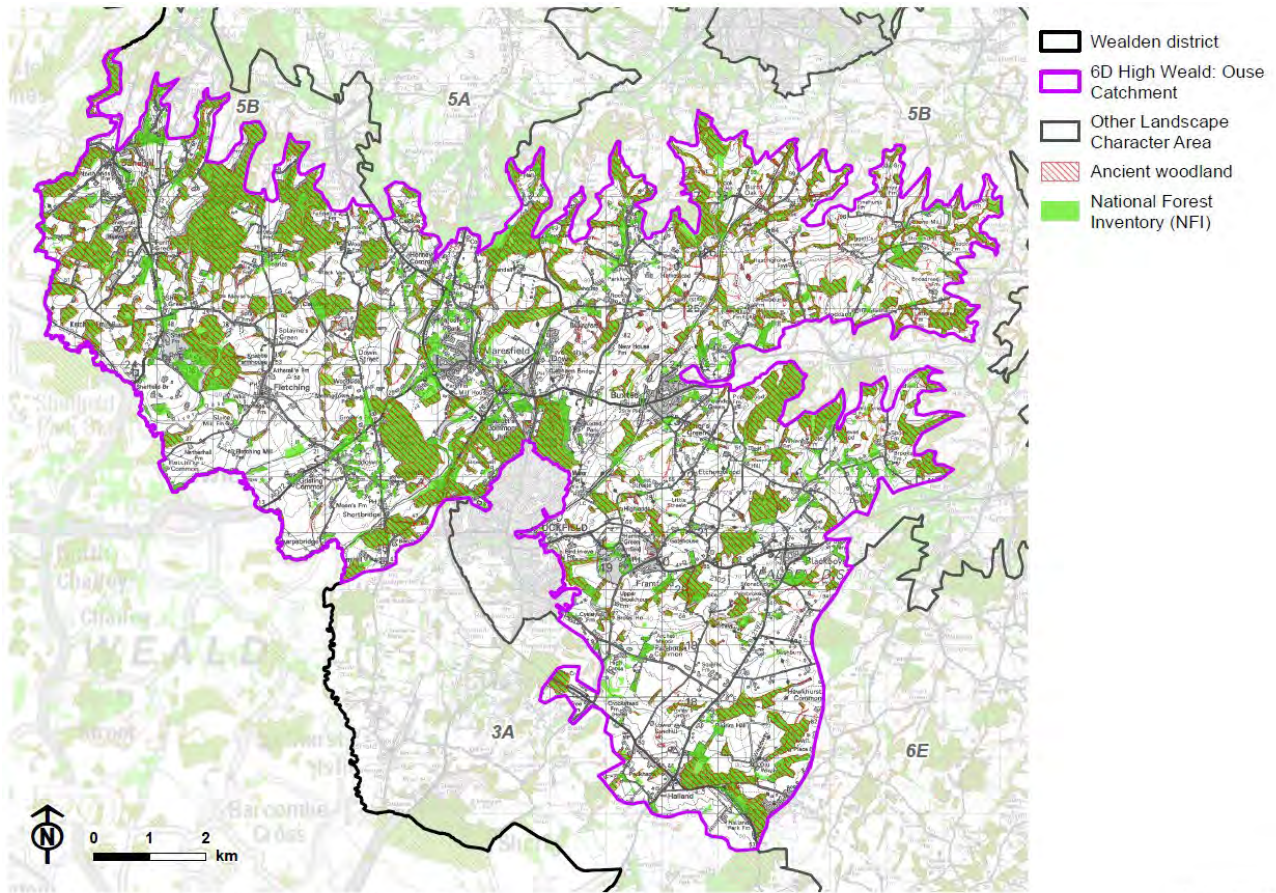
Landscape Type 6: Wooded Slopes (High Weald)

Wealden Landscape Character Assessment
May 2022

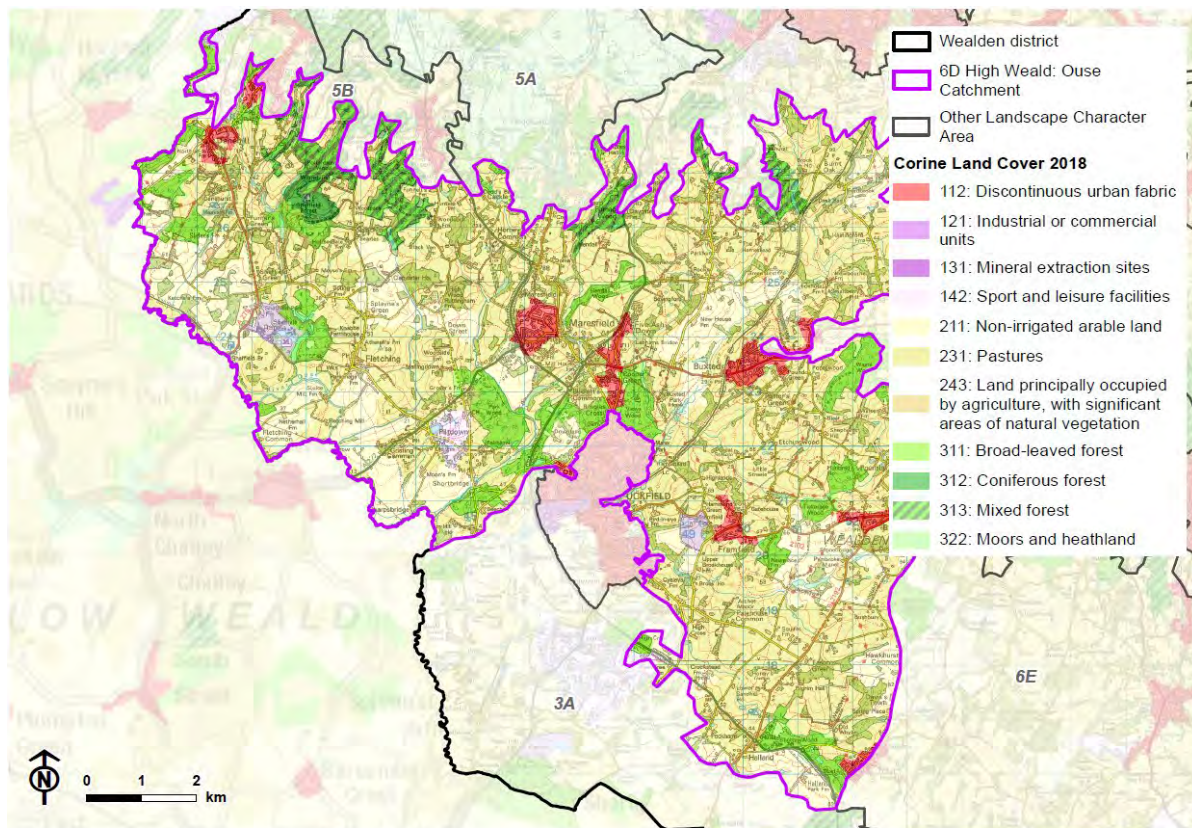


Landscape Type 6: Wooded Slopes (High Weald)

Wealden Landscape Character Assessment
May 2022



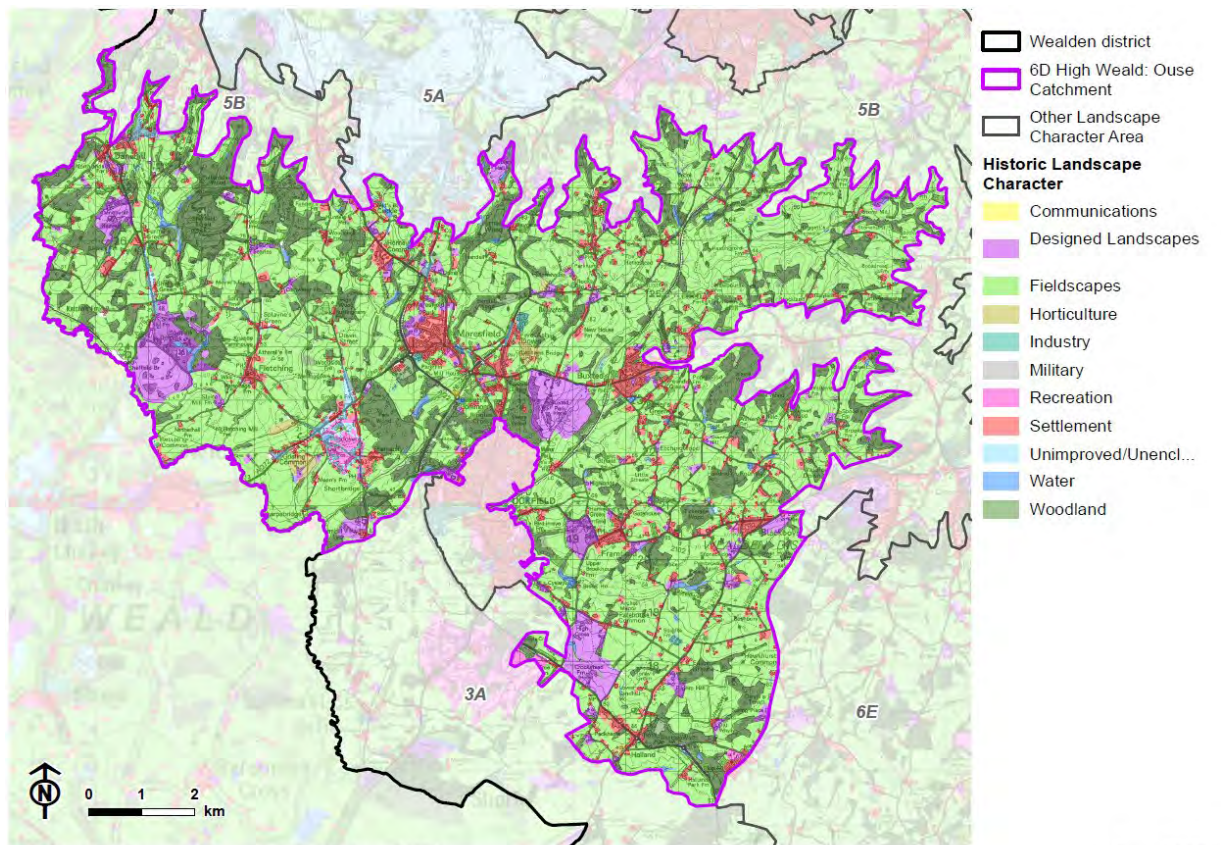
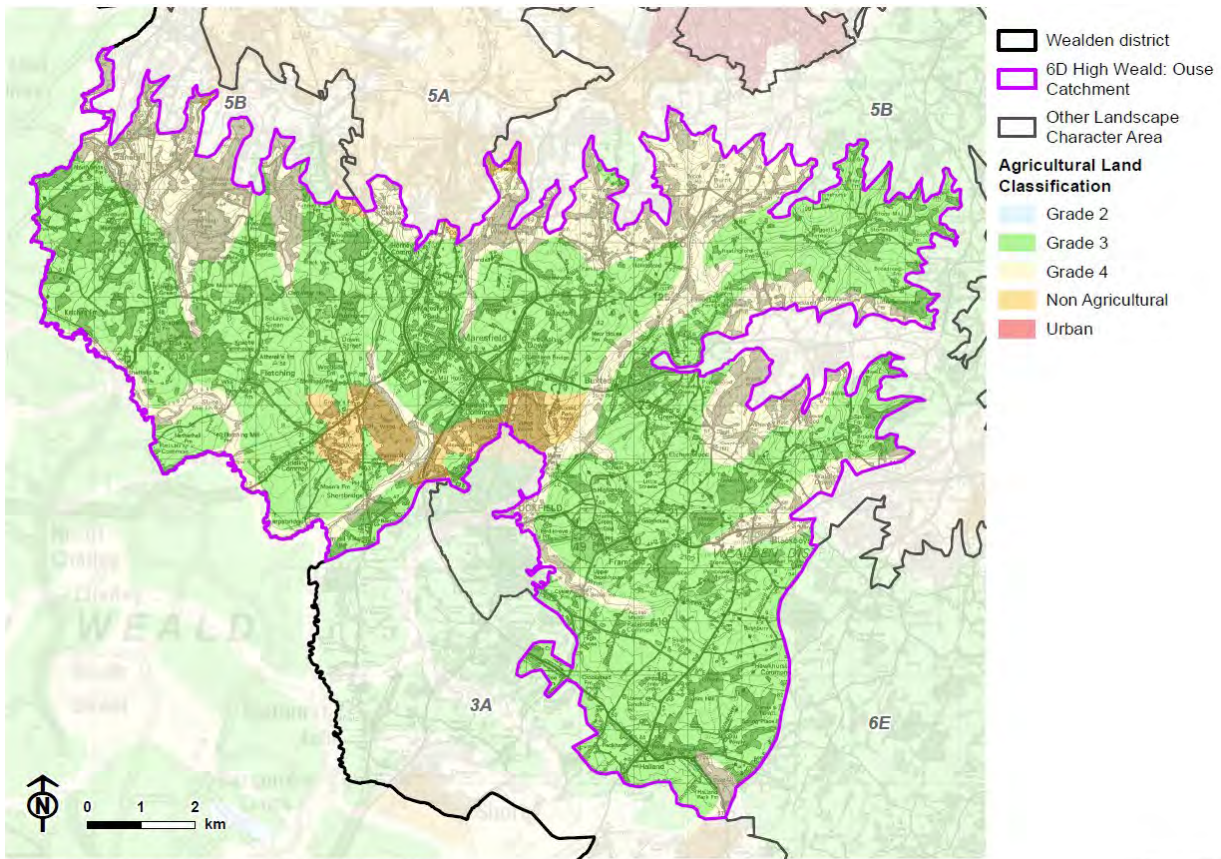
Woodland coverage

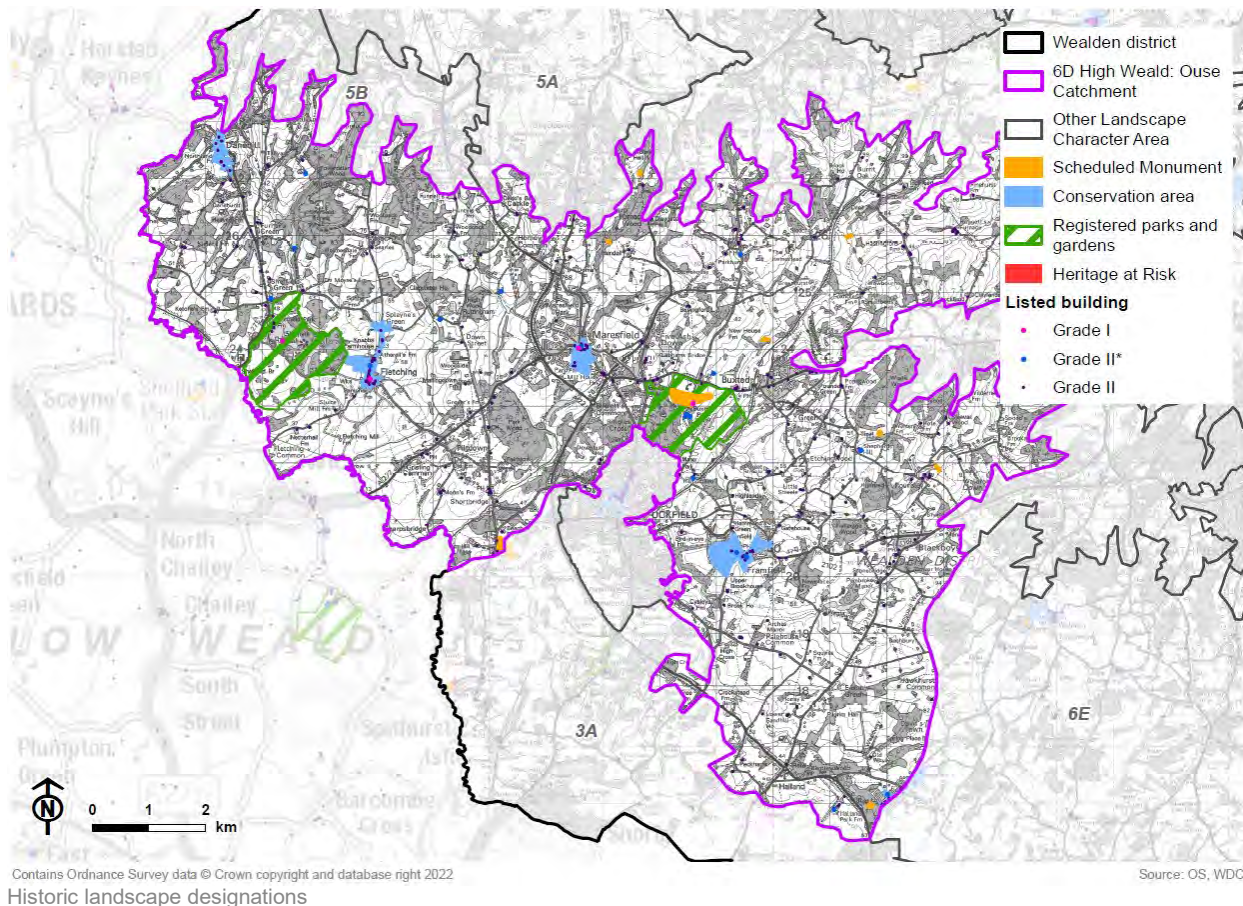


Landcover types (CORINE Land cover inventory 2018)

Landscape Type 6: Wooded Slopes (High Weald)

Wealden Landscape Character Assessment
May 2022





Landscape qualities

The following features and characteristics are particularly valued for their contribution to character and for the ecosystem services they provide:

- The distinctive landform of ridges and valleys associated with the River Ouse provide topographical interest to the landscape, creating a sense of place.
- Hammer ponds and gill streams, support wetland habitats, increasing biodiversity.
- The woodland, riparian vegetation and wetland habitats of the Ouse and Uck catchments provide nutrient and sediment filtration that enhances water quality, help to regulate water flow and assist in reducing flooding downstream during heavy rainfall.
- The numerous woodland (including ancient woodland), shaws, trees and hedgerows provide a sense of place as well as habitat connectivity to support biodiversity, carbon sequestration and the regulation of temperatures.
- The mixed and deciduous plantations and coppiced woodland offer opportunities for timber provision and a potential source of local fuel and building materials.
- The wet meadows, unimproved and acid grassland, heathland and broadleaved woodland (including Buxted Park and Stockland Farm Meadows SSSI), support a range of important flora and fauna. They allow soil stabilisation/retention, have a higher soil carbon content than cultivated habitats, and provide nutrient filtration which enhances water quality.
- The small-scale medieval field patterns, with sinuous hedgerow boundaries which provide a sense of place and history.
- Hammer ponds, coppiced woodlands and remnants of forges provide a link to the Wealden iron industry and a sense of time depth.
- The dispersed pattern of ridge-top villages (whose value is recognised through designation as Conservation Areas), with landmark church spires and towers, and linked by winding rural lanes, provide a connection to history, cultural identity and aesthetic value.

- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials, provides a sense of place and accords with a distinctive architectural colour palette.
- Designed parklands at Sheffield Park, Buxted Park and Framfield Place contribute to the time depth of the landscape. Sheffield Park and Buxted Park are also valued for the opportunities they provide for open air recreation.
- The public rights of way provide recreational opportunities, with contrasting long views to the High Weald, South Downs and enclosed views within the landscape, which contribute to people's physical health and mental well-being.
- Rural roads resulting from transhumance patterns of movement create a sense of time depth and sense of place, and are part of the medieval landscape of the High Weald AONB.
- The harmonious small-scale landscape pattern of mixed farms, dense woodland and open views across the wooded ridges and valleys contribute to the strong scenic quality of the area, reflected in its designation as an AONB.
- The sense of tranquillity and experience of dark skies in some areas, particularly away from the larger settlements in the south of the LCA.



Horse grazing with post and wire fencing and a wooded backdrop



Extensive areas of woodland

Forces for change

- Climate change, leading to increasing temperatures and periods of drought resulting in a change in water levels and stream flows altering the species composition of wetland habitats.
- Climate change resulting in an increase in the frequency and severity of seasonal flooding in lower-lying valleys. Associated pressures to build flood management works that are unsympathetic to local landscape character and sensitive habitats.
- Decreased water quality resulting from sediment run-off after ploughing and increased use and accumulation of herbicides, pesticides and fertilisers associated with industrial arable farming.
- Climate change and changing land management practices leading to potential changes in woodland and tree species composition. Increases in severe gales could result in wind damage to woodland edges. Ancient woodlands may be particularly susceptible to damage from storms and drought.
- Potential changes in flora and increase in pests and diseases as a result of climate change and changing land management practices, such as acute oak decline or sweet chestnut blight.
- The former replacement of broadleaved woodlands with conifer and mixed woodland, and changes in woodland management, including a reduction of traditional coppicing techniques, which has resulted in a change to the species composition, continuity and density of woodland and influenced the landscape pattern and texture.
- A decline in mixed farming leading to the loss of pasture and meadows, with their associated mature and historic hedgerow boundaries and shaws, influencing landscape structure and pattern.
- Increase in hobby farming and conversion of grazing fields to equestrian use, including subdivision of fields with horse tape or post and wire fencing and proliferation of field shelters, which reduces the rural character of the landscape.
- Expansion of adjacent urban areas, such as Uckfield, and an increase in light industrial and urban fringe land uses expanding into the rural landscape has the potential to impact the area's dark skies and sense of remoteness.
- Pressure for housing in the rural villages altering the historic dispersed settlement pattern.

- Recreational pressures on the landscape, including pressure for additional recreational infrastructure, including car parks or visitor centres introducing further development into the landscape.
- Pylons are a distinctive modern influence on the landscape, and often highly visible in this undulating landscape.
- Pressure for renewable energy infrastructure (e.g. wind turbines on elevated ridges and solar farms on south facing slopes or open areas, and associated grid connections), which would reduce rural character and impact views.

Landscape Guidelines

These guidelines recommend how the landscape can be managed to ensure future change respects local character and should be read in conjunction with the objectives and proposed actions of the High Weald AONB Management Plan:

- Maintain constant stream levels when/where possible (monitoring water abstraction, especially as periods of drought increase), to retain wetland habitats.
 - Address flooding issues with the implementation of natural flood management schemes in the River Ouse catchment (e.g. the creation of flood meadows and wet woodland, planting of woodland on slopes and installation of leaky woody dams to slow flows) working with landowners to consider a holistic approach to catchment management, in line with the Sussex Flow Initiative.
 - Monitor water quality in the rivers and streams. Minimise water pollution from agriculture through sensitive land management practices, including regenerative agricultural systems such as no or minimal till, holistic grazing, reduction or removal of chemical inputs, cover crops and restoration of buffer strips along watercourses and field ponds, to minimise run off in order to maintain the biodiversity of wetland habitats.
 - Encourage active and appropriate management of woodland to ensure a diverse species and age structure by thinning, coppicing and replanting as necessary in line with the aims of the Western Ouse Streams and Ashdown Forest and the River Uck and its Headwaters Biodiversity Opportunity Areas. Avoid damage from large machinery. No management is recommended for gill woodlands as these habitats are too sensitive and insufficiently understood.
 - As climatic conditions change, plant suitable species or encourage natural regeneration to create climate resistant woodland.
 - Safeguard ancient woodland and protect and enhance vulnerable woodland habitats and soils including gill woodlands and wet woodlands for the benefit of biodiversity.
 - Encourage the gradual restructuring of coniferous woodland to woodlands with a high broadleaved content, particularly for plantations on ancient woodland sites
- (PAWs), in line with the aims of the objectives of the High Weald AONB Management Plan.
- Support a sustainable woodland industry, encouraging small-scale operations using traditional techniques including coppicing, to develop new markets and products for locally sourced timber, and to maintain carbon sequestration.
 - Protect and manage the existing hedgerow network, and plan for the restoration of, and linkages between, hedgerows, including establishing hedgerow oaks, to maintain habitat corridors and to retain the medieval field pattern typical of the High Weald. Remove post and wire fencing where appropriate.
 - Maintain and restore links between the numerous woodlands in the area, other woodland habitats (such as hedgerows and parkland), and species-rich habitats such as wet meadows, unimproved grassland and heathland to create a robust network of woodland and open semi-natural habitats.
 - Maintain the mixed farmed character of the area, while increasing areas of permanent pasture (aiming to convert arable land to permanent pasture or to regenerative forms of agriculture which combine arable, livestock and agro-forestry uses and creating grassland margins to arable fields) and manage the number and grazing regimes of livestock to maintain and increase biodiversity.
 - Restore species-rich grasslands through appropriate management and, where necessary, reseed with Weald Native Origin Seed.
 - Monitor potential changes in flora and increase in pests and diseases, including spread of invasive plants and animals in water courses and woodlands.
 - Encourage sympathetic integration of horse paddocks through the maintenance of hedgerow field boundaries, conservation of existing scale of field pastures, avoiding overgrazing of pastures and proliferation of field shelters and other hard infrastructure.
 - Protect and enhance the historic designed landscapes, at Sheffield Park and Buxted Park, increasing interpretation and access where appropriate to link communities with their local heritage.

- Protect the remaining historic features related to the Wealden iron industry, such as hammer ponds. Increase interpretation and access where appropriate to raise awareness and link communities with their local heritage, including opportunities for heritage trails or walks.
- Limit the amount and scale of development in rural areas, protecting the existing low-density settlement pattern of dispersed rural villages, hamlets, and scattered farms, and the separation between these different settlement types.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB design guidance, High Weald AONB 'Guidance on the selection and use of colour in development' and objectives of the High Weald AONB Management Plan.
- Extend woodland around settlements and infrastructure development to filter light pollution and soften the visual impact of further urbanisation.
- Maintain the historic network of routeways, ensuring new roads or 'upgrades' take account of their rural context and avoid over-engineered features and/or the introduction of lighting into dark areas. Maintain the trees and species-rich grasslands on road verges.
- Ensure any renewable energy generation is compatible with the guidance above and is in scale with the landscape where possible. Where larger scale renewable energy development is justified to meet climate change objectives, any harm to the landscape should be compensated for by landscape-scale enhancements of the surrounding landscape. Electricity infrastructure associated with renewable energy generation should be efficiently planned to minimise the number of lines required, routeing in accordance with the Holford Rules².
- Restore and plant new hedgerows to create habitat connectivity and reduce the visual impact of the transmission lines which cross this LCA, in line with the Beautiful Boundaries project with the National Grid's Landscape Enhancement Initiative.
- Protect long views to the wooded Central High Weald to the north and east and to the distinctive ridge of the South Downs to the south.
- Maintain the strong scenic qualities of the landscape and its sense of remoteness, tranquillity and experience of dark skies.

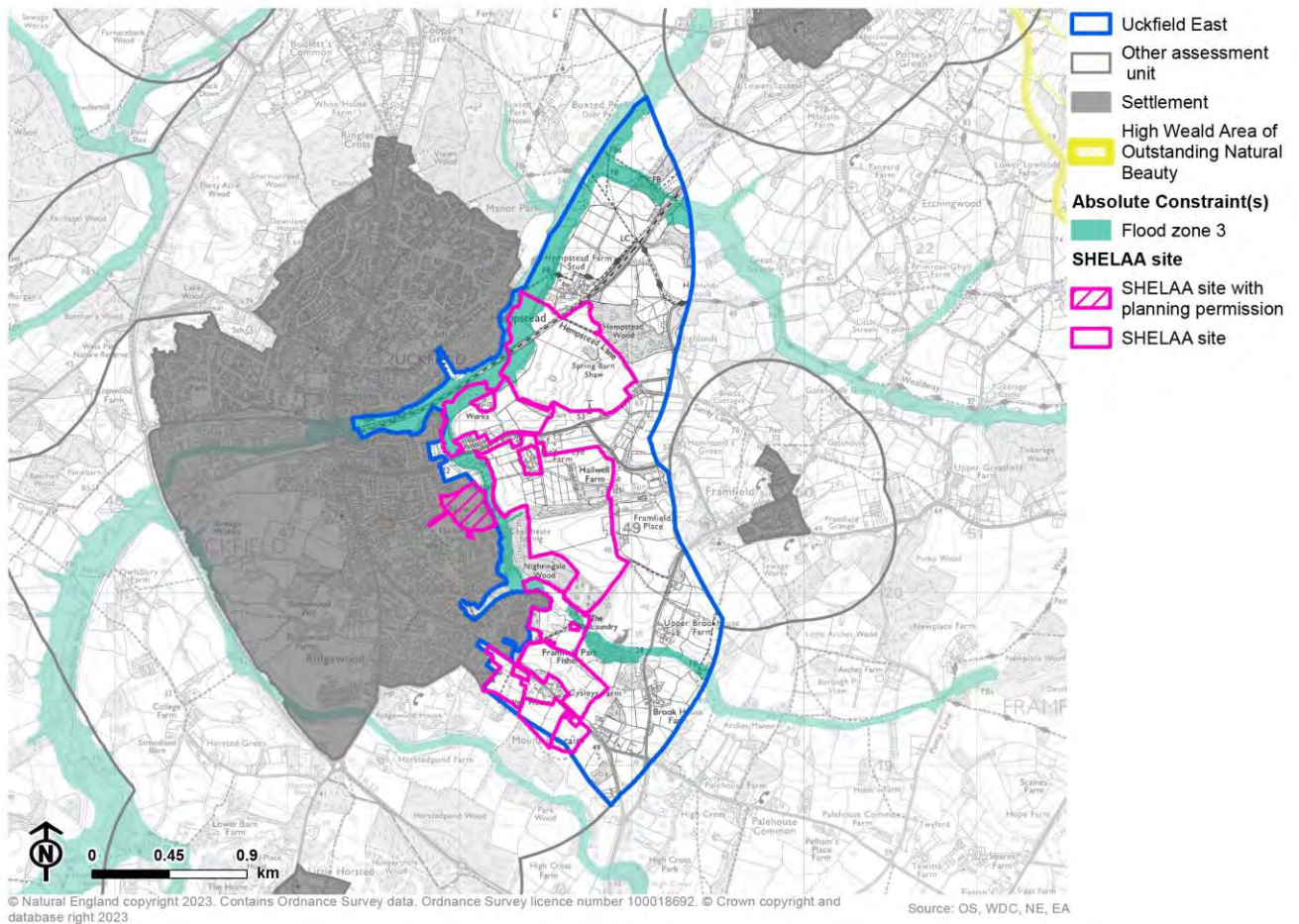
² <https://www.nationalgrid.com/sites/default/files/documents/13795-The%20Holford%20Rules.pdf>

Appendix G

Extract from Landscape Sensitivity Assessment:
Residential and Employment Development

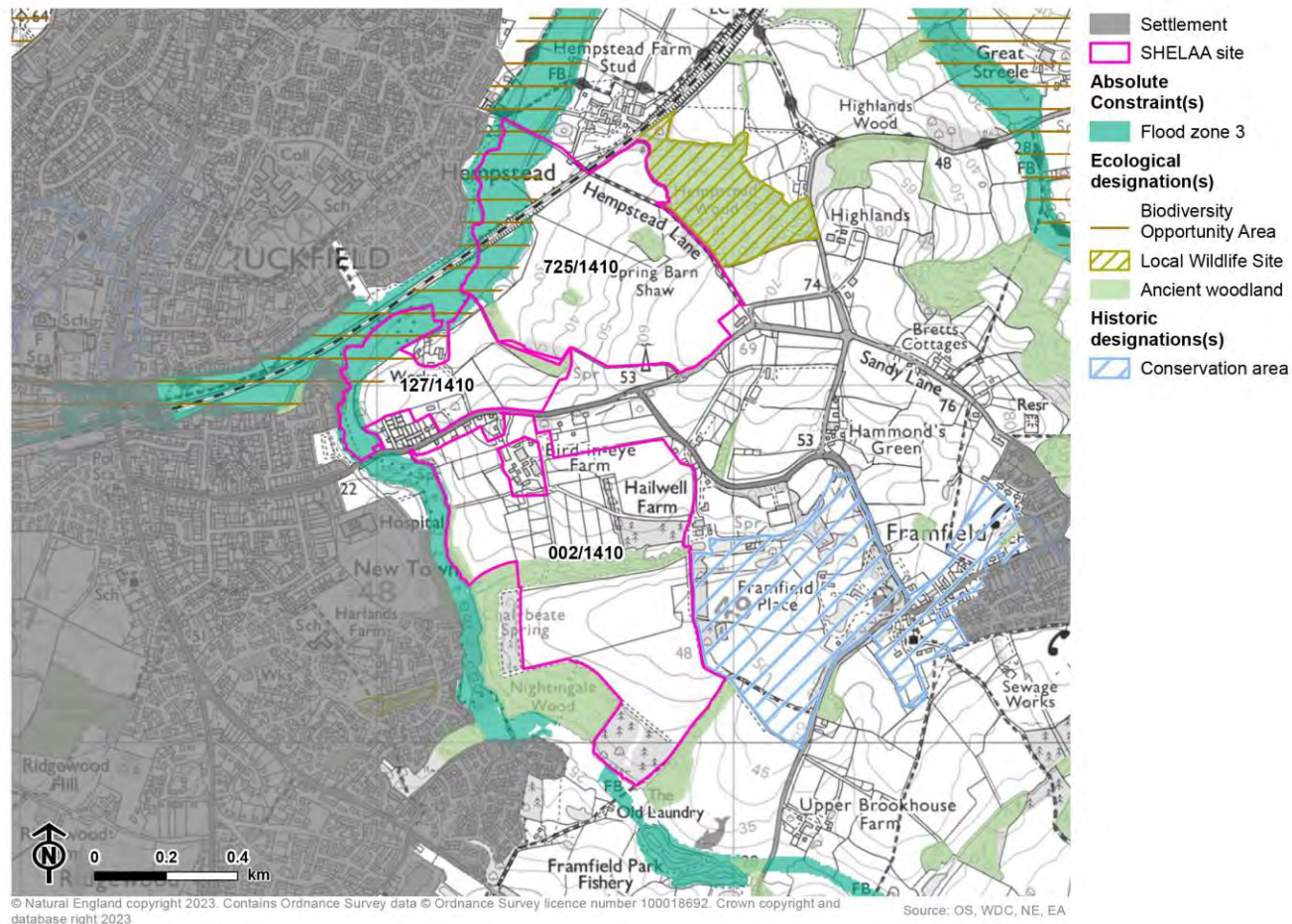
Uckfield East Assessment Unit

Figure B.86: SHELAA sites within Uckfield East



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	Uckfield East (east)		
Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/Industrial
	M	H	H

Figure B.87: Absolute constraints within Uckfield East (east)



Representative site photos



Site 127/1410: Sloping pastoral fields bound by mature woodlands.



Site 725/1410: Long-reaching views over pastoral fields and wooded river valleys.

SHELAA site reference:	725/1410	127/1410	002/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the east of Uckfield and share many of the characteristics of the wider Uckfield East assessment unit, although those parts of the sites on higher slopes further from the settlement edge (the south-eastern corner of Site 725/1410 and the southern part of Site 127/1410) are particularly sensitive as they are visible from Uckfield and within the wider landscape. The sites lie within undulating mixed farmland associated with the valley landform of the River Uck and Framfield Stream, which is typical of the assessment unit. The open valley slopes, particularly at higher elevations, are visually prominent, and provide an attractive backdrop to the existing settlement, and are identified as a key sensitivity for the wider assessment unit, as well as the sites themselves. Ecologically valued small deciduous woodlands, many of ancient origin, and linear woodlands along stream valleys, are typical of the wider assessment unit and increase the sites' sensitivity to development. The wooded course of the Framfield stream and River Uck valley also provides a strong settlement boundary for the wider assessment unit and heighten the sites' sensitivity to development. The open character of the floodplain meadows along the River Uck valley are sensitive to change and long distance views to and from Uckfield from rural roads to the east, and the public access along Hempstead Lane, are also indicators of higher sensitivity for the sites and the wider assessment unit. However, the large-scale field pattern resulting from modern field amalgamation and a lack of historic field patterns or historic features (which are common in the wider assessment unit) indicates lower sensitivity. The proximity of the sites, particularly at lower elevations in the north and west, to the urban edge of Uckfield, the presence of existing development extending from the settlement and the presence of the railway line also indicate lower sensitivity. Areas along the north-western and western site boundaries of Sites 725/1410 and 127/1410 have been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3).		
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The prominent open slopes of the more elevated valley sides which provide an attractive rural setting to Uckfield. ■ Mature deciduous woodland, including the ancient woodlands of Hempstead Wood on the north-eastern boundary of Site 725/1410, Nightingale Shaw within Site 002/1410 and Spring Barn Shaw within both Site 725/1410 and Site 127/1410 ■ Riparian woodlands extending along the River Uck and Framfield Stream and other watercourses and the role they play in defining and screening the settlement edge of Uckfield. ■ Open character of the floodplain along the River Uck ■ The strong network of thick hedgerows, mature hedgerow and roadside trees, and copses ■ Rural tranquillity away from the settlement edge ■ The open character of the landscape, with views from the edge of Uckfield and the public footpath along Hempstead Lane		

Landscape sensitivity		
SHELAA site ref.	725/1410	127/1410 (east)

Sensitivity rating for small-scale residential	Moderate to higher sensitivity	MH
Reasoning	Reasoning The elevated open slopes of Site 725/1410, particularly in the south-eastern corner, and the southern half of Site 127/1410, along Sandy Lane and Bird in Eye Hill are visually prominent within the landscape and provide a rural setting to Uckfield, as well as long distance views westwards towards the town. The wooded river valley of the Uck forms a strong boundary to the settlement, and the sites play a role in the separation between Uckfield and the smaller village of Framfield to the south-east. Mature trees and copses, including areas of ancient woodland, within the sites and winding rural lanes along the eastern boundaries add to the rural character, increasing sensitivity. Three Grade II and one Grade II* listed buildings are located to the north of the site and their setting would need to be considered if development were to come forward. Existing development at Bird in Eye Hill (Site 127/1410), including commercial uses and small-scale fabrication operations, decreases sensitivity for a localised part of the site. An area along the north-western boundary of Site 725/1410 has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	Any development on the site(s) should: Avoid the steep open valley sides of the sites (particularly the south-east of Site 725/1410), due to their visual prominence and the rural setting they provide to the wider settlement and surrounding landscape. Be set back from the river valley of the River Uck, where riparian woodland provides a strong boundary feature along the existing settlement edge, and retain its open floodplain character. Be set back from Flood Zone 3 along the north-western edge of Site 725/1410. Maintain the rural context provided by the east of Site 725/1410 between the settlements of Uckfield and Framfield. Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows. Development should be set back from ancient woodland within and adjacent to the sites and provide suitable and appropriate buffers to the ancient woodlands. Enhance public access providing opportunities to experience longer views from upper slopes. Minimise visibility of any development from the promoted Wealdway and the public right of way along Hempstead Lane. Consider the impact of any development on the setting of the Grade II and Grade II* listed buildings located to the north of Site 725/1410. <i>Please also refer to the strategic landscape guidance for the wider Uckfield East assessment unit.</i>	

Landscape sensitivity		
SHELAA site ref.	002/1410	127/1410 (west)
Sensitivity rating for small-scale residential	Moderate sensitivity	M
Reasoning	Reasoning	

	The north-eastern and south-eastern parts of Site 002/1410 are located at a higher elevation and form part of the rural context to outward views from the edge of Uckfield, increasing the site's sensitivity. Development in the south of Site 002/1410 would be perceived as crossing the soft boundary feature formed by ancient woodland at Nightingale Shaw, which lines an incised watercourse that bisects the centre of the site running from west to east, also increasing sensitivity. The southern part of Site 002/1410 is located adjacent to the Framfield Conservation Area to the east, increasing sensitivity. The Grade II listed Oasthouse to the North West of Bird In Eye Farmhouse is surrounded by the north of Site 002/1410, however existing commercial development at the former farmstead exerts an existing influence on the setting of the building. A public right of way passes along the southern boundary of Site 002/1410, increasing sensitivity. The western extents of Site 002/1410, and the western half of Site 127/1410, are located at a lower elevation and are influenced by the proximity of Uckfield. These parts of the sites are generally well contained by vegetation which lines a tributary of the River Uck, located to the west of the sites. The presence of existing development, including commercial/employment uses and small-scale fabrication operations, extending along Bird in Eye Hill (Site 127/1410) and around former farmsteads (Site 002/1410), with relatively large-scale fields divided by horse tape, decrease sensitivity. Many internal field boundaries within Site 002/1410 have deteriorated and been replaced with post and wire fencing, which decreases sensitivity. An area along the north-western and western site boundary of Site 127/1410 has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	Any development on the site(s) should: Be focused on low lying flat fields, or lower slopes in close proximity to the settlement edge of Uckfield (the northern part of site 002/1410 and western part of site 127/1410), well enclosed by landform and vegetation where development would be less visible and have less influence on landscape character. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Restore deteriorated internal field boundaries within Site 002/1410 with planting that is in keeping with the local character. Be set back from Flood Zone 3 in the north-west and west of Site 127/1410. Take opportunities to reduce the visual impact of the railway (Site 127/1410), and existing urban edge development for both sites. Provide suitable and appropriate buffers to the ancient woodland within the sites. Minimise visibility of development in key outward views west from the Framfield Conservation Area. Maintain the rural character of views from the public right of way which passes to the south of Site 002/1410. <i>Please also refer to the strategic landscape guidance for the wider Uckfield East assessment unit.</i>

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	Uckfield East (south-east)		
Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/Industrial
	M	H	H

Appendix H

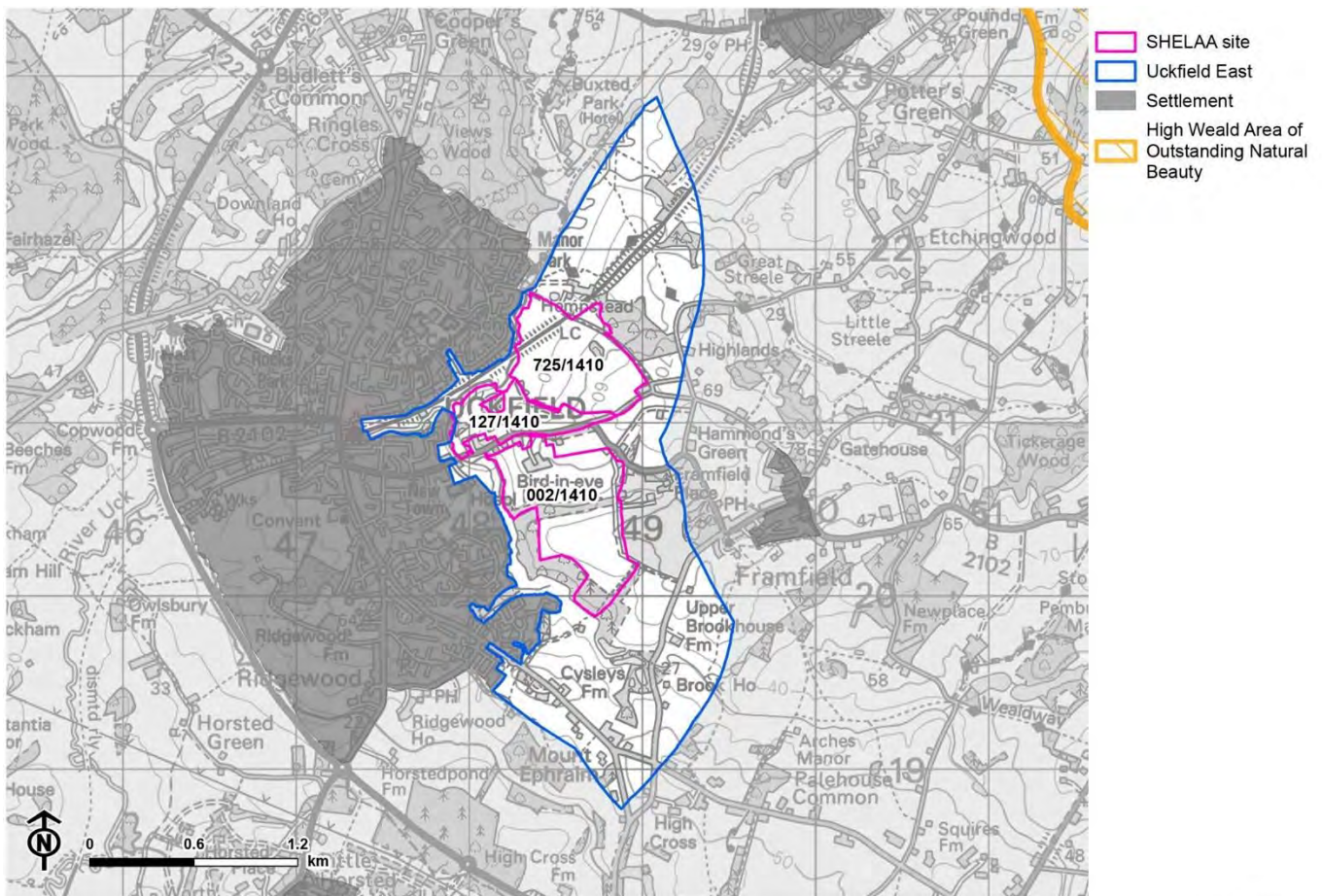
Landscape and Visual Appraisal: New
Settlements and Large Urban Extensions

Landscape Sensitivity Context: Uckfield East Assessment Unit

The following potential development sites are considered within the Uckfield East assessment unit:

- Group comprising 725/1410 – Land at Hempstead Lane, Uckfield; 002/1410 – Bird in Eye Farm (South), Bird in Eye Hill, Uckfield; and 127/1410 – Bird in Eye Farm (North)

Figure A.32: Site locations in relation to the assessment unit



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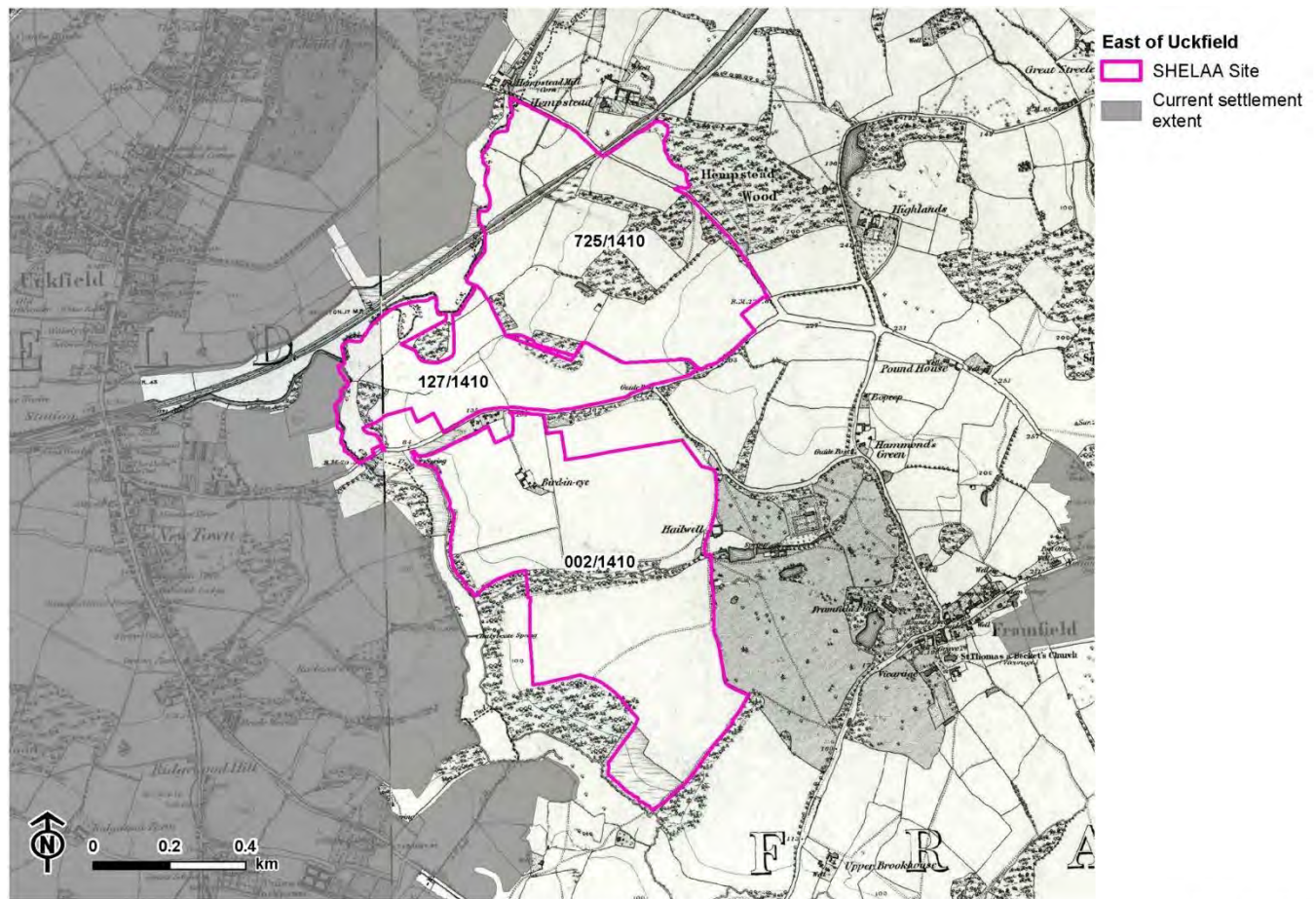
Source: OS, WDC

Settlement Context

Settlement Location and Context	Uckfield is a relatively large market town located in the west of the district, at the transition point between the Wooded Clay Vales of the Low Weald (LCT 3) and the Wooded Slopes of the High Weald (LCT 6).
Settlement Evolution	The town developed where the road linking Canterbury, Chichester and Lewes crossed the River Uck. The original settlement was focussed primarily along Church Street (around the medieval chapel) and High Street, an area designated as the Uckfield Conservation Area. Later development extended further north and south along High Street and along Framfield Road (the New Town area) to the south-east, resulting in a linear north-south settlement pattern. The arrival of the railway in the 19th century stimulated further growth and by the early and mid-20th century, development greatly increased the size of the town. This later expansion has resulted in the town's merging with the formerly separate hamlets of Ringle's Cross and Ridgewood to the north and south respectively. New development is currently under construction at Ridgewood,

	and will form a settlement extension of 1,000 new homes to the west / south-west of the town (east of the A22 Uckfield Bypass).
Settlement Pattern and Edge Character	The settlement still retains its linear north-south form, although more recently industrial and residential development has extended the settlement to the north-west as far as the Uckfield Bypass (A22) and to the north-east as far as Views Wood (ancient woodland) and the River Uck. The Uckfield Bypass was constructed in 1982 and today defines the western and south-western edges of the settlement. The settlement edge to the east and south-east is generally defined by the valley forms of the River Uck and Framfield Stream, with only a small amount of development along the B2102 beyond this. The settlement edges of Uckfield generally consist of two storey 20th or 21st century housing, with the exception of Bellbrook Industrial Estate to the west, which consists of larger scale low-rise industrial and commercial units. Extensive woodland encloses the settlement, particularly to the north and south.

Figure A.33: OS map (1885-1903) illustrating the evolution of the site and settlement edge



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Source: OS, WDC

The Landscape Sensitivity of Uckfield East Assessment Unit Described in the Wealden Strategic Landscape Sensitivity Assessment

LSA Assessment Unit	Uckfield East		
Landscape Sensitivity The rating that applies to the relevant LSA assessment unit	Small scale residential 2-2.5 storey housing	Medium scale residential 3-4 storey flats/care homes	Commercial/Industrial e.g. industrial units or hotels
	Moderate	High	High

Key Sensitivities The key landscape sensitivities to develop identified for the relevant LSA assessment unit	■ The undulating valley landform. ■ Mature deciduous woodlands (many of which are ancient in origin). ■ The strong network of thick hedgerows with hedgerow trees. ■ Intact historic field patterns, particularly assarts to the south and north-east of the assessment unit. ■ Historic features throughout the assessment unit including scattered oast houses and Framfield Park in the south. ■ Riparian woodland and other wetland habitats along the River Uck and its tributaries. ■ Prominent open valley sides in the south of the assessment unit, which provide a rural setting to the settlement. ■ The open character of the floodplain meadows along the River Uck. ■ Strong settlement boundaries, including extensive woodland to the north and wooded river/stream valleys elsewhere. ■ The network of Public Rights of Way. ■ Areas of tranquillity and dark skies along the Uck Valley and within the large woodlands to the north.
LSA Guidance	■ Avoid development on the steep open valley sides in the south of the unit, due to their visual prominence and the rural setting they provide to the wider settlement. ■ Avoid development on the open floodplain meadows along the River Uck. ■ Take up biodiversity opportunities listed in the River Uck and its Headwaters BOA where possible, including wetland habitat creation. ■ Locate development on low lying flat fields, or lower slopes in close proximity to the settlement, well enclosed by landform and vegetation where development would be less visible and have less influence on landscape character. ■ Retain broadleaved woodland, including linear riparian woodland along watercourses. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them to avoid root damage. ■ Avoid development in areas of habitat interest, notably semi-natural woodlands, grassland habitats in Buxted Park or riparian habitats along the River Uck and its tributaries. ■ Retain in-field or roadside trees, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. ■ Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible. ■ Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the south of this assessment unit. ■ Ensure development does not adversely affect the appreciation of historic features, such as riverside mills, or listed buildings. ■ Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape. ■ Take opportunities to reduce the visual impact of the railway and roads, and existing urban edge development. ■ Consider views from popular public rights of way, such as the Wealdway, when considering the siting and design of development in the landscape. ■ Ensure opportunities to access and enjoy the landscape are preserved and enhanced. ■ Ensure development does not affect the open character of the river valley, and areas of relative tranquillity in the larger woodlands.

Site Assessment: East of Uckfield

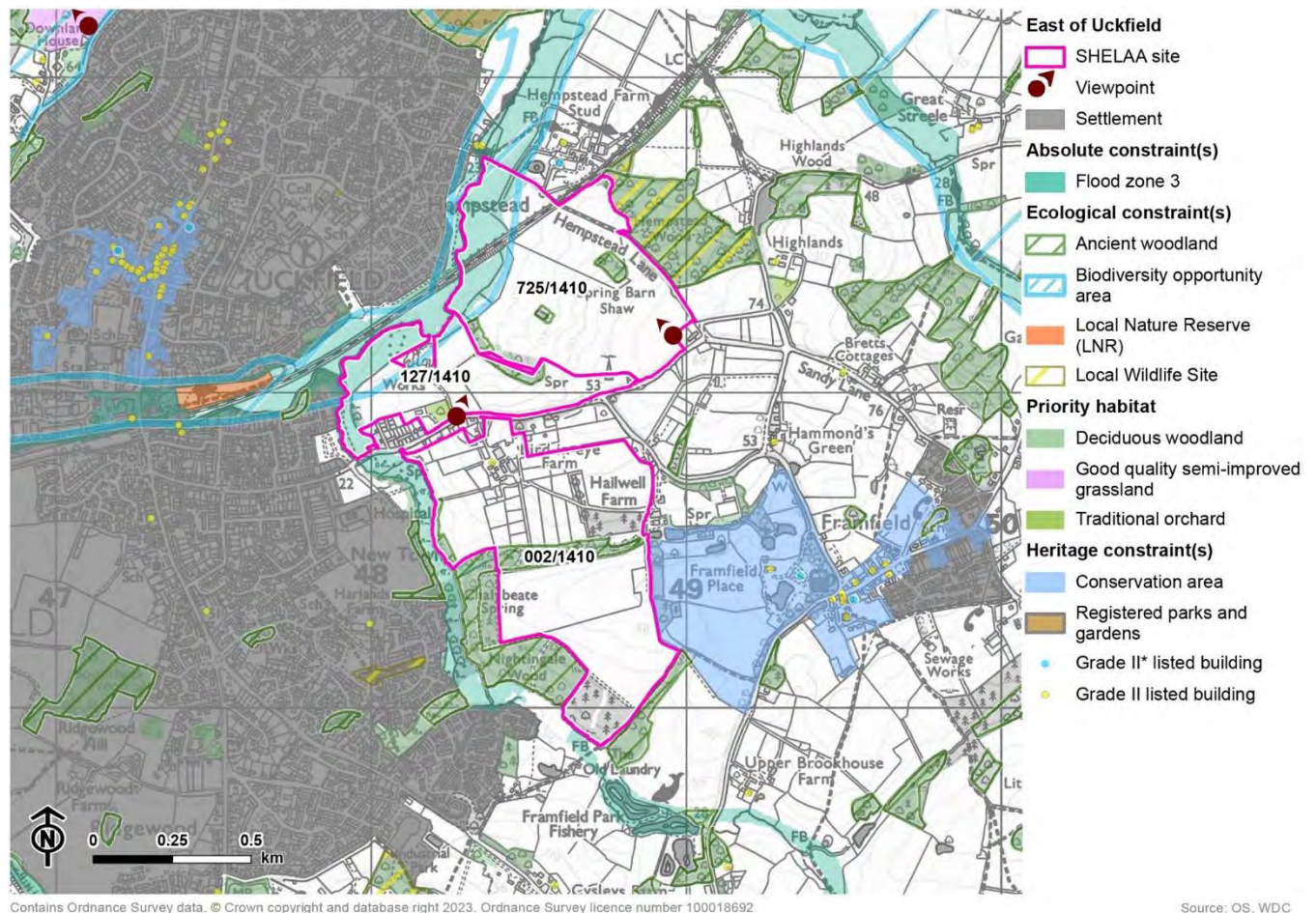
The following potential development sites are assessed as one, with individual elements highlighted where appropriate.

Site Details

SHELAA Site Name/ Reference	Land at Hempstead Lane, Uckfield	725/1410
	Bird in Eye Farm (South), Bird in Eye Hill, Uckfield	002/1410
	Bird in Eye Farm (North)	127/1410
Potential Development	320 residential dwellings (Site 725/1410); 290 residential dwellings (Site 002/1410); 240 residential dwellings (Site 127/1410); and SANGs.	
Site Location	The site is located to the east of the settlement, predominantly lying between the River Uck and Hempstead Lane to the north and with Nightingale Wood and the Framfield Park Fishery to the south. The site is located to the north and south of the B2102.	

Site Baseline

Figure A.34: Site location and constraints



Representative Site Photos



Viewpoint 1: An arable field boundary by mature hedgerows and hedgerow trees, looking north-west over the River Uck corridor and modern residential edge of Uckfield over SHELAA Site 127/1410.



Viewpoint 2: A sloping, semi-enclosed arable field with expansive views north-west over the wooded River Uck corridor toward Uckfield over SHELAA Site 725/1410.

Baseline Landscape Character in relation to the Wider Assessment Unit

Key Features and Qualities of the Site Landform, natural character, landscape pattern and time depth, historic character and perceptual aspects	Landform The site consists of a steep open valley slope rising from the floodplain of the River Uck, between 20m to 65m AOD, which is typical of the wider assessment unit. The site reaches a high point in the east near Hempstead Lane and Sandy Lane (SHELAA Site 725/1410). Areas in the west of the site are generally at lower elevation between 20m to 45m AOD (SHELAA Sites 127/1410 and 002/1410). Natural character Both the river floodplain and rising valley slopes are relatively open in character, with limited woodland, which is typical of the wider assessment unit. However, riparian woodland along the River Uck to the north and west and linear woodland lining the 'Cowden to Lewes' railway line that crosses the north-east of the site (SHELAA Site 725/1410). There are also surviving pockets of ancient woodland at Spring Bran Shaw within the centre and north-east of the site (SHELAA Sites 127/1410 and 725/1410) and south-west of the site at Nightingale Shaw (SHELAA Site 002/1410). There is also more extensive ancient woodland to the east of SHELAA Site 725/1410 boundary at Hempstead Wood. Ancient woodlands are typical of the wider assessment unit. Landscape pattern and time depth The site consists of large arable fields, located on the higher valley slopes, resulting from modern field amalgamation in the later 20th century. Smaller irregular pastoral fields, some of which are identified in the Sussex Historic Landscape Characterisation (HLC) (2014) as being surviving areas of historic piecemeal enclosure on the lower slopes and in the floodplain to the north (SHELAA Sites 127/1410 and 725/1410), are bounded by thick hedgerows with mature hedgerow trees, which is typical of the wider assessment unit. The south of the site (SHELAA Site 002/1410) is located directly west of the Framfield Conservation Area. The Grade II listed building at Bird in Eye Farmhouse is encircled by SHELAA Site 002/1410, and three additional listed buildings are located within close proximity of the northern boundary of SHELAA Site 725/1410. Recreational value a public rights of way passes along the north-eastern boundary of SHELAA Site 725/1410, including part of the promoted Wealdway, contributing to the network of public rights of way for the wider assessment unit.
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	Perceptual aspects The site is influenced by its proximity to the settlement edge of Uckfield, which disrupts the experience of dark skies. Whilst land to the east (SHELAA Site 725/1410 and parts of SHELAA Site 127/1410) are located away from the settlement edge, the rising topography means the settlement is apparent in views west. Detracting elements within and adjacent to the site include a telecommunications mast in the east of SHELAA Site 127/1410; areas of modern agricultural development, including at Bird in Eye Farm adjacent to the south-east of the site (SHELAA Sites 127/1410 and SHELAA Site 002/1410); an area of light industrial/employment adjacent to the northern boundary of SHELAA Site 127/1410; and ribbon development extending east of Uckfield along the B2102 between SHELAA Sites 127/1410 and 002/1410. However, the river corridor and agricultural fields in the north of SHELAA Sites 127/1410 and 725/1410 have a strong rural character with a sense of tranquillity, which is typical of the wider assessment unit.
Designations which are Constraints to Development	Flood Zones 2 and 3, associated with the River Uck and Framfield Stream, lie along the northern boundary of SHELAA Sites 127/1410 and 725/1410 and western boundary of the SHELAA Sites 127/1410 and 002/1410. Ancient woodland at Spring Barn Shaw, Hempstead Wood and Nightingale Shaw. The River Uck and its Headwaters BOA is located along the northern site boundary (SHELAA Site 127/1410 and 725/1410).
Settlement Form and Edge Character and Extent of Built Development	The adjacent settlement of Uckfield to the north and west of the site consists of 20th century two-storey detached, semi-detached and short terrace residential housing extending south from Hempstead Lane and to the east of Eastbourne Road. Uckfield Hospital forms part of the settlement edge to the west of the site, which is of slightly larger scale in comparison to nearby residential development. Consented residential development at Keld Drive and north of Mallard Drive will also form part of the settlement edge to the west of the site. The River Uck and associated riparian woodland provide a strong boundary feature between the site and this settlement edge, which is typical of the wider assessment unit. However, a small area of ribbon development along the B2102 at Bird in Eye Hill extends beyond this in the vicinity of the site. The railway line along the north-western boundary of the site is also a strong boundary feature. The site plays a role in the separation between Uckfield and the smaller village of Framfield (that is partly designated as a Conservation Area).

Baseline Visual Character

Baseline Visual Character	The open elevated slopes in the east of the site (SHELAA Site 725/1410) afford some open elevated views west across the River Uck towards Uckfield, including from the public rights of way on Hempstead Lane. The open slopes are also visible in glimpsed outward views from parts of the settlement edge, including from Hempstead Road, from which slightly elevated views across the river valley are afforded. Views of the rising slopes in the south-west of the site are glimpsed beyond woodland and the allotments near Uckfield Hospital, with the buildings at Bird in Eye Farm (some of which are historic listed buildings) seen beyond. However, more typically of the wider assessment unit, the lower slopes and river floodplain to the north and west of the site are well contained by vegetation along the River Uck. Therefore, views into these areas of the site are generally more limited, including from most residential properties along the settlement edge, such as at Roman Way, Keld Drive and Mallard Drive. Partially screened views into the site are afforded from residential properties located along the B2102 at Bird in Eye Hill, and from further dispersed residential properties along Hempstead Lane and Sandy Lane.
Intervisibility with the High Weald AONB/South Downs National Park	None.

How the Site Relates to the Sensitivity of the Wider Assessment Unit

The Assessment Unit

The Wealden Strategic Landscape Sensitivity Assessment assesses the Uckfield East assessment unit to have a **moderate sensitivity** to small scale residential development (2-2.5 storey housing). The LSA indicates that the undulating landform with open slopes, ecological, historic and recreational values, and rural character of much of this assessment unit increase its sensitivity to development. The strong settlement boundary features and the good public access also indicate higher sensitivity. However, the presence of urban edge development at Uckfield and the railway, decrease sensitivity.

The Site

The site demonstrates many of the characteristics of the wider assessment unit, including the undulating river valley landform of the River Uck to the north of SHELAA Sites 725/1410 and 127/1410 and west of SHELAA Site 002/1410 and 127/1410, and prominent open upper slopes to the east of SHELAA Site 725/1410; areas of historic piecemeal enclosure on the lower slopes and in the floodplain to the north of SHELAA Sites 127/1410 and 725/1410; the strong settlement boundary features formed by the River Uck and 'Cowden to Lewes' railway line to the north of SHELAA Sites 725/1410 and 127/1410 and by the River Uck to the west of the SHELAA Site 127/1410 and 002/1410; riparian woodland and other wetland habitats along the River Uck; and some areas of ecologically valued ancient woodland at Spring Bran Shaw within the centre and north-east of the site (SHELAA Sites 127/1410 and 725/1410) and south-west of the site at Nightingale Shaw (SHELAA Site 002/1410). However, the semi-enclosed character the lower slopes reduces visibility and proximity of the settlement edge of Uckfield influences tranquillity, which decreases sensitivity.

Overall, it is considered that the site conforms to the **moderate sensitivity** to accommodating new small scale residential development that has been determined for the wider assessment unit, noting that many of the features of higher sensitivity are found in the east of the site.

Potential Effects of Developing the Site and Mitigation/Enhancement Opportunities

Potential Effects as a Result of Development	
Landscape Character and Features	Development on the site could affect: ■ The rural character of the open slopes of the more elevated valley sides. ■ The small-scale and open pastoral character of the floodplain along the River Uck. ■ The linear deciduous woodlands extending along the River Uck and Framfield Stream and the role they play in defining and screening the settlement edge. ■ Mature deciduous woodland, including ancient woodlands, such as Hempstead Wood, Spring Barn Shaw and Nightingale Shaw, both within and adjacent to the site. ■ Further loss of the historic field pattern, particularly areas of piecemeal enclosure within the floodplain. ■ The strong network of thick hedgerow, mature hedgerow and roadside trees, and copses. ■ Rural tranquillity away from the settlement edge.
Designated Landscapes	The High Weald AONB is located approximately 2.7km to the north-east of the site at its nearest point. However, given the limited intervisibility any development is unlikely to adversely affect the 'defining components of character' of the AONB. Views to and from the South Downs National Park are at such a distance they are unlikely to have an impact on the special qualities.
Settlement Form, Edge and Setting	Development on the site could affect: ■ The robust boundary provided by the wooded course of the River Uck, Framfield Stream and the railway line. ■ The wider rural setting of Uckfield. Expansion of development would have an impact on the perceived openness of the Uck Valley.

	The historic parkland and village at Framfield. Development on the site (specifically the eastern parts of SHELAA Sites 002/1410) would extend further into the countryside, narrowing the gap between the settlements of Uckfield and Framfield.
Visual Amenity	Development on the site could affect the visual amenity of: - Pedestrians and residents along the settlement edge of Uckfield, particularly at Hempstead Road, Roman Way and Keld Drive. - Residents at dispersed properties located along the B2102 at Bird in Eye Hill, Hempstead Lane and Sandy Lane. - Users of the public footpath along Hempstead Lane and sections of the Wealdway nearest the site. - Visitors to Uckfield Hospital and the nearby allotments. - Road users of the B2102.
Cumulative Issues	
Potential for Cumulative Effects with Other Large Strategic Site	This site, in combination with other strategic sites to the north, south and west of Uckfield would result in a general expansion of Uckfield into the surrounding rural landscape. However, given the intervening distances between the sites and the well-wooded character of the surrounding landscape, significant visual cumulative effects would be limited.
Potential for Mitigation and Enhancement	
Landscape and visual effects could be avoided/minimised by following the guidance below: - Avoid development on the steep open valley sides, particularly at higher elevations in the east of the SHELAA Site 725/1410, due to their visual prominence and the rural setting they provide to the wider settlement. - Avoid development in eastern parts of SHELAA Site 002/1410 to retain the sense of separation between Uckfield and the smaller village of Framfield, particularly parts close to the Framfield Conservation Area. - Avoid development along the floodplain of the River Uck and Framfield Stream, where riparian woodland provides a strong boundary feature along the existing settlement edge. Any development should also retain the open and/or small-scale floodplain character along the River Uck. - Conserve the watercourse of the River Uck, enhancing the ecological interest of the river and its valley floodplain, in line with the aims of the River Uck and its headwaters BOA. - The lower ground could incorporate Sustainable Urban Drainage (SUDs) features, incorporating habitat creation, away from areas of flood risk (Flood Zones 2 and 3). - Retain and extend ecologically rich areas of habitat interest along the course of the river, including pastoral meadows within the floodplain, in line with the aims of the River Uck and its headwaters BOA. - Retain the largely intact pre-18th century piecemeal enclosure field pattern of the floodplain. - Retain, protect and enhance all mature vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows. Development should avoid and be set back from the ancient woodlands at Spring Barn Shaw and Nightingale Shaw within the site and Hempstead Wood adjacent to it with a buffer zone of at least 15 metres to avoid root damage. The buffer zone could provide a valuable habitat for woodland wildlife and should consist of semi-natural habitat (e.g. a mix of woodland edge and semi-improved grassland to provide structural complexity and species diversity). - Conserve and manage the streamside woodlands, conserving and restoring riverside vegetation and wetland habitats, to 'slow the flow' and assist in reducing flood risk as well as and increase biodiversity, in line with the River Uck and its headwaters BOA. - Additional planting should be used to screen new development and maintain the rural character of the wider area. Green open space and tree planting should also be interspersed within any development to help soften and break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built form within the landscape. Planting should be in character with the locality and use native species where possible / appropriate. - Development should be set back from the public right of way along Hempstead Lane, to retain the rural character of this route.	

- Minimise visibility of any development from the public right of way along Hempstead Lane and consider views from the Wealdway.
- Enhance public access, providing opportunities to experience the river/stream valleys and longer views out from upper slopes across the wider landscape.
- Introduced built form to be designed to respond appropriately to the character and appearance of its surroundings by using high quality materials suggestive of the local vernacular.
- The height of development should integrate with the adjacent surrounding settlement edges, both existing and consented.

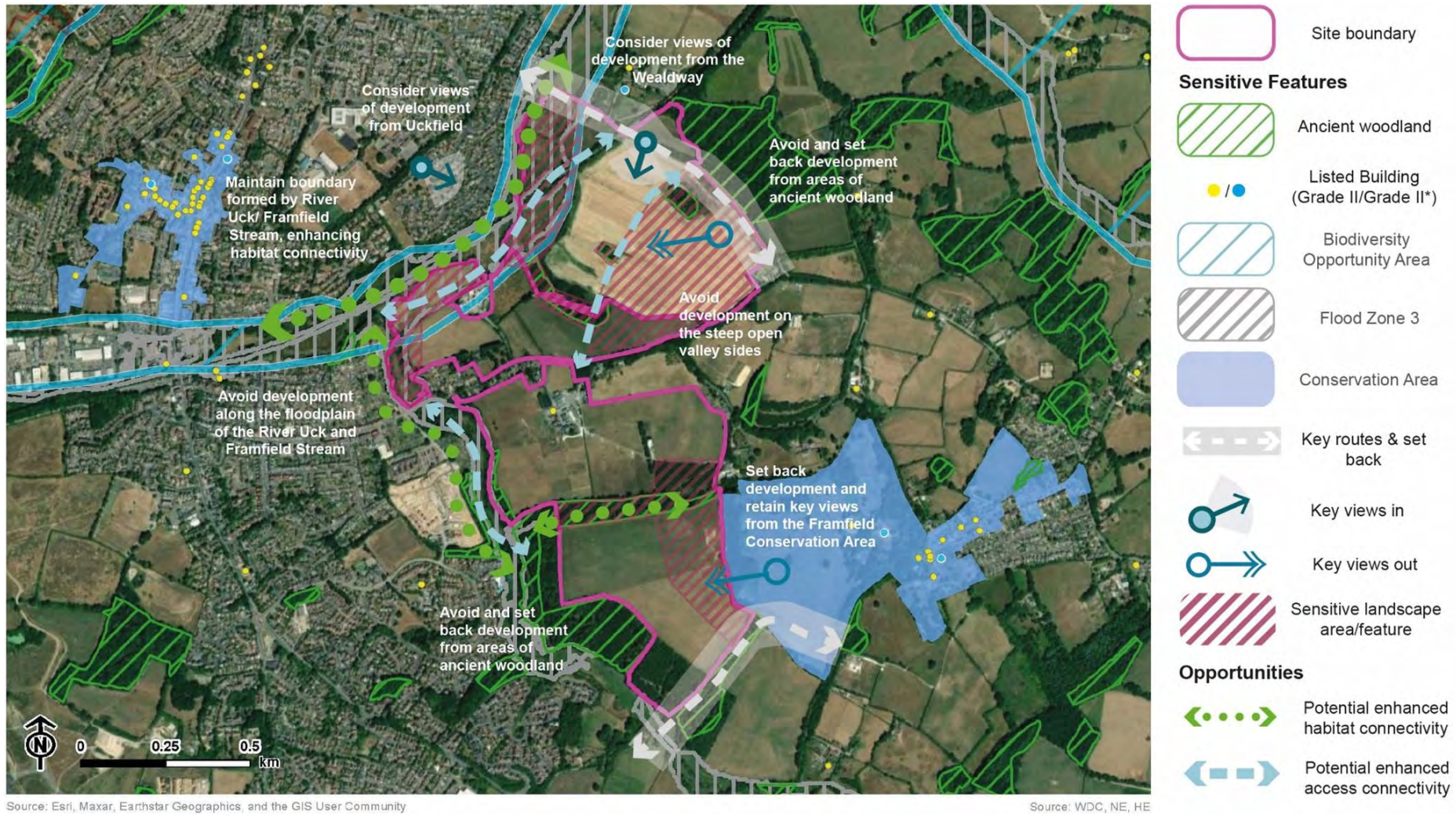
Summary

Development of this site would potentially extend development onto the open and steep valley sides of the River Uck and Framfield Stream surrounding Uckfield, and beyond the distinctive boundary features that they form, which increases sensitivity.

If the site is considered for development, the site would need to be planned with great care and consideration, especially in relation to the key sensitive features within and adjacent to the site, including being set back from the floodplain and open pastures of the valley floor and avoiding the more elevated valley sides within SHELAA Site 725/1410, which provide a rural backdrop to the settlement. Development should be set back from ancient woodlands within the site and adjacent to it, with a suitable and appropriate buffer provided to protect the woodlands from the impacts of development. Development should also be set back, and minimise visibility, from the Framfield Conservation Area located to the south-east of the site.

A summary map indicating the key constraints and opportunities, including areas more sensitive to development are shown on **Figure A.41** below.

Figure A.35: Summary map of constraints and opportunities



Appendix I

Landscape Strategy

1. Public Open Space

The site benefits from approximately 75% being designed as public open space. Semi-natural open spaces are proposed to the west, east and south of the Site wrapping around the new housing, with new tree planting providing a strong landscape framework and further containment for the new development.

The proposals provide open views of The Oast (Grade II Listed) within the Bird in the Eye Farm complex. Species-rich grassland with native trees on the valley sides will provide extra interests seen alongside the Oast house from within the public open space, respecting its setting and enabling the building to continue to be seen from the higher parts of the town further to the west.



2. Suitable Alternative Natural Greenspace

A large area of land to the east and south of the new housing will be provided as a Suitable Alternative Natural Greenspace ('SANG') providing a significant recreational resource adjoining the site and for the wider town. A 2.5km circular walking route will be provided with secondary walking routes which link to the main one, offering users opportunities to vary their routes. Planting within the SANG, including areas of woodland, trees and wildflowers, will draw the eye and add to the experience of the routes through the seasons. This new planting, as well as the establishment of wildlife ponds, will offer further biodiversity benefits and habitat creation.



3. Biodiversity Enhancements

The Site provides significant scope for a range of biodiversity enhancements to be delivered alongside the new development and SANG. New woodland and tree planting will strengthen existing habitat and maintain the ecological functionality of these features for dormice and foraging bats which have been recorded within the Site. New areas of wildflower planting will diversify the existing range of flora and provide new habitat for reptiles and invertebrates. In addition, the inclusion of dormouse nest boxes, bat boxes, bird boxes and the creation of log piles for reptiles will provide further opportunities for these species across the Site.



4. Retained Woodland and Trees

The site benefits from woodland and trees of high arboricultural and landscape quality, which are located on the boundaries. The vast majority of these can be protected, with some enhancements to provide further structure to the site. Bird in the Eye Shaw, located at the southern boundary of the Site, is a significant landscape feature and will provide a mature backdrop to the development, as well as a sense of continuity, and of place. In addition, it will provide a strong landscaped edge to the south, and indeed from the existing town to the west. Bird in the Eye Shaw is designated as Ancient Woodland, and woodland margin planting and setting the development well back from the edge of Bird in the Eye Shaw will ensure their long term protection.



7. The Oast

The existing area of hardstanding will be removed and a scheme of soft and hard landscaping will be developed to enhance the immediate setting of the Listed Building.



5. New Tree and Hedgerow Planting

Extensive native tree and hedgerow planting to be undertaken within the public open space to complement the well-wooded landscape character of the area and add to its wider green infrastructure. This will also provide opportunities for ecological enhancements. Woodland margin planting on the northern edge of Bird in the Eye Shaw (Ancient Woodland) will provide planted protection to the woodland, linking to the ecological corridors through the public open space of the development. Street trees will be planted in the verges along the roads to bring the benefits of green infrastructure into the centre of the development, in the form of improving air quality, providing wildlife refuges and assisting in absorbing surface water run-off. Community orchard will be proposed within the western public open space. A variety of fruit trees will be planted, as well as picnic benches, providing a sense of identity and encouraging community participation.



6. Sustainable Drainage Features

A series of sustainable drainage basins to be located within the western and southern public open spaces. These basins will be planted with marginal plants which will offer enhanced ecological and habitat benefits.



7. Children's Play Provision

A LEAP (Locally Equipped Area for Play) will be positioned within the proposed open space in the east of the Site adjacent to the residential area. This will allow easy access for residents. The LEAP will be designed in a 'rural style', incorporating timber elements of natural play befitting the settlement edge location of the Site. It will predominantly be aimed at younger children (up to 8 years) and will provide a range of play experiences and opportunities.



LEGEND

- Application boundary
- Existing
 - Existing trees / vegetation
 - Trees / vegetation to be removed
- Proposed
 - Structural Tree Planting Mix
 - Woodland Margin Planting Mix
 - Thicket Mix
 - Proposed Native Trees
 - Proposed Street / Ornamental trees
 - Orchard tree
 - Native hedge planting
 - Ornamental shrub / herbaceous ornamental grass planting
 - Wildflower and marginal planting in attenuation basin
 - Amenity grass
 - Longer grass
 - Wildflower meadow
 - Wildlife Pond
 - 50m Buffer of Ancient Woodland
 - Recreational footways
 - Proposed cycleway
 - Play areas - LEAP
 - Rustic Post and Rail Fencing
 - Timber seating
 - Picnic bench
 - Dog waste bin
- SANG walking routes
 - Primary walking route within mown grass paths (2.5km)
 - Secondary walking route with mown grass paths

16/07/24	CC	Updated to new layout	
05/07/24	CC	Updated to client's comments	
Rev	Date	By	Description
CSA environmental Doves Barns, High Street, Asthall, Hertfordshire SG7 5NT 01462 743647 asthall@csaenvironmental.co.uk csaenvironmental.co.uk Project Bird in Eye Farm, Uckfield Title Landscape Strategy & SANG Design Client Croudace Homes Ltd Scale 1:800 @ A0 Drawn CC Date July 2024 Checked CA Drawing No. CSA/2646/123 Rev B			

Appendix J

Illustrative Site Layout



KEY

- Application Site Boundary
- Area of land retained for Bird in Eye Farm
- Area of land for SANG with 2.5Km circular walk
- Ancient Woodland
- Ancient Woodland buffer - 15M
- Ancient Woodland buffer - 50M
- Existing Hedges with 5M buffer zone
- Existing watercourses
- Existing overhead electricity cables
- Location of Listed Oast
- Proposed upgraded main site access
- Proposed pedestrian/cycle access to connect to existing F.P. network
- Proposed 5M landscaped buffer to farm & existing adjacent housing
- Proposed Open Space area
- Proposed Local Area of Play and Equipped Area of Play
- Proposed footpath/cycleway

NOTE:
Housing Quantity and Density:
Net Developable Area providing up to 181 dwellings at circa 18 dwellings/ Ha.

Appendix K

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between *landscape/townscape effects* (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and *visual effects* (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
 - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M5 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
Type 1 - annotated viewpoint photographs;
Type 2 - 3D wireline / model;
Type 3 - photomontage / photowire;
Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been

joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.				
		Neutral/Negligible/Slight	Moderate	Substantial		
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.				
		Neutral/Negligible/Slight/Moderate	Substantial			

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site. Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.	Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.	Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements	Partial loss of or impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposals will alter the landscape/ townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.	The proposals: • noticeably change the character, scale and pattern of the landscape/townscape; • may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticable element in key views; • not possible to fully mitigate.	The proposals: • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain.	The proposals: • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	The proposals: • maintain existing landscape/townscape character; • has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; • utilises a highly degraded landscape or brownfield site.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day. Users of Public Rights of Way in sensitive or generally unspoilt areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.		
			Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	
				People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

Table VE 2 **VISUAL MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticeable changes within a significant proportion of the view.			
			Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3 VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.				
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.				
	The proposals would result in a negligible change to the view but would still be discernible.				
	No change in the view.				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

LANDSCAPE/TOWNSCAPE EFFECTS						
Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees	Medium / High	There is a group of two offsite trees which are classified as veteran trees (Category A) in the Tree Survey which accompanies the application. The group is close to the south eastern corner of Area D, east of the plantation woodland. A single tree, also classified as veteran (Category A), lies on the northern edge of Bird in Eye Shaw to the south of Area C outside the Site boundary, but with its buffer extending into the Site. There are a number of Category B trees and tree groups (moderate quality as classified in the Tree Survey), within and on the Site boundaries.	An AIA which accompanies the application considers the changes to the arboricultural stock at the Site. The proposals will impact on 3 tree groups which have all been assessed as Category C. Any development is set well back from the veteran trees, and these will be protected and their proposed buffers respected. Significant new tree planting within the public open space of the development and within the SANG will compensate for the losses and will add to the age range and species diversity of the Site.	Negligible	Slight Beneficial	Moderate Beneficial as proposed planting establishes
Hedgerows	Medium	A mainly continuous hedgerow divides the paddocks between Areas A and C, and is classified as Category C (low quality) in the Tree Survey, but it is of landscape value by retaining the field structure. A section of <i>Leylandii</i> hedging lies between Area A and at the northern end of the western boundary with Bird in Eye Farm. There are a number of other hedgerows within the Site, mainly classified as Category C (low quality) in the Tree Survey.	Two short sections of hedgerow will be lost as a result of the development, all of which are classified in the Tree Survey as being low arboricultural quality. New planting within the public open space will more than compensate for these losses.	Negligible	Negligible Adverse	Slight Beneficial as proposed planting establishes
Woodland	High	The majority of the woodland including the ancient woodland is located outside the Site boundary and will be protected throughout any works. The area of plantation woodland within Areas D is Category B.	The ancient woodland along the south western and southern Site boundary will be protected, with any significant excavation some distance from the woodland. There may be some minor impact on the plantation woodland in Area D to provide the SANG walking route but this can be routed to avoid / minimise any removal of young trees.	Negligible	Negligible Beneficial	Slight Beneficial as the planting establishes

			New woodland planting can be undertaken within the SANG and open spaces.			
Watercourses	Medium	A stream runs west-east through Bird in Eye Shaw. Framfield Stream is adjacent to the western boundary of Area A.	Both watercourses are located offsite and no impacts are anticipated.	Neutral	Neutral	Neutral
Public Rights of Way	High	The Site is not publicly accessible.	There will be no direct effects on a public footpath. The proposals will provide new recreational routes as part of the open space and SANG proposals.	Neutral	Slight Beneficial	Slight Beneficial
The Site (i.e. paddocks / grassland, hard standing, access roads, woodland and small farm buildings)	Medium	The Site comprises a number of paddocks used for horse grazing, grassland fields, an area of hard standing containing containers and caravans to the north, The Oast and adjacent hardstanding, and an area of plantation woodland.	New housing set within a strong landscape framework will replace the existing uses of the Site within areas A and C. A large area of SANG will provide public access to the eastern part of the Site and on the lower slopes of the valley.	Moderate – residential part (including open space); Slight – rest of Site (SANG)	Moderate Adverse – residential part; Slight Beneficial – rest of Site (SANG)	Moderate - Slight Adverse – residential part; Moderate Beneficial – rest of Site (SANG)
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	N/A	There are no heritage assets contained within the Site.	There will be no direct effects on heritage assets.	Neutral	Neutral	Neutral
Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character of Site	Medium	The Site is identified in the Landscape Character Assessment for Wealden as lying within LCA 6d: High Weald – Ouse Catchment. The LCA is described as a wooded landscape with an intricate pattern of small, irregular fields, streams and small, historic settlements. The Site comprises large-scale farmland resulting from 20th century field amalgamation. It is located on the lower slopes of Bird in Eye Hill (landform) and overlooking the settlement edge at Uckfield which has an urbanising effect on the Site's character. The overhead post	The Site is located at the edge of Uckfield and is overlooked by housing to the west. It is well contained in views from the wider countryside by substantial areas of woodland which provide a high degree of visual containment. The landscape structure of the Site, which includes plantation woodland, some hedgerows and trees will remain largely intact, and will provide a framework for the new homes and open spaces. This will be supplemented by extensive	Moderate	Moderate Adverse	Moderate - Slight Adverse

		mounted cables which cross the Site, the modern agricultural buildings at Bird in Eye Farm and ribbon development on the B2102, are also detracting features. Notwithstanding the detracting influences it has a generally pleasant landscape character. The Site's landscape features comprise its varied topography, its proximity to areas of woodland, including part of Bird in Eye Shaw, which is designated as Ancient Woodland, and plantation woodland to the east.	areas of new tree, woodland and meadow grassland creation which will generally add to the treed character of the Site and the local area and will soften views of the new homes from the neighbouring valley side to the west. The proposals will result in a substantial change in the character of the Site as farmland is replaced by a residential scheme. However, the proposals have responded to the key landscape features and sensitivities of the Site and will deliver some landscape benefits in the form of new planting and environmental enhancements within the SANG and open spaces.			
Townscape in the vicinity of the Site	Medium	Apart from the listed building within Bird in Eye Farm (see Heritage section below), the properties in the immediate vicinity of the Site comprises modern, 20th century residential buildings. The wider town contains buildings from a wide range of time periods, including modern, 21st century development. It is pleasant, but undistinguished.	The proposals have been carefully designed to respond to the setting of the neighbouring settlement edge and to the immediate setting of the listed The Oast. The steeper valley sides in the west of the Site will remain undeveloped and housing will be set back to the north and south of Bird in Eye Farm. New landscaping on the valley sides will provide some enhancement to the immediate setting of the built up area to the west.	Slight	Slight Adverse	Negligible Adverse as the new planting establishes
Wider Landscape Character	Medium	The wider landscape is closely undulating, with ridges, valleys and small watercourses. There are high levels of woodland cover, giving well wooded horizons and often screening settlements. The wider landscape in the vicinity of the Site is broadly typical of LCA 6d: High Weald – Ouse Catchment as described in the Landscape Character Assessment for Wealden.	Due to the closely undulating landscape and the woodland cover that contains the Site, the effect of developing the Site on the wider landscape is limited to the near vicinity.	Slight	Slight Adverse	Negligible / Neutral Adverse as the proposed planting establishes
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled	Medium / High	The Grade II Listed Oasthouse within Bird in Eye Farm is surrounded by converted barns and stables, many of which are of low architectural merit.	The effect of the development on heritage assets is covered in detail in the Heritage Statement which accompanies this application.	NA (refer Heritage Statement)	NA	NA

Monuments & Listed Buildings			In relation to landscape, the proposed development has been carefully sited to maintain the immediate landscape setting to The Oast on the valley side in the west of the Site. Housing will be set back and new landscaping on the valley side will enhance the immediate setting of the building. A new scheme of hard and soft landscaping will also remove some of the existing hardstanding and parking areas adjacent to The Oast.			
Other Effects						
Cumulative impacts	We are not aware of any significant developments, that are approved or allocated, within the vicinity of the Site which would affect this assessment.					
Lighting	The Site is unlit, but there is ambient lighting from the buildings within Bird in Eye Farm surrounded by the Site, and from the housing along Bird in Eye Hill (road) which adjoins it. There is street lighting to and within the carpark of Uckfield Hospital, and ambient lighting from the residential properties on the rising land to the north, west and southwest, which are served with street lighting. The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting from the existing neighbouring residential and commercial properties.					
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

VISUAL EFFECTS						
Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
View from B2102, Bird in Eye Hill (photographs 17, 18 and 25)	Medium	Views of the northern part of the Site at Area B for a short section of Bird in Eye Hill when close to the current entrance into Bird in Eye Farm; and a glimpsed view of the north western entrance into the Site to the west. As the B2102 continues to the east and southeast there is a short section of the road, near Hailwell Farm Bungalow, where a glimpsed view of Areas C and D is possible where the roadside vegetation allows.	Views of the proposed access point at the entrance to the development will be possible for a short section of Bird in Eye Hill when passing it. The new roundabout will be located at the existing access point to the Bird in Eye Farm complex. Whilst there will be an increase in highway infrastructure it will be in the context of the existing farm buildings and neighbouring housing. The new homes will be set back from the Site frontage within Areas A and C and beyond the Bird in Eye farm complex and will not be visible from the highway. The entrance to the Site (and the whole of Area B) will be landscaped with tree, hedgerow and wildflower planting, set back from the road behind a rural post and rail fence, to provide an attractive entrance into the new development. Glimpsed views of the eastern edge of the development in Area C will be possible from the east near Hailwell Farm Bungalow. Proposed reinforcement of the tree belt between Areas C and D, as well as the planting within the strategic SANG will soften and filter views as it establishes.	Moderate - Slight	Moderate - Slight Adverse	Negligible Adverse as the planting at the entrance establishes
View from Framfield Road to the northwest of the Site (photograph 23 and 24)	Low	Framed view of the western side of the Site partly filtered by intervening vegetation as the road falls to the east, from just beyond its junction with Keld Avenue to the entrance to Mitchell & Cooper to the north of Uckfield Hospital. From higher ground on the road The Oast at Bird in Eye Farm is visible.	For a short section of Framfield Road to the west, from just beyond its junction with Keld Avenue to the entrance to Mitchell & Cooper to the north of Uckfield Hospital, there is a framed view towards The Oast house and the neighbouring farm buildings. This view will remain largely unaltered as housing will be set back from The Oast. There may be a glimpsed view of rooflines of	Negligible	Negligible Adverse	Neutral

			the new dwellings in the north west of the Site, but these will be in the context of the neighbouring housing on Framfield Road.			
View from Mallard Drive to the southwest of the Site (see reciprocal view in photograph 01)	Medium / Low	Partly filtered view of the Bird in Eye Farm complex and a limited amount of the higher ground in Area A which adjoins it, for a short section of Mallard Drive when close to Harlands Community Primary School and Nursery.	Some views of the highest parts of the development within Area A will be possible from Mallard Drive for a short section as it passes Harlands Community Primary School and Nursery. Views will be seen in the context of the suburb from which the view is experienced.	Slight	Negligible Adverse	Negligible Adverse reducing to Neutral as the intervening vegetation grows up
View from public footpath Uckfield 12b to the southwest of the Site (see reciprocal view in photograph 01)	Medium (this footpath passes through the residential parts of Uckfield)	Partly filtered view of the Bird in Eye Farm complex and a limited amount of the higher ground in Area A which adjoins it for a short section of the footpath as it passes through and around the grounds of Harlands Community School. Visibility is mainly screened by the hedgerow which runs along the north eastern side of the footpath. No other opportunities for views once the footpath extends through the residential area.	Where intervening vegetation allows, views of the highest parts of the development within Area A as it passes through and around the school grounds will be possible, although here the hedgerow alongside the footpath screens much of the view. Views will be experienced in the context of the suburban footpath. Beyond this part of the route, as it passes through residential streets, views of the new housing will not be available due to intervening built form.	Slight – where visible; Neutral for rest of route of footpath	Negligible Adverse – where visible; Neutral for rest of route of footpath	Negligible Adverse (where development is visible) reducing to Neutral as the intervening vegetation grows up; Neutral for rest of route of footpath
View from access road and car park of Uckfield Hospital and from Widgeon Way (photographs 19, 20 and 21)	Low	Views of the more open, western parts of the Site, and the woodland to the south filtered by intervening vegetation, seen from southern part of the access road to the hospital and from its carpark.	The proposals have been carefully designed to retain views across the valley in the direction of The Oast. Housing has been set back from the western boundary of Bird in Eye Farm, and the valley sides which rise to The Oast will remain open and will continue to provide a setting for the listed building. Housing will be visible to the north and south of the farm, but it won't be particularly intrusive and will be partially contained by mature vegetation alongside Framfield Stream. New landscaping within open space on the valley side will be sited to maintain the visual link to the building, to provide interest and to soften views of the new	Moderate	Moderate Adverse	Slight Adverse as the new planting establishes

			housing and the less attractive buildings at Bird in Eye Farm.			
View from Hempstead Lane (public footpath Framfield 62) to the northeast of the Site (photograph 26)	High	No views of the Site due to intervening vegetation and falling landform.	Views of the new housing are prevented by intervening vegetation and falling topography.	Neutral	Neutral	Neutral
Views from public footpath Framfield 65b (photograph 27)	High	Public footpath Framfield 65b follows the southern field boundary of the neighbouring field to the south of the Site and Bird in Eye Shaw. The Site is screened by the intervening domed topography in views from this section of the footpath, although the top of the trees within the woodland at Bird in Eye Shaw is discernible with Nightingale Wood to the west.	The new homes will not be visible from public footpath Framfield 65b which crosses the southern edge of the field to the south of the Site, due to the intervening topography and woodland at Bird in Eye Shaw.	Neutral	Neutral	Neutral
Views from the wider landscape to the north (see reciprocal views from photograph 15)	Medium	Views are possible from a limited number of open areas to the north of the Site, on the opposite side of B2102 Bird in Eye Hill, and beyond the town, but these are contained to private land.	Housing will be set into Areas A and C, on lower contours than that of Area B, and as the only change in Area B will be a new access and new planting this is unlikely to be able to be identified from the wider landscape.	Negligible	Negligible Adverse	Negligible Beneficial as the new planting establishes
Residential Views						
Views from Bird in Eye Farm (see reciprocal views from photographs 06 and 13)	Medium / Low – commercial units and stables; High - dwelling	Views of the Site are possible from parts of the access road to the buildings and the outdoor areas around the stables. Many of the commercial buildings face into the farm complex, but there are some with upper floor windows which face the Site, from where views of the Site are possible. Views are possible from the dwelling in the southern part of the farm complex from rear upper and ground floor windows which face the Site.	The new housing will be set back from the western edge of the farm complex and new landscaping installed at the perimeter.	Moderate – commercial units and stables; Substantial – Moderate dwelling	Moderate Adverse – commercial units and stables; Substantial – Moderate Adverse - dwelling	Slight Adverse – commercial units and stables; Moderate Adverse – dwelling Each reducing as new planting establishes
Views from Lycroft indented into the northern Site boundary (see	High	Views of the higher parts of Area A, and the northern part of Area B from upper and ground floor windows.	Views of the new entrance into the Site, and the new housing in the north western part of the Site set back from the boundary will be possible. Proposed planting at	Substantial - moderate	Substantial – Moderate Adverse	Moderate Adverse as the new planting establishes

reciprocal views from photographs 15)			entrance into the Site and along the boundary will softened views as it matures.			
Views from properties to immediate north of Lyecroft (see reciprocal views from photographs 15)	Medium	Oblique views of northern part of Area B and views of parts of the higher northern ground of Area A from upper floor windows.	Oblique views of the new entrance into the Site and parts of the new housing in the north western part of the Site set back from the boundary. Proposed planting at entrance into the Site and along the boundary will softened views as it matures. Views seen in the context of neighbouring properties.	Moderate	Moderate Adverse	Slight Adverse as the new planting matures.
Views from properties on southern side of Bird in Eye Hill (see reciprocal views from photographs 02 and 03)	Medium/ High	Views from rear upper and some ground floor windows, partly screened by boundary vegetation and fencing.	Views of the new housing in the north western part of Area A, set back from the northern boundary. New planting within the landscape corridor will soften and further filter these views as it matures.	Moderate	Moderate Adverse	Slight Adverse as the new planting establishes
Views from Hailwell Farm Bungalow and nos. 1 and 23 Ivy Cottage to the east of the Site (see reciprocal views from photograph 09 and 10)	High	Views from rear windows and the curtilage of gardens of Areas C and D, with the undulating landform of the Site preventing views of the other areas.	SANG in Area D will be visible in the foreground, with the potential for views of rooftops of the new housing in Area C to be visible from upper floor windows. As the proposed strengthening of the tree belt along the edge of Area C establishes, as well as planting within the strategic SANG, any views will become well filtered.	Slight	Slight Adverse	Negligible Adverse as the planting establishes
Views from Hailwell Farm to the east of the Site	Medium	Views from rear upper floor windows of the property associated with Hailwell Farm of Area D, partly filtered by intervening vegetation. The barns associated with the farm are well contained within woodland.	SANG in Area D will be visible from rear upper floor windows, partly filtered by intervening vegetation. As the new planting establishes, these views will become increasingly filtered.	Negligible	Negligible Adverse	Neutral as the new planting within the strategic SANG assimilates into the landscape
Views from Hailwell Lodge and Hailwell House southeast (see reciprocal views from photograph 10)	Medium	Highly filtered views of Area D from windows which face the Site.	Limited change in view, with new planting adding to the already highly filtered view.	Negligible	Negligible Adverse	Neutral as the new planting within the strategic SANG assimilates into the landscape

Views from Lantern House (Reciprocal view in Photograph 11)	High	There is some intervisibility between Area C and the rear of the property at Lantern House which is located on the B2102 to the north of the Area.	There will be some intervisibility between the rear of Lantern House and new housing in Area C seen beyond an area of farmland. New landscaping at the Site boundary will filter and soften these views as it matures.	Moderate	Moderate Adverse	Slight Adverse
Views from Uckfield Hospital to the west of the Site (see reciprocal views from photographs 01 and 14)	Low	Views of Area A and the southern parts of Area C from windows which face the Site, parts of which are filtered by intervening vegetation.	Views of the new housing and open space in the western side of the development partly filtered by intervening vegetation.	Moderate - Slight	Slight Adverse	Negligible Adverse as the new planting establishes
Views from the allotments to the west of the Site (see reciprocal views from photographs 01, and 14)	Low	Views of Area A from the allotments, filtered by the riparian vegetation along Framfield Stream.	Views of the new housing and open space in the western side of the development filtered by intervening vegetation.	Moderate - Slight	Slight Adverse	Slight – Negligible Adverse as the new planting establishes
Views from residential properties on higher ground to the north, west and southwest of the Site (see reciprocal views from photographs 01 and 14)	Medium / High	Views, some oblique of the higher ground at the western side of the Site (Area A) are possible from properties facing the Site in the New Town and Ridgewood residential areas where they lie on higher land. Views of the northern part of Area B, partly filtered by intervening vegetation are possible from properties on rising ground to the north of the Site.	New housing on the higher parts of Area A set within a landscape framework will be visible from properties within the town on higher land. Views will be mainly from upper floor windows, and some will be oblique. Views will be seen in the context of existing development on higher land within the town. New planting within the development and in the open space will soften these views as it matures.	Slight	Slight Adverse	Negligible Adverse as the new planting establishes
Seasonal Variation						
The above assessment is based upon an appraisal of winter/spring views and summer views when vegetation was both in leaf and out of leaf.						



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Landscape and Visual Impact Assessment

July 2024

**Land at Bird in Eye
Farm, South of Bird in
Eye Hill, Uckfield**

Prepared by
CSA Environmental

On behalf of:
Croudace Homes Ltd

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2646/23	-	15/07/2024	CA	CS	First Draft
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Appendices

Appendix A: Site Location Plan

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Appendix E: National Planning Policy Context

Appendix F: Extract from Landscape Character Assessment of Wealden District

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Appendix H: Landscape and Visual Appraisal: New Settlements and Large Urban Extensions

Appendix I: Landscape Strategy

Appendix J: Illustrative Site Layout

Appendix K: Methodology and Summary Landscape and Visual Effects

1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Croudace Homes Ltd to undertake a landscape and visual impact assessment of land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield (the 'Site'). The proposal is for an outline application for up to 190 dwellings with associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102. Appearance, landscaping, layout and scale are to be reserved.
- 1.2 The Site lies within the jurisdiction of Wealden District, in the parish of Framfield. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 The Site was the subject of a previous planning application (Application Ref: WD/2021/2198/MAO) for 290 dwellings, landscaping and strategic SANG. This application was appealed following non-determination of the application by Wealden District Council. The subsequent appeal was dismissed by the Planning Inspector (Appeal Decision dated 12th October 2023). Landscape and visual matters were not listed as part of the Reasons for Refusal of the previous scheme and were not contested at the Appeal. In reaching her decision the Inspector identified some harm in respect of the ancient woodland, highway safety, flood risk and heritage. Consequently, the current proposal has been substantially revised to address these concerns.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

- 1.5 The Site has been visited on several occasions by suitably qualified and experienced landscape architects. The most recent assessment is based on a site visit undertaken in June 2024. The weather conditions at the time were sunny and visibility was very good.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character

and visibility. The methodology utilised in this report is contained in **Appendix K**.

- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix K**.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (February 2019)

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 180 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to '*... illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

Local Policy Context

- 2.3 Planning policy for Wealden District is set out in the Core Strategy Local Plan (adopted 2013), which covers the period until 2027. This is supported by the Wealden Local Plan, 1998, which contains policies 'saved' in 2007 which are of relevance insofar as they accord with the NPPF, and until such time as they are replaced by the emerging Local Plan.
- 2.4 The Council are in the process of preparing a new Local Plan and consultation on the Wealden Local Plan (Regulation 18) document closed on the 5th of May 2024.

Adopted Core Strategy Local Plan, 2013

- 2.5 The Core Strategy sets out the settlement hierarchy for the district and Uckfield is classified as one of three District Centres, which means that the town is accessible by road and public transport, and its range of facilities meets day to day needs.
- 2.6 There are a number of Spatial Planning Objectives which set out the aspirations of the Council. The one of relevance to the Site and this assessment is **SPO13** which aims to encourage high quality, safe and attractive environments through good design to promote local distinctiveness.
- 2.7 Those policies of most relevance to the Site and this assessment are summarised below.
- 2.8 **Policy WCS12 Biodiversity** states that the Council will prevent a net loss of biodiversity and will maximise opportunities to maintain, enhance, restore, and where possible, create new biodiversity features and ecological networks. Some of the details of this policy which are contained in the third paragraph, relating to the Ashdown Forest Special Protection Area ('SPA') have been removed following an Appeal Court decision in July 2015.
- 2.9 **Policy WCS13 Green Infrastructure** ('GI') states that a Green Infrastructure Strategy will be implemented that will protect, improve and enhance the existing GI network. The overall aim will be to maintain and improve biodiversity and landscape character, with development proposals expected to respect existing GI, and mitigate or provide alternative GI as appropriate.
- 2.10 **Policy WCS14: Presumption in Favour of Sustainable Development** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.

Wealden Local Plan, 1998

- 2.11 **Saved Policy EN8: Development within the Low Weald** states that development in this area will only be permitted if it conserves the low rolling agriculture of the landscape. The policy gives a list of items that regard will be given to, including:
- *'the setting of settlements;*
 - *the retention of woods, boundary trees and hedges; [and]*
 - *attractive vernacular buildings and groups of buildings.'*

- 2.12 **Saved Policy EN12: Protection of trees and woodlands** states that the Council will seek to retain and enhance the contribution of trees and woodland areas to the landscape character of the district.
- 2.13 **Saved Policy EN13: Ancient Woodland** states that the Council will resist development proposals where clear felling is proposed or where the ecology of ancient woodlands is prejudiced.
- 2.14 **Saved Policy EN14: Landscaping within developments** states that the Council will require development proposals to include landscaping schemes that:
- *'seek to retain existing trees, significant hedgerows and other valuable site features;*
 - *normally comprise primarily native species;*
 - *complement the scale and character of the proposed development and the locality;*
 - *have regard to associated nature conservation benefits; [and]*
 - *be implemented at the earliest practicable opportunity and thereafter satisfactorily maintained during the early years.'*
- 2.15 **Saved Policy EN27: Design and Layout of Development** states that proposals should meet the following criteria:
- A development's design, scale, form, site coverage and density, as well as its materials and landscaping should respect adjoining development, be of an appropriately high standard, and, where appropriate, promote local distinctiveness; and
 - A satisfactory environment for the future occupants should be ensured and should include appropriately landscaped amenity areas.
- 2.16 **Saved Policy TR13: Footpaths and Bridleways** states that new developments should provide safe and convenient pedestrian routes, which link to existing public footpaths where appropriate.
- 2.17 **Saved Policy LR1: Provision of Outdoor Playing Space** states that the Council will seek to ensure the provision of adequate outdoor play space, and that among other things, it will require developments of 30 dwellings or more to provide children's play space.

- 2.18 **Saved Policy LR3: Children's Play Space in Developments of 30+ Dwellings** sets out the quantum of children's play space the Council will expect per head of population.

Wealden Draft Local Plan (Regulation 18), March 2018

- 2.19 There are a number of draft policies in the emerging Local Plan which are of some relevance to this assessment. These are set out below.

- **Policy NE3: Woodland, Trees and Hedgerow**
- **Policy NE4: Ancient Woodland and Veteran Trees.** This policy notes in the absence of detailed surveys which identify otherwise, the Council will assume a minimum buffer to ancient woodland and veteran trees of 25m from the edge of the woodland.
- **Policy NE6: Landscape Character** states that all new development will adopt a landscape-led approach to ensure that any potential adverse effects on the landscape are avoided before mitigation measures are considered.

Strategic Housing and Economic Land Availability Assessment (February 2024)

- 2.20 The Site occupies the northern part of site reference number 002/1410. This larger site is assessed as being unsuitable for development.

- 2.21 The detailed assessment in the SHELAA notes among other things, that the site faces toward, and is visible from the town, with the urban area of Uckfield (including Uckfield Hospital) to the west. Reference is made to the Inspector's comments during the appeal for the site in 2008 (which was dismissed), in which he '*... suggested that the site might be considered as a natural or logical extension to the urban area.*' The assessment also states that the 2023 Landscape Sensitivity Assessment concludes that the site is of moderate sensitivity to residential development as in part, it is located at a higher elevation (particularly at the east) and forms part of the rural context to outward views from the edge of Uckfield. The SHELAA assessment goes on to state among other things, that to complement the form and layout of any development, a strong and reinforced landscape scheme would be required. The assessment also references the recent Appeal Decision in October 2023 where the Inspector identified harm in respect of ancient woodland, highway safety, flood risk, and heritage.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site comprises a series of grassland fields located to the east of Uckfield and to the south of the B1202, Bird in Eye Hill. To the south, it is bordered by a strip of ancient woodland, known as Bird in Eye Shaw. The woodland has a pond and a stream running through it, which is connected to Framfield Stream. Ancient woodland also extends alongside the southern section of the western Site boundary. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A and B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site surrounds Bird in Eye Farm, which lies to the south of the current access into the farm, approximately 90m from the B2102, Bird in Eye Hill. The farmyard contains a number of barns currently occupied by several small business units, areas of hard standing, a number of stable blocks, a manège and a dwelling.
- 3.3 The Site is bound to the northeast by houses on either side of Bird in Eye Hill, including Lyecroft, which is indented into the northern boundary. Beyond these to the north lie some small parcels of agricultural land, the River Uck and the Uckfield to London Bridge railway line (extending southwest to northeast through Uckfield). Uckfield High Street and residential areas situated on rising ground are located further north and northeast. On the edge and adjacent to the town to the north, are large areas of woodland, the north eastern parts of which are associated with the countryside estate of Buxted Park. Further to the north, woodland remains a feature, interspersed with agricultural fields and scattered villages.
- 3.4 To the immediate west of the Site flows Framfield Stream, a tributary of the River Uck, beyond which on the rising land to the west, are a number of allotments, Uckfield Hospital and the recent residential development at Wigeon Way and Shelduck Avenue. Adjoining them and on the land as it continues to rise to the southwest, are the southern residential parts of Uckfield accessed off New Town (road), Eastbourne Road and Lewes Road. The A22 defines the western edge of the settlement north of the railway line and is marked here by Bellbrook Industrial Estate.
- 3.5 Nightingale Wood, the majority of which is designated as ancient woodland lies to the south west of the Site. Beyond the woodland is the suburb of Ridgewood, which forms the southernmost extent of Uckfield.
- 3.6 To the east of the Site are a small group of dwellings off the B2101. Beyond this, undulating farmland and pockets of woodland extend to

the edge of the small settlement at Framfield, approximately 0.7km to the southeast of the Site. Much of this intervening land lies within Framfield Conservation Area, including the Grade II* Framfield Place which is located to the west of the village. Further afield, the wider landscape is characterised by varying sized fields divided by woodland.

- 3.7 To the north and east of Uckfield is the High Weald National Landscape, approximately 3km east of the Site at its nearest point. There is no intervisibility between the Site and the National Landscape.

National Landscape Character

- 3.8 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 122, High Weald and close to the boundary with NCA 121 Low Weald. The High Weald character area is described as an area of ancient countryside and one of the best medieval landscapes in northern Europe. The profile states that it consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws are a fundamental characteristic.

County Landscape Character

- 3.9 East Sussex County Council has produced a Landscape Character Assessment (2016) that divides the county into 26 Local Landscape Character Areas (LCAs) and 13 Urban Areas. The Site lies within LCA 3 - Upper Ouse Valley close to Urban Area 36 – Uckfield.
- 3.10 The character assessment sets out the following key landscape characteristics for LCA 3 – Upper Ouse Valley of relevance to the Site:
- *'Countryside of low ridges and wider valleys covered by an intricate pattern of streams and woods.'*
 - *The catchment of the upper reaches of the River Ouse which includes Shortbridge Stream and the River Uck.*
 - *Winding, alder-lined rivers and streams.*
 - *Gently undulating terrain with broad valleys, but more pronounced relief near the northern edge where the low weald landscape rises to that of the high weald.*
 - *A heavily wooded landscape which provides areas of relative*

remoteness especially in the valleys and larger woods.

- *Significant designed landscaped parkland at Sheffield and Buxted Parks.*
- *Rock outcrops and incised roadways.*
- *Historic farmhouses and large farmsteads.*
- *Abundant tree cover, with 17.5% woodland and a strong structure of woods, trees, hedges and shaws.*
- *Many of the woods are ancient semi-natural woodland with extensive areas replanted with chestnut coppice mixed with conifers.*
- *Characteristic tree species are of coppiced chestnut on the sandy soils with oak in the south east on the Wadhurst clays.*
- *Birch predominates in younger woodland and on the heaths, with some pine.*
- *Other characteristic species are beech, wild cherry and yew with alder and willow in the river and stream valleys.*
- *Many scattered farm ponds and large hammer ponds as relics of the iron industry which thrived in this area.*
- *A sense of tranquillity and relative remoteness away from the main settlements and roads.*
- *A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them.*
- *Several main roads cross the area, the A275 across the west of the area, the A272 across the middle and the A26 across the east as the Uckfield bypass.'*

3.11 Under the current landscape evaluation, the character assessment states that the landscape is generally in good condition, but points to a loss of local distinctiveness due to creeping suburbanisation and urban fringe pressures on the edges of settlements.

3.12 The character assessment sets out a vision in table 4, which includes, among other things, retaining the existing character of settlements and controlling urban development through good design and spatial planning. To support this, the assessment sets out 14 points to help meet the vision, and those of relevance to the Site and this assessment are as follows:

- *‘Protection and management of existing wetland habitats and plan for restoration of ditches, riverside vegetation and tree cover to restore habitat linkages and continuity.*
- *Protection and enhancement of the remote qualities of the river valleys.*
- *Plan for the creation of multifunctional green infrastructure to maximise the opportunities for biodiversity and recreation offered by the rural lanes, rights of way network and extensive woodland.*
- *Consider the potential to plan for recreational access in this character area identifying areas where public access can be encouraged whilst protecting other areas where wildlife conservation is the priority.*
- *Integrate proposed and existing development into the landscape through planting of tree features and woodland to define the town and village boundaries with the countryside and in particular soften the edges of Uckfield with tree planting.*
- *Ensure that the design and layout of new developments respect the character and form of the landscape and existing settlements.*
- *Conserve the setting of historic buildings and landscape features and notably the registered parkland and gardens of Sheffield Park.*
- *Consider appropriate species for new plantings to maintain landscape character and biodiversity having regard to adaptation to climate change influences.*
- *Restore and strengthen tree and woodland structure, encouraging woodland grant and farm conservation schemes and positive woodland management.’*

3.13 In Urban Area 36 – Uckfield, the landscape action priority of relevance to the Site is to establish strong and final development limits to the town and to manage urban edge woodlands.

District Landscape Character

Landscape Character Assessment for Wealden District (2022)

3.14 Land Use Consultants (‘LUC’) were commissioned to prepare a Landscape Character Assessment for Wealden District outside of the South Downs National Park. The report was published in May 2022. The assessment divides the district into 6 Landscape Character Types (‘LCT’)

which are sub-divided into a further 12 Landscape Character Areas ('LCA'). The Site lies on the edge of Uckfield and is located in LCT 6: Wooded Slopes (High Weald) and LCA 6d: High Weald – Ouse Catchment. The relevant extract from the assessment is contained in **Appendix F**.

3.15 The Wooded Slopes (High Weald) LCT is described as a rolling landscape of ridges and valleys that slopes to the most elevated ridgelines of the High Weald, much of it located within the High Weald National Landscape. It contains the catchments of several rivers including the Ouse. The LCT is a mix of arable and pastoral fields, interspersed by extensive woodland.

3.16 The High Weald - Ouse Catchment LCA is described as a wooded landscape with an intricate pattern of small irregular fields, streams and small, historic ridgetop settlements. Key characteristics of the LCA include:

- The underlying geology of interbedded sandstones, siltstones and mudstones give rise to a ridge and valley landscape associated with the winding upper courses of the River Ouse, River Uck and their tributaries.
- A well wooded landscape, which has a mosaic of deciduous and mixed woodlands, interlinked with shaws, linear gill woodlands and hedgerows. Many woodlands are of ancient origin, with some ancient replanted woodland.
- Priority habitat lowland meadows and good quality semi-improved grassland are scattered throughout the LCA.
- The silty soils support pasture, grazed by sheep and horses, with larger arable fields near to settlements. Viticulture is becoming more common within the LCA.
- An intricate pattern of small irregular shaped fields, predominantly of medieval origin, which is a defining component of character of the High Weald AONB. These are derived from piecemeal enclosure or assarting (formed from cleared areas of woodland).
- Fields are enclosed by a network of shaws and hedgerows with mature hedgerow trees, although these are often reinforced by post and wire fencing.
- The area is rich in relics of the Wealden iron industry, including furnace hearths, hammer ponds (constructed to power forge

hammers) and coppiced woodlands managed to produce charcoal.

- The historic settlement pattern of small ridgetop villages.
- The local vernacular architecture comprises red brick laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories. These local materials, including oak timber frames, sandstone and flint reflect the abundance of locally sourced materials.
- Country houses with formal gardens and parkland such as Sheffield Park and Buxted Park.
- Villages are connected by a historic network of winding, sunken rural lanes enclosed by woodland. Busy trunk roads are also enclosed by woodland, limiting their impact on the landscape.
- The strong public rights of way network.
- Woodland, hedgerows and mature trees provide an enclosed character.
- A rural landscape, with areas of remoteness, tranquillity and experience of dark skies in the valleys and larger woods of the LCA, particularly away from the main settlements and busy A roads.

3.17 Under perceptual qualities the description notes that it is a largely rural landscape although perceptual qualities such as remoteness and tranquillity are less evident in proximity to towns such as Uckfield.

3.18 The assessment identifies a number of landscape qualities which are evident in the LCA. The following are of relevance:

- The distinctive landform of ridges and valleys provide topographical interest to the landscape, creating a sense of place.
- Hammer ponds and gill streams, support wetland habitats, increasing biodiversity.
- The numerous woodland (including ancient woodland), shaws, trees and hedgerows provide a sense of place as well as habitat connectivity.
- The mixed and deciduous plantations and coppiced woodland offer opportunities for timber provision and a potential source of local fuel and building materials.
- The small-scale medieval field patterns, with sinuous hedgerow boundaries which provide a sense of place and history.

- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials.
- The public rights of way provide recreational opportunities.
- The sense of tranquillity and experience of dark skies in some areas, particularly away from the larger settlements in the south of the LCA.

3.19 Under forces for change, the assessment identifies that expansion of adjacent urban areas such as Uckfield has the potential to impact the area's dark night skies and sense of remoteness. The assessment also identifies a series of landscape guidelines and the following are of relevance:

- Encourage active and appropriate management of woodland to ensure a diverse species and age structure.
- Safeguard ancient woodland and protect and enhance vulnerable woodland habitats and soils including gill woodlands and wet woodlands for the benefit of biodiversity.
- Protect and manage the existing hedgerow network, and plan for the restoration of, and linkages between, hedgerows.
- Maintain and restore links between the numerous woodlands in the area, other woodland habitats (such as hedgerows and parkland), and species-rich habitats such as wet meadows and unimproved grassland.
- Restore species-rich grasslands through appropriate management and, where necessary, reseed with Weald Native Origin Seed.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials.
- Extend woodland around settlements and infrastructure development to filter light pollution and soften the visual impact of further urbanisation.

Landscape Sensitivity Assessment: Residential and Employment Development (2023)

3.20 LUC were commissioned by Wealden District Council to prepare a landscape sensitivity assessment to consider the sensitivity of the landscape to residential and employment development to inform future growth and individual planning applications. The Study was undertaken in a two step process at different scales: stage one considers the landscape sensitivity of the landscape in the district at a strategic scale

and makes a distinction between land at the edge of settlements and the LCA identified in the Landscape Character Assessment; stage 2 is a site specific assessment of SHELLA sites submitted to the council.

3.21 The Site lies within the wider LCA 6D: High Weald – Ouse Catchment strategic assessment area and Uckfield East smaller assessment unit. The relevant extract from the assessment is contained in **Appendix G**.

3.22 The Site occupies part of the wider Uckfield East assessment unit which extends eastwards from the edge of the settlement. The assessment unit is assessed against a number of assessment criteria. Key landscape sensitivities of the assessment unit are identified as follows:

- *'The undulating valley landform*
- *Mature deciduous woodlands (many of which are ancient in origin)*
- *The strong network of thick hedgerows with hedgerow trees*
- *Intact historic field patterns, particularly assarts to the south and north-east of the assessment unit*
- *Historic features throughout the assessment unit including scattered oast houses and Framfield Park in the south*
- *Riparian woodland and other wetland habitats along the River Uck and its tributaries*
- *Prominent open valley sides in the south of the assessment unit, which provide a rural setting to the settlement*
- *The open character of the floodplain meadows along the River Uck*
- *Strong settlement boundaries, including extensive woodland to the north and wooded river/stream valleys elsewhere*
- *The network of public rights of way*
- *Areas of tranquillity and dark skies along the Uck Valley and within the large woodlands to the north'*

3.23 The assessment concludes that the assessment unit has a moderate sensitivity to small scale residential housing (2 -2.5 storeys) and a high sensitivity to medium scale housing (up to 4 storeys) and commercial / industrial development which would be out of character with the low rise residential character at the edge of Uckfield and the rural character of the river valley and farmed slopes. The assessment concludes as follows:

'The undulating landform with open slopes; ecological, historic and recreational values; and rural and tranquil character across much of this assessment unit increases sensitivity. The strong settlement boundary features and the good public access also indicate higher sensitivity.

However, the presence of urban edge development and the railway, decrease sensitivity’.

3.24 The assessment provides strategic landscape guidance for new development and the following points are relevant:

- Avoid development on the steep open valley sides in the south of the unit, due to their visual prominence and the rural setting they provide to the wider settlement.
- Locate development on low lying flat fields, or lower slopes in close proximity to the settlement, well enclosed by landform and vegetation where development would be less visible and have less influence on landscape character.
- Retain broadleaved woodland, including linear riparian woodland along watercourses. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them to avoid root damage.
- Retain in-field or roadside trees, including tree clumps. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the south of this assessment unit.
- Ensure development does not adversely affect the appreciation of historic features, such as riverside mills, or listed buildings.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Take opportunities to reduce the visual impact of the railway and roads, and existing urban edge development.
- Consider views from popular public rights of way, such as the Wealdway, when considering the siting and design of development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.

Landscape and Visual Appraisal: New Settlements and Large Urban Extensions (November 2023)

3.25 LUC was commissioned by Wealden District Council to prepare a landscape and visual appraisal of potential growth areas as part of the

evidence base to support the local Plan making process. The appraisal considered 11 potential growth areas, including 'East of Uckfield' in which the Site is located. The relevant extract is contained in **Appendix H**.

- 3.26 The land 'East of Uckfield' includes the Site and the large field to the south (which make up SHELAA site 002/1410), together with a large area of farmland to the north of the B2102, extending north towards the River Uck and the railway line.
- 3.27 The appraisal describes the key features and qualities of the assessment site against a series of headings. It states that the site consists of a steep open valley slope which rises above the floodplain of the River Uck. It states that much of the site comprises large arable fields resulting from field amalgamation in the 20th century. It notes the presence of the Grade II listed Bird in Eye farmhouse which is enclosed by SHELAA site 002/1410). Under perceptual aspects the description states that the site is influenced by its proximity to the settlement edge of Uckfield, which disrupts the experience of dark night skies. Other detracting elements include modern agricultural buildings at Bird in Eye Farm and ribbon development along the B2102. In terms of settlement form and edge character the appraisal notes that the adjacent settlement edge comprises two storey 20th century residential housing and includes Uckfield Hospital. It also states that the River Uck and associated riparian vegetation provide a strong boundary feature between the site and this settlement edge, although an area of ribbon development extends along a section of B2102 in the vicinity of the assessment site. The description notes that the assessment site plays a role in providing separation between Uckfield and the small village of Framfield.
- 3.28 The appraisal provides a summary of the visual baseline. It states that views of the rising slopes in the south west are glimpsed beyond woodland and the allotments near Uckfield Hospital, with the buildings at Bird in Eye Farm seen beyond. It also notes that partially screened views are available into the site from residential properties along the B2102 at Bird in Eye Hill and Sandy Lane.
- 3.29 The appraisal states that the assessment site shares many of the characteristics of the wider assessment unit considered in the Wealden Strategic Landscape Sensitivity Assessment. However, it states that the semi-enclosed character of the lower slopes of the assessment site reduces visibility and the proximity to the settlement edge of Uckfield influences tranquillity, decreasing sensitivity. The appraisal concludes that overall the assessment site is of moderate sensitivity to small scale residential development, but noting that many of the features of higher sensitivity are found in the eastern part of the assessment site.

- 3.30 The appraisal identifies a number of potential effects which could result from developing the assessment site. In terms of landscape character and features it states that development could affect the rural character of the open slopes of the more elevated valley sides; mature deciduous woodland, including ancient woodland; the strong network of thick hedgerows and roadside trees; and the rural tranquillity away from the settlement edge.
- 3.31 Under settlement form, edge and setting, the appraisal notes that development could affect the wider rural setting of Uckfield and the perceived openness of the Uck Valley. It also states that development on the eastern parts of 02/1410 would narrow the gap between Uckfield and Framfield.
- 3.32 The appraisal recommends potential mitigation / enhancements measures to avoid / minimise landscape and visual effects. The following measures are of relevance to the Site:
- Avoid development on the steep open valley sides, particularly at higher elevations in the east of the SHELAA Site 725/1410, due to their visual prominence and the rural setting they provide to the wider settlement.
 - Avoid development in eastern parts of SHELAA Site 002/1410 to retain the sense of separation between Uckfield and Framfield, particularly parts close to the Framfield Conservation Area.
 - Avoid development along the floodplain of the River Uck and Framfield Stream, where riparian woodland provides a strong boundary feature along the existing settlement edge.
 - The lower ground could incorporate Sustainable Urban Drainage (SUDs) features, incorporating habitat creation.
 - Retain the largely intact pre-18th century piecemeal enclosure field pattern of the floodplain.
 - Retain, protect and enhance all mature vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows. Development should avoid and be set back from the ancient woodlands at Nightingale Shaw and Hempstead Wood. The buffer zone should consist of semi-natural habitat (e.g. a mix of woodland edge and semi-improved grassland to provide structural complexity and species diversity).
 - Additional planting should be used to screen new development and maintain the rural character of the wider area. Green open space and tree planting should also be interspersed within any development to help soften and break up the perceived mass of built form, strengthen green infrastructure, and enhance the

integration of built form within the landscape. Planting should be in character with the locality and use native species where possible / appropriate.

- Enhance public access, providing opportunities to experience the river/stream valleys and longer views out from upper slopes across the wider landscape.
- Introduced built form to be designed to respond appropriately to the character and appearance and the height of development should integrate with surrounding settlement edges.

3.33 Figure A.35 of the appraisal provides a summary map of the opportunities and constraints present on the assessment site. The relevant extract is contained in **Appendix H**.

3.34 From our own assessment of the Site itself we would note that many of the key sensitivities flagged in the appraisal are not present on the Site. The Site comprises large scale farmland, the western part of which slopes in the direction of Uckfield.

Statutory and Non-Statutory Designations

3.35 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Proposals Map (adopted March 2014) indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. Please refer to MAGIC Map and Local Plan Extract in **Appendix D**.

3.36 Ancient woodland lies adjacent to the southern section of the western boundary and alongside the southern edge of the Site. Parts of Buxted Park, described in more detail in the next section, are designated a Site of Special Scientific Interest ('SSSI').

Conservation Area and Listed Buildings

3.37 The Framfield Conservation Area is located to the south west of the Site and includes the fields between the Site and the edge of Framfield around the grade II* listed Framfield Place.

3.38 The Uckfield Conservation Area lies approximately 1.6km to the northwest of the Site. It contains a number of listed buildings, most notably the Grade II* listed Copping Hall and Hooke Hall. There is no inter-visibility between the Conservation Area and the Site.

3.39 Buxted Park is located to the northern edge of Uckfield. It is a Grade II* Listed Registered Park and Garden and there is also one Grade I Listed church, three Grade II* and one Grade II listed buildings or structures within the grounds. The southern boundary of the park lies approximately

1.5km to the north of the Site, and there is no inter-visibility between Buxted Park and the Site.

- 3.40 There is a medieval settlement site within Buxted Park that is designated as a Scheduled Monument. It is located over 2km to the north of the Site and there is no inter-visibility between the two.
- 3.41 The Oast (Grade II listed building) at Bird in Eye Farm is located on the western side of the farmyard overlooking the western part of the Site. It occupies an elevated aspect that affords a visual link between the building and the eastern edge of Uckfield.

Public Rights of Way

- 3.42 There is no public access to the Site, and no public footpaths cross or follow the boundaries of the Site. Public footpath Framfield 65b, leads from Brookhouse Lane southwest of Framfield to Eastbourne Road east of Ridgewood Industrial Estate, a section of which follows the south eastern field boundary of the neighbouring field to the south of the Site.
- 3.43 Further afield, there are a number of public footpaths, in the wider landscape as shown on the Location Plan at **Appendix A**.

Tree Preservation Orders

- 3.44 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This was confirmed following a review of Wealden District Council's online mapping on the 08th July 2024.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site comprises several grassland fields, including an area which has been sub-divided into a number of paddocks in the north west part of the Site. It wraps around the collection of buildings at Bird in Eye Farm, with the existing access to the farm leading from Bird in Eye Hill to the north. To the south it is bordered by the ancient woodland at Bird in Eye Shaw. There is an areas of young plantation woodland in the south east corner of the Site. The Site and its immediate context are shown on the Aerial Photograph at **Appendix B**, and on the photographs in **Appendix C**. For the purposes of this assessment, the Site has been divided into four parcels, labelled Areas A to D, as shown on the Aerial Photograph.

Area A

- 4.2 Area A lies to the west of the Site and Bird in Eye Farm and occupies the valley side above Framfield Stream which follows the valley floor to the west of the Site. A line of post-mounted overhead cables crosses the Area from the northeast to the southwest, leaving the Area roughly in the southwestern corner.
- 4.3 Area A is sub-divided into several paddocks to the north by electric fencing. It is bound to the north and northeast by domestic hedging and fences associated with the residential properties which adjoin the Site, and which are accessed off the B2102, Bird in Eye Hill.
- 4.4 To the east, the Area is marked by a number of different elements. These include a short section of hedgerow, which lies adjacent to the current access into the farm to the north; a stretch of evergreen *Leylandii* hedging which follows the edge of a menage to the north of the farm complex; timber posts and electric fencing mark the boundary adjoining an area of car parking associated with the businesses at the farm (the listed The Oast is not included within the Site boundary); and a combination of timber fence panels and heras fencing mark the boundary with the farmhouse to the south of the complex. The southern section of the boundary between Areas A and C is marked by a mainly continuous trimmed hedgerow.
- 4.5 The southern part of Area A is bound by Bird in Eye Shaw (ancient woodland), which lies outside the Site boundary. The woodland occupies a relatively steep sided valley at the base of which is a watercourse which extends west to Framfield Stream.
- 4.6 The western boundary, follows the woodland and riparian vegetation which marks the course of Framfield Stream. At the north western corner

of the Area is a narrow corridor of land which provides a connection through to the B2102, Bird in Eye Hill.

Area B

- 4.7 Area B comprises an irregular shaped parcel of land and includes the current access to the farm complex that is served off the B2102, Bird in Eye Hill, short sections of the road to the west and east, and a small grass paddock and an area of hardstanding which contains several shipping containers and parking areas. The post-mounted overhead cables which cross Area A continue from the southwest to the northeast through Area B.
- 4.8 To the north, along the B2102, Bird in Eye Hill, Area B is marked by post and wire fences which surround the grassed paddocks either side of the entrance into the farm. To the east of the access the eastern boundary is formed of a mature block of woodland. To the west of the access are several dwellings located off Bird in Eye Hill.

Area C

- 4.9 Area C comprises a roughly rectangular area, bisected by a concrete farm track. There is an area of hardstanding located on the western Area boundary, which is used for parking vehicles.
- 4.10 The northern boundary is marked by a post and wire fence. To the east, the northern section of the field boundary is open, with the central section defined by a belt of young mixed pine and deciduous trees. The remainder of this boundary to the south is formed by the edge of a block of young woodland. The southern boundary is marked by the edge of Bird in Eye Shaw.
- 4.11 The southern part of the western boundary is marked by the trimmed, mainly continuous hedgerow on the edge of Area A. The northern part of the western boundary is defined by sections of hedgerow, some trimmed, while others are outgrown. The concrete track runs close to this part of the western boundary, parallel with it.

Area D

- 4.12 Area D comprises a roughly rectangular area of land which falls in the direction of several dwellings which lie to the south of Bird in Eye Hill. There is a collection of agricultural sheds located to the south east of the Area. The southern part of Area D comprises a block of young woodland, whilst the remainder is a field of grazing pasture. The concrete track leads from Area C and follows the southern field boundary. A post and wire fence marks the field boundary to the north,

with the western edge of the Area following the boundary between Areas C and D described above. To the east, the boundary is undefined and crosses the area roughly parallel to the access track which leads to the neighbouring properties and farm buildings.

Topography

- 4.13 The topography of the Site is strongly influenced by Framfield Stream to the west, and the stream through Bird in Eye Shaw which follows the southern edge of the Site flowing east-west.
- 4.14 The northern part of the Site rises from approximately 24m Above Ordnance Datum ('AOD') at the north western corner at Bird in Eye Hill and approximately 27m AOD at the south western corner. The topography rises fairly steadily at first, before slowing in the area of Bird in Eye Farm, but continuing its rise, to approximately 54m AOD at the north eastern corner of the Site.
- 4.15 The topography through which the stream in Bird in Eye Shaw flows to the east is deeply incised, opening out and becoming wider to the west as the stream reaches Framfield Stream.
- 4.16 Beyond the Site, the land continues to rise to the northeast and east, to reach a localised highpoint at 80m AOD near Highlands. The landscape to the north and west is similarly undulating, with the residential parts of the town located on rising land at typically 60m AOD above the River Uck to the north and northwest, and approximately 50m AOD to the west.
- 4.17 Beyond the town, the landscape remains closely undulating, cut through with numerous streams and larger watercourses.

Visibility

- 4.18 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A** and **B** and on the photographs in **Appendix C**.
- 4.19 From our assessment, it is apparent that the Site is visible in the immediate area from public vantage points on two short sections of the B2102, Bird in Eye Hill along the northern boundary, and from the rising land to the west. There are some views from residential properties which border the Site, and views are also possible from some residential properties on the higher ground in the environs of the town, to the north, west and southwest. In the wider landscape, views are restricted by the closely

undulating topography and the extensive woodland cover in the landscape. The key views of the Site are described in the tables contained in **Appendix K** and are summarised below.

Views from Bird in Eye Farm

- 4.20 Views from the complex of buildings at Bird in the Eye Farm are possible from parts of the access road to the buildings and the outdoor areas around the stables (see reciprocal views in **Photographs 06** and **13**). Many of the commercial buildings inward facing, but there are some with upper floor windows which allow views of the wider Site. Views from rear upper and ground floor windows are possible from the dwelling in the southern part of the farm complex.

North

- 4.21 Views of Area B are possible from a short section of Bird in Eye Hill when close to the current entrance into Bird in Eye Farm (**photographs 17** and **18**). Views of the Site are short lived as the curvature of the road and intervening vegetation rapidly prevent views beyond the Site frontage (**Photograph 25**).
- 4.22 From Framfield Road, there is a framed view of the western side of the Site partly filtered by intervening vegetation as the road falls towards the east, from just beyond the junction with Keld Avenue to the entrance to Mitchell & Cooper to the north of Uckfield Hospital (**photographs 23** and **24**). From higher ground on the road (**Photograph 24**) The Oast at Bird in Eye Farm is visible.
- 4.23 Opposite the Site on the northern side of the B2102, Bird in Eye Hill, there are views from the open land into Area B, although this area is not publicly accessible. Similarly, some views are possible further north beyond the town and the woodland that adjoins it. This land is at least 3km from the Site, with views confined to private land (see reciprocal view from **photograph 15**).
- 4.24 From the residential dwellings along the B2102, Bird in Eye Hill, there are views of the Site. Views of the higher parts of Area A, and the northern part of Area B are available from upper and ground floor windows from Lyecroft, which is indented into the northern boundary of the Site (see reciprocal views from **photographs 02, 03** and **15**). From the property to its north, there are oblique views of the northern part of Area B and views of parts of the higher northern ground of Area A from upper floor windows (see reciprocal views from **photographs 15** and **17**). From properties along the southern side of Bird in Eye Hill, there are views from rear upper and some ground floor windows, partly screened by

boundary vegetation and fencing (see reciprocal views from **photographs 02 and 03**).

- 4.25 There is some intervisibility between Area C and the rear of the property at Lantern House which is located on the B2102 to the north of the Area (reciprocal view in **Photograph 11**).
- 4.26 There are some filtered views of the northern part of Area B from the upper floor windows of residential properties on higher ground to the north (see reciprocal view from **photograph 15**).

East

- 4.27 As the B2102 continues to the east and southeast there is a short section, near Hailwell Farm Bungalow, where a glimpsed view of Areas C and D is possible where the roadside vegetation allows (see reciprocal view from **photographs 09 and 10**).
- 4.28 There are some residential views from the east, and these include views from Hailwell Farm Bungalow and Ivy Cottages, where views will be possible from rear windows and the curtilage of gardens of Areas C and D, with the undulating landform of the Site and the woodland preventing views of the other areas. Filtered views of Area D are also possible from the rear upper floor windows of Hailwell Farm, and highly filtered, but similar views, are possible from Hailwell Lodge and Hailwell House to the southeast of Ivy Cottages (see reciprocal views from **photographs 09 and 10**).

South

- 4.29 Public footpath Framfield 65b follows the southern field boundary of the neighbouring field to the south of the Site and Bird in Eye Shaw. The Site is screened by the intervening domed topography in views from this section of the footpath, although the top of the trees within the woodland at Bird in Eye Shaw is discernible (**Photograph 27**), with Nightingale Wood to the west.

West

- 4.30 Views are possible from the access road to Uckfield Hospital and car park (**photographs 19 and 20**) and from Widgeon Way which serves the recent housing development to the south of the hospital (**photograph 21**). These views comprise the more open, western parts of the Site, with the woodland to the south filtered by intervening vegetation. Similarly views from the hospital itself are possible from windows which face east towards the Site. In these views, Area A and the southern parts of Area C are possible, partly filtered by intervening vegetation (see reciprocal

views from **photographs 01** and **14**). West of Widgeon Way, ground level views from the residential area are screened by the woodland alongside Framfield Stream (**Photograph 22**), although there will be some intervisibility from first windows in the neighbouring houses on the rising ground to the west.

- 4.31 Similar views to those from the carpark of the hospital will be possible from the allotments to the west of the Site, although these are slightly lower down the slope, and therefore are more filtered by the riparian vegetation along Framfield Stream (see reciprocal view from **photograph 01**).
- 4.32 Some views of the western side of the Site (Area A) are possible from the windows of residential properties which face the Site in the New Town and Ridgewood residential areas where they lie on higher land to the west and southwest (see reciprocal views from **photographs 01** and **14**). There will be similar public views from a section of Mallard Drive in the vicinity of Harlands Community Primary School and Nursery, and from public footpath Uckfield 12b as it passes through and around the school grounds, although visibility is restricted by vegetation.

Landscape Quality, Value and Sensitivity

- 4.33 The Site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 4.34 The Site is identified in the Landscape Character Assessment for Wealden as lying within LCA 6d: High Weald – Ouse Catchment. The LCA is described as a wooded landscape with an intricate pattern of small, irregular fields, streams and small, historic settlements. The Council has also prepared a strategic landscape sensitivity assessment and a finer grain landscape appraisal of potential growth areas, including land to the east of Uckfield (please refer to Section 3). The landscape appraisal notes that the land to the east of Uckfield shares many characteristics with the wider assessment unit but states that the semi-enclosed character of the lower slopes reduces visibility and the settlement edge of Uckfield influences tranquillity. It concludes that the land east of Uckfield is of moderate sensitivity.
- 4.35 Our assessment of the landscape of the Site broadly concurs with the published assessments. The landscape character in the vicinity of the Site has undulating landform, with ridges, valleys and numerous streams, and a good presence of woodland. However, the Site comprises large-scale farmland resulting from 20th century field amalgamation. It is located on the lower slopes of Bird in Eye Hill (landform) and overlooking the settlement edge at Uckfield which has an urbanising effect on the Site's character. The overhead post mounted cables which cross the

Site, the modern agricultural buildings at Bird in Eye Farm and ribbon development on the B2102, are also detracting features.

- 4.36 Notwithstanding the detracting influences the Site has a generally pleasant landscape character. The Site's landscape features comprise its varied topography, its proximity to areas of woodland, including part of Bird in Eye Shaw, which is designated as ancient woodland, and plantation woodland to the east. Other features include a hedgerow between Areas A and C, and a short tree belt between Areas C and D. A number of watercourses cross the valley floors adjacent to the southern and western boundaries. The landscape features are fairly typical of the wider landscape and display relatively ordinary characteristics, and the Site is assessed as being of medium landscape quality.
- 4.37 With regards to the woodland, trees and hedgerows within the Site, these are variously classified in the Tree Survey as being high, moderate or low arboricultural and landscape quality and value. The section of ancient woodland which lies along the western Site boundary is classified as Category A (high quality). Bird in Eye Shaw (ancient woodland) which adjoins the southern boundary of the Site, and the off-site woodland to the immediate east of Area B are classified as Category A. There is also a group of two offsite trees which are classified as veteran trees (Category A) close to the south eastern corner of Area D, east of the plantation woodland. A single tree, also classified as veteran (Category A), lies on the northern edge of Bird in Eye Shaw to the south of Area C outside the Site boundary, but with its buffer extending into the Site. There are a number of Category B (moderate quality) trees and tree groups, including the trees between Areas C and D, as well as the plantation woodland within Area D. Some individual trees which lie along the Site's boundaries are also classified as Category B in the Tree Survey. The hedgerow between Areas A and C is classified as Category C (low quality), although it does have landscape value, as are most of the other hedges in proximity to the farm complex. Overall, the woodland, trees, tree groups and hedgerows of the Site are assessed from a landscape perspective as being of medium to high landscape quality and value.
- 4.38 In relation to landscape value, as noted above the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The Site is not publicly accessible, and there is a listed building within the Bird in Eye Farm complex. The Site's landscape features are fairly typical of the wider area and its character. The Site is not of particular scenic quality, it does not display rare or unusual characteristics and is influenced by adjoining development in the northern part, and by development within the town on the rising slopes

to the north, west and southwest. Given its edge of settlement location, it could not be considered tranquil or wild. On this basis, the Site is assessed as being of medium landscape value, and thus could not be considered a 'valued' landscape against paragraph 180a of the NPPF.

- 4.39 Landscape sensitivity is judged according to the type and scale of development proposed, and the ability of the landscape as a resource to accommodate the development. The Site's sensitivity is influenced by its proximity to existing built development on the opposite valley slopes and that adjacent to its boundaries. The edge of settlement character of the Site and the post mounted overhead cables which cross the Site detract from its character, and also reduce its sensitivity. There are views from the neighbouring settlement edge to the west, including to the Grade II listed Oast house. However, the Site is well contained in the majority of views. It is bordered by areas of woodland, but there is little vegetation within the Site which poses a significant constraint to development. The Site is assessed as being of medium landscape sensitivity.
- 4.40 Our assessment of the Site is consistent with the findings of the Council's various published landscape guidance as set in Section 3.
- 4.41 Our assessment of the wider landscape around the Site is that it is broadly typical of the LCA. It comprises a well wooded landscape of undulating farmland, with a mix of large arable and smaller pastoral fields. Away from the edge of settlement it is generally rural in character. It is assessed as being of medium landscape quality, sensitivity and value.
- 4.42 Apart from the listed building within Bird in Eye Farm, the properties in the immediate vicinity of the Site comprise 20th century residential buildings. The wider town contains buildings from a wide range of time periods, including modern, 21st century development. It is pleasant, but undistinguished and is generally assessed as being of medium townscape quality and sensitivity. The listed building within Bird in Eye Farm is assessed as being of medium/high townscape quality and value, with its assessment reduced given that the buildings which adjoin and lie in its close proximity are of undistinguished architectural quality and value.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 5.1 The following section assesses the ability of the Site to accommodate the proposed development with associated infrastructure, and then considers potential impacts on the character of the landscape and visual amenity.
- 5.2 The proposals, which are in outline, are for a residential development of up to 190 dwellings, associated landscaping, informal open space and SANG, with access from the B2102. Appearance, landscaping, layout and scale are reserved. The new housing will be predominately two storeys in height, with some limited potential for two and half storey buildings at key points.
- 5.3 The proposals have been significantly revised in light of concerns raised by the Planning Inspector at the previous Appeal. In reaching her decision the Inspector identified some harm in respect of the ancient woodland, highway safety, flood risk and heritage. Landscape and visual matters were not listed as part of the Reasons for Refusal of the previous scheme and were not contested by the Local Authority at the Appeal.
- 5.4 The current proposals have significantly reduced the overall quantum of housing from 290 to 190 dwellings. Housing has been set back from the valley sides in the western part of the Site in order to respect the setting of the Grade II listed The Oast. The eastern part of the Site and the lower slopes to the south and west will be laid out as SANG, and a 2.5km circular walking route will be provided.
- 5.5 The findings of this assessment together with other technical assessment work, notably heritage, ecology and highways have informed the preparation of an Illustrative Site Layout (at **Appendix J**) and a Landscape Strategy and SANG Design (at **Appendix I**). The principles which have informed development at the Site are as follows:
- Housing in the western part of the Site to be set back from the steeper slopes on the valley side in order to retain the landscape setting of The Oast and maintain the visual link between The Oast and the existing edge of settlement to the west;
 - New hard and soft landscaping to be undertaken to the periphery of The Oast to remove existing areas of car parking and hard standing which currently detract from the immediate setting of the listed building;
 - A linear group of buildings are proposed to the rear of the ribbon

development on Bird in Eye Hill. Proposals will be carefully designed to respond to the vernacular style of the area and to respect the historic setting of The Oast. The new dwellings will provide a positive frontage to the open space on the valleys side and help frame views in the direction of The Oast;

- New landscaping on the valley sides will have an informal character and will include areas of meadow grassland, short mown grass for amenity use and scattered native tree planting.
- A minimum 50m buffer will be provided to the ancient woodland. Landscape proposals adjacent to the woodland will include new woodland edge planting to provide additional habitat and a buffer to the woodland;
- A SANG will be provided in the eastern part of the Site and on the lower slopes to the south and west. The SANG will be laid out as semi-natural open space and will include a 2.5km walking route with shorter alternative routes also available.
- All existing high and moderate quality trees and hedgerows are to be retained and enhanced where possible, to maintain and add to the landscape structure and the well-treed boundaries of the Site and assist in integrating it into the wider wooded landscape;
- Vehicular access is to be taken off B2102, Bird in Eye Hill with pedestrian / cycle access taken at the north western corner of the Site, where it meets Bird in Eye Hill;
- All woodland within and on the edges of the Site to be protected and management secured through management plans;
- Landscaped entrance into the development, with post and rail fencing, hedgerows, wildflower planting and trees to complement the character of Bird in Eye Hill (road);
- New tree planting within the public open space and within the development to add to the well-treed character of the area, and soften the development in views from the town;
- Provision of a Locally Equipped Area of Play ('LEAP'); and
- Proposals to include landscaped sustainable drainage features ('SuDS'), which will be planted with native grassland flora to form an integral part of the open space.

Relationship to Uckfield

- 5.6 The Site lies to the east of Framfield Stream on the lower slopes of Bird in Eye Hill (landform), currently outside the existing settlement limits. However, the town lies on the valley facing the western part of the Site and exerts an urbanising influence on this part of the Site. The hospital buildings are a prominent feature in the foreground, as is the neighbouring residential area to the south. Beyond these to the west and southwest, residential development rises up the valley sides, including the more recently developed suburb of Ridgewood, with its school visible to the southwest of the hospital.
- 5.7 Development at the Site would be well related to the housing along Bird in Eye Hill and would face the New Town and Ridgewood areas of the town. It would closely follow the pattern of development of the town, which is characterised by development rising up valley sides. By virtue of its west-facing location, the proposed development would have a strong visual connection to existing development at the edge of Uckfield. Housing will be set back from the more prominent slopes in the western part of the Site and retain the existing visual link to The Oast in views from the settlement edge. This approach sensitively responds to the setting of the neighbouring residential areas.
- 5.8 The new homes will be well contained by the surrounding woodland cover. The proposed SANG to the east will provide a semi-natural area of green space which provides an appropriate landscaped transition between the developed part of the Site and the wider countryside.

Impact on Landscape Features

- 5.9 The landscape features of the Site include its varied topography, as well as its vegetated framework, which is mainly confined to the Site boundaries. The new homes can be sited to avoid impacts on any significant trees. A minimum 50m buffer will also be provided between the new homes and the ancient woodland. There will be a small loss of Category C hedgerow between Areas A and C to allow access through the development. However, there are significant opportunities for new tree planting and habitat creation throughout the Site and there will be a significant increase in tree cover as a result of the proposals.
- 5.10 The new housing has been sited to avoid the steeper slopes in the western part of the Site, minimising requirements for cut and fill to accommodate level platforms for the new homes. New internal roads can also be routed to follow the existing site contours wherever practical. Whilst it is a matter for detailed design, it is also assumed that where level changes are required these will be accommodated wherever possible within rear garden boundaries or within the fabric of

buildings. There will be some requirement to accommodate the new drainage features. These are located on the lower parts of the Site and can be landscaped to form a cohesive part of the on-site open space.

Public Rights of Way

- 5.11 There is no existing public access to the Site and there will be no direct effects on a public right of way as a result of development. The proposals include new recreational routes as part of the open space and SANG proposals. A new footway / cycleway will connect the development to the B2102, Bird in Eye Hill to the north west of the Site.

Impact on Heritage Assets

- 5.12 A separate Heritage Statement has been undertaken and submitted as part of this application. It found that the changes, as a result of the updated development proposals, conserve the significance of the listed building.

Visibility

- 5.13 As discussed in Section 4 there are some opportunities for views from public vantage points in the near vicinity of the Site to the west and north. In the wider landscape views are restricted by the closely undulating topography and the extensive woodland cover in the landscape. The key views and the visual effects of development at the Site are summarised in the tables in **Appendix K** and briefly discussed below.

Bird in Eye Farm - land surrounded by the Site

- 5.14 The new housing will be set back from the western boundary of the Bird in the Eye Farm complex behind an extensive area of open space and views west towards the urban area of Uckfield will remain. The new homes will enclose the farm complex to the east and south and there will be some intervisibility between the existing buildings, including the farmhouse, and yards and the new development. New landscaping at the perimeter of the complex will soften these views as it matures.

North

- 5.15 Views of the proposed access point at the entrance to the development will be possible for a short section of Bird in Eye Hill when passing it. The new roundabout will be located at the existing access point to the Bird in Eye Farm complex. Whilst there will be an increase in highway infrastructure it will be in the context of the existing farm buildings and neighbouring housing. The new homes will be set back from the Site frontage within Areas A and C and beyond the Bird in Eye farm complex

and will not be visible from the highway. The entrance to the Site (and the whole of Area B) will be landscaped with tree, hedgerow and wildflower planting, set back from the road behind a rural post and rail fence, to provide an attractive entrance into the new development.

- 5.16 Similar, albeit private views will be possible from the field opposite Area B on the northern side of Bird in Eye Hill, although much of the highway infrastructure will be screened by the established hedgerow on the northern edge of the B2102.
- 5.17 For a short section of Framfield Road to the west, from just beyond its junction with Keld Avenue to the entrance to Mitchell & Cooper to the north of Uckfield Hospital, there is a framed view towards The Oast and the neighbouring farm buildings. This view will remain largely unaltered as housing will be set back from The Oast. There may be a glimpsed view of rooflines of the new dwellings in the north west of the Site, but these will be in the context of the neighbouring housing on Framfield Road.
- 5.18 There will be some views of the new housing in the north western part of Area A from upper and some ground floor rear windows of residential dwellings along Bird in Eye Hill. These will be filtered in places by existing garden vegetation which can be reinforced by new landscaping at the Site boundary. From Lyecroft and the dwelling immediately to its north, which are indented into the northern Site boundary, there will be views of the new entrance into the Site, and of the new housing in the north western part of the Site. Proposed planting at the entrance into the Site and adjacent to the Site boundary will soften these views.
- 5.19 There will be some intervisibility between the rear of Lantern House and new housing in Area C seen beyond an area of farmland. New landscaping at the Site boundary will filter and soften these views as it matures.

East

- 5.20 From the B2102 to the east of the Site, a glimpsed view of the eastern edge of the development in Area C will be possible near Hailwell Farm Bungalow. Reinforcement of the tree belt between Areas C and D, as well as the planting within the SANG land will soften and filter views as it establishes.
- 5.21 There will be some residential views of the development from properties to the east of Area D. From Hailwell Farm Bungalow and Ivy Cottages, SANG land in Area D will be visible in the foreground from upper and ground floor rear windows and rear gardens, with the potential for views of rooftops of the new housing in Area C and the car park for the SANG, from upper floor windows. As the proposed strengthening of the tree belt

along the edge of Area C establishes, as well as planting within the SANG, any views will become well filtered.

- 5.22 Views from Hailwell Farm (residential property) will be limited to SANG land in Area D which will be visible from rear upper floor windows, partly filtered by intervening vegetation. As the new planting establishes, these views will become more filtered.
- 5.23 From the properties at Hailwell Lodge and Hailwell House to the southeast of Ivy Cottages, little change will be experienced, with new planting within the SANG land in Area D adding to the intervening vegetation in the view.

South

- 5.24 The new homes will not be visible from public footpath Framfield 65b which crosses the southern edge of the field to the south of the Site, due to the intervening topography and woodland at Bird in Eye Shaw.

West

- 5.25 There are views of the western part of the Site from the car park and access to Uckfield Hospital, which occupy the opposite valley side to the west of Framfield Stream. In these views the The Oast is visible on the higher ground, as are the buildings at Bird in Eye Farm. The proposals have been carefully designed to retain views across the valley in the direction of The Oast. Housing has been set back from the western boundary of Bird in Eye Farm, and the valley sides which rise to The Oast will remain open and will continue to provide a setting for the listed building. Housing will be visible to the north and south of the farm, but it won't be particularly intrusive and will be partially contained by mature vegetation alongside Framfield Stream. New landscaping within open space on the valley side will be sited to maintain the visual link to the building, to provide interest and to soften views of the new housing and the less attractive buildings at Bird in Eye Farm.
- 5.26 Similar views will be possible from the allotments to the west of the Site, albeit here views will be more filtered by the riparian vegetation along Framfield Stream, and from Widgeon Way to the south. Further south, within the recent housing development, public views become screened by the intervening woodland, although there will some intervisibility from upper floor windows within the housing estate.
- 5.27 Some views of the highest parts of the development within Area A will be possible from Mallard Drive, for a short section as it passes Harlands Community Primary School and Nursery. Similar views are possible, where intervening vegetation allows, from the route of public footpath Uckfield

12b, as it passes through and around the school grounds. Although the hedgerow alongside the footpath screens the majority of these views. As the footpath enters the surrounding residential area views of the new housing will be prevented.

- 5.28 Some views of the new housing on the western side of the Site will be possible from the windows of residential properties and Harlands Community School which face the Site in the New Town and Ridgewood residential areas. Views will be mainly from upper floor windows, and some will be oblique. Views will be seen in the context of existing development on higher land within the town, and new planting within the proposed development and in the open space will soften these views as it matures.

Summary

- 5.29 As discussed above in relation to the visual effects of the scheme, views of the proposed development will be confined to the near vicinity of the Site, with the closely undulating topography and well-wooded character of the landscape screening the vast majority of views from the wider landscape. As a result, the visual effects from public vantage points are assessed as being no greater than moderate adverse at year one, reducing to slight adverse by year 15. In relation to residential views, there are two dwellings which lie on the boundary of the Site and within Bird in Eye Farm, which are assessed as experiencing substantial – moderate adverse visual effects at year 1, reducing to moderate adverse by year 15. These effects are not atypical given that these properties adjoin the development boundary. For the rest of the residential properties with views of the Site, the visual effects are assessed as being no greater than slight adverse by year 15.

Landscape Effects

- 5.30 As set out in Section 4 the Site is not covered by any statutory designations for landscape character or quality. Overall, the Site is assessed as being of medium landscape quality, value and sensitivity. This assessment is broadly consistent with the findings of the Council's various published landscape guidance as set in Section 3 of this report.
- 5.31 Development at the Site will result in the loss of an area of farmland and paddocks, which will be replaced by a residential development, infrastructure, open space and a SANG. The Site is located at the edge of Uckfield and is overlooked by housing to the west. It is well contained in views from the wider countryside by substantial areas of woodland which provide a high degree of visual containment. Development in this location would visually and physically relate to existing housing in the

settlement and would be consistent with the settlement pattern on the valley sides to the west, northwest and southwest of the Site.

5.32 The proposed scheme has been sensitively designed to respond to the landscape character of the Site and to address guidance set out in the Council's Landscape and Visual Appraisal. It does this in the following ways:

- Development has been avoided on the steeper slopes in the west of the Site which are more visible in views from the urban area to the west and form part of the immediate setting to the listed The Oast;
- The eastern part of the Site will be laid out as semi-natural SANG to provide a landscaped transition between the development and the wider countryside and to the settlement at Framfield;
- Incorporate sustainable drainage features on the lower ground;
- Retain and protect mature vegetation, provide areas of new habitat to provide a buffer to areas of ancient woodland;
- New planting on the valley sides, open spaces and within the development parcels to soften views of the new homes;
- New planting within SANG and valley sides will be of locally native species to enhance landscape character; and
- SANG proposals will provide additional walking routes and recreation opportunities.

5.33 The landscape structure of the Site, which includes plantation woodland, some hedgerows and trees will remain largely intact, and will provide a framework for the new homes and open spaces. This will be supplemented by extensive areas of new tree, woodland and meadow grassland creation which will generally add to the treed character of the Site and the local area and will soften views of the new homes from the neighbouring valley side to the west. The proposals will result in a substantial change in the character of the Site as farmland is replaced by a residential scheme. However, the proposals have responded to the key landscape features and sensitivities of the Site and will deliver landscape benefits in the form of new planting and environmental enhancements within the SANG and open spaces. Beyond the Site itself landscape / townscape effects will be very limited due to the Site's visual containment.

5.34 A summary table detailing the anticipated Landscape Effects can be found in **Appendix K**.

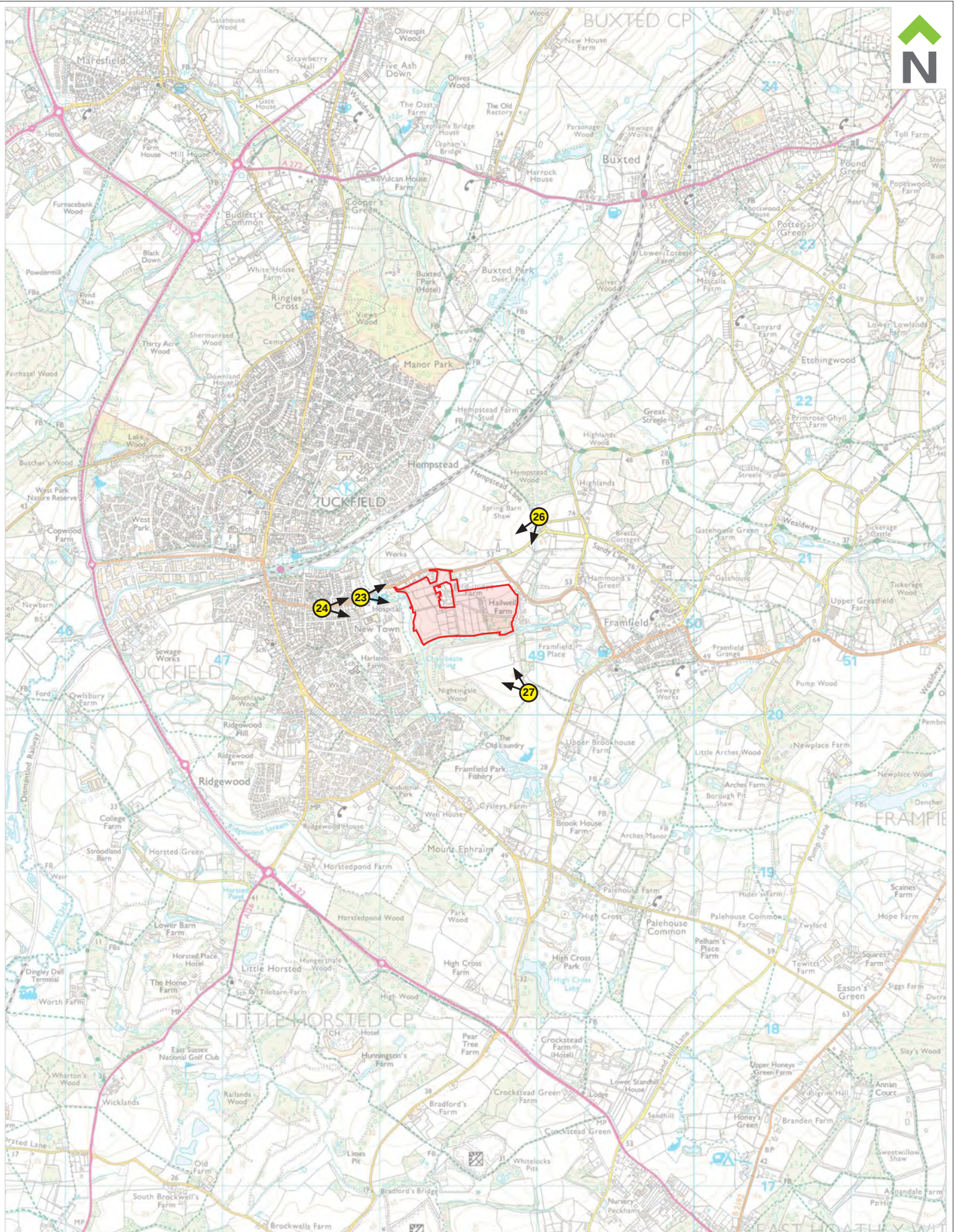
6.0 CONCLUSION

- 6.1 The Site is situated on eastern edge of Uckfield, in Wealden District. The Site comprises a series of grassland fields which enclose the buildings at Bird in Eye Farm. It is located to the south of the B1202, Bird in Eye Hill.
- 6.2 Neither the Site nor the immediate landscape is covered by any statutory or non-statutory designations for landscape character or quality.
- 6.3 The Site is identified in the Landscape Character Assessment for Wealden as lying within LCA 6d: High Weald – Ouse Catchment. The LCA is described as a wooded landscape with an intricate pattern of small, irregular fields, streams and small, historic settlements. The Council has also prepared a strategic landscape sensitivity assessment and a finer grain landscape appraisal of potential growth areas, including to the east of Uckfield. The landscape appraisal notes that the land to the east of Uckfield shares many characteristics with the wider assessment unit but noting that the semi-enclosed character of the lower slopes reduces visibility and the settlement edge of Uckfield influences tranquillity. It concludes that the land east of Uckfield is of moderate sensitivity.
- 6.4 The Site comprises large-scale farmland resulting from 20th century field amalgamation. It is located on the lower slopes of Bird in Eye Hill (landform) and overlooking the settlement edge at Uckfield which has an urbanising effect on the Site's character. The overhead post mounted cables which cross the Site, the modern agricultural buildings at Bird in Eye Farm and ribbon development on the B2102, are also detracting features. Notwithstanding the detracting influences it has a generally pleasant landscape character. The Site's landscape features comprise its varied topography, its proximity to areas of woodland, including part of Bird in Eye Shaw, which is designated as ancient woodland, and plantation woodland to the east. The Site is assessed as being of medium landscape quality, value and sensitivity.
- 6.5 The visual assessment found that there are some opportunities for views from public vantage points in the near vicinity of the Site to the west and north. For the rest of the Site, and in the wider landscape, views are restricted by the closely undulating topography and the extensive woodland cover in the landscape.
- 6.6 The proposed scheme has been sensitively designed to respond to the landscape character of the Site and to address guidance set out in the Council's Landscape and Visual Appraisal. The steeper slopes in the west will remain open and views to the listed The Oast will be retained. The eastern part of the Site will be laid out as semi-natural SANG. The

landscape structure of the Site, which includes plantation woodland, some hedgerows and trees will remain largely intact, and will provide a framework for the new homes and open spaces. This will be supplemented by extensive areas of new tree, woodland and meadow grassland creation which will generally add to the treed character of the Site and the local area and will soften views of the new homes from the neighbouring valley side to the west. The proposals will result in a substantial change in the character of the Site as farmland is replaced by a residential scheme. However, the proposals have responded to the key landscape features and sensitivities of the Site and will deliver landscape benefits in the form of new planting and environmental enhancements within the SANG and open spaces. Beyond the Site itself landscape / townscape effects will be very limited due to the Site's visual containment.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)

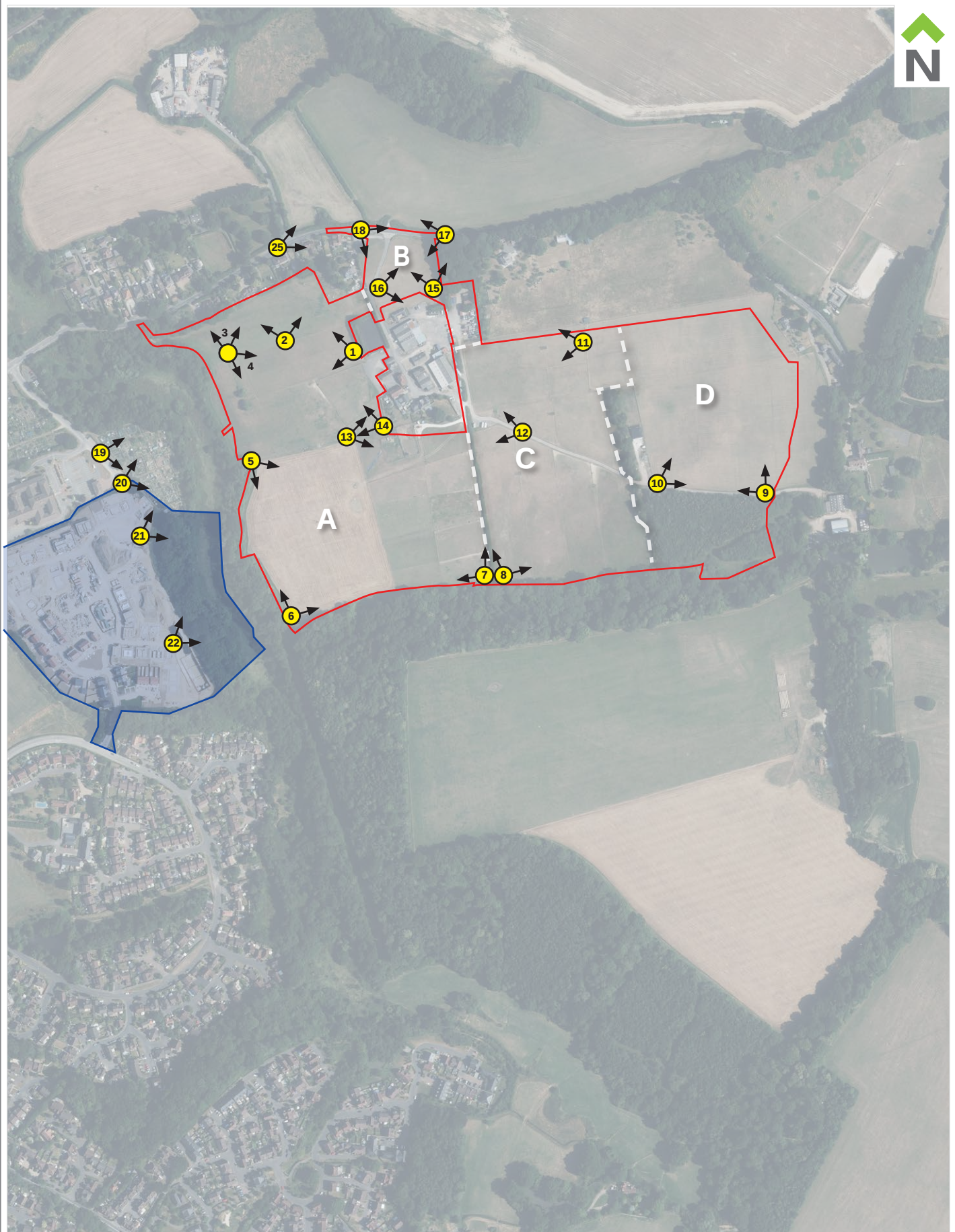


 Site Boundary  Photo Locations

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT	Project Bird in Eye Farm, Uckfield	Drawing No. CSA/2646/120	Rev -
	t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	Drawing Title Site Location Plan	Scale @ A4 NTS	Drawn TV
		Client Croudace Homes Ltd	Date July 2024	Checked CA

Appendix B

Aerial Photograph
(Showing near distance photo locations)



Site Boundary X Photo Locations Recent development now constructed (outline application WD/2010/2873/FE)

CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	Project	Bird in Eye Farm, Uckfield	Drawing No.	CSA/2646/120	Rev	-
	Drawing Title	Aerial Photograph	Scale @ A4	NTS	Drawn	TV
	Client	Croudace Homes Ltd	Date	July 2024	Checked	CA

Appendix C

Photosheets

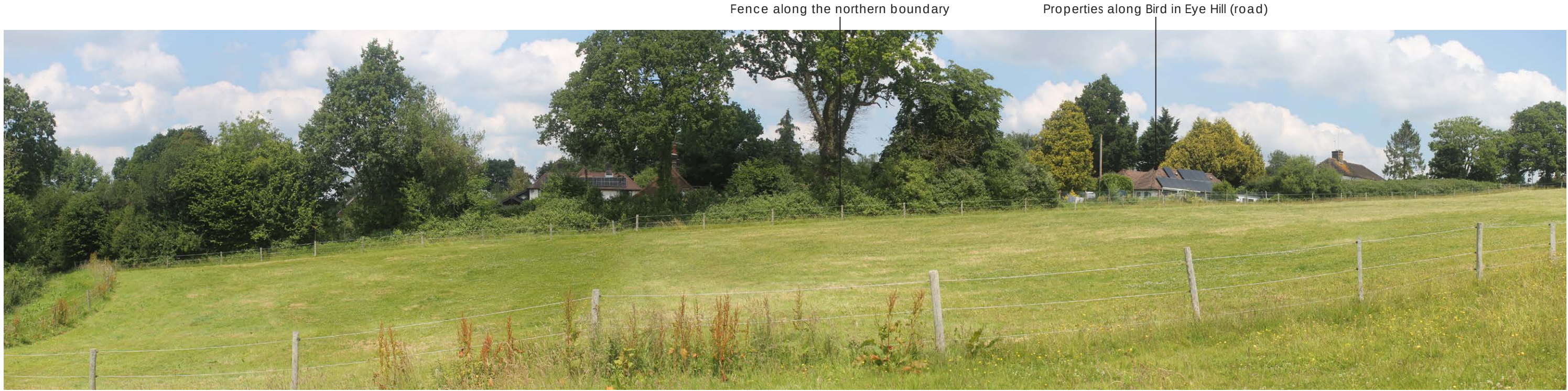


Photograph 1 View from eastern boundary within Parcel A looking west

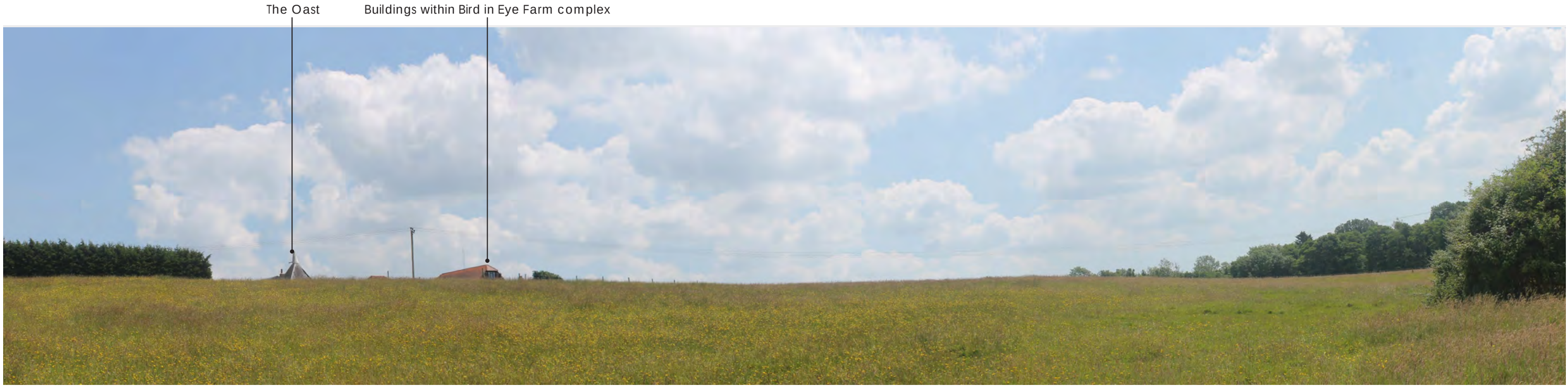


Photograph 2 View from within Parcel A looking north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 3 View from within Parcel A looking north



Photograph 4 View from within Parcel A looking south east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 5 View from western boundary of Parcel A looking south east



Photograph 6 View from south western corner of the Site looking north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 7 View from Parcel A within the Site, looking north west



Photograph 8 View from Parcel C within the Site, looking north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

Properties along the B2102 (road)



Photograph 9 View from the unmarked access road within Parcel D looking north west

Properties along the B2102 (road)



Photograph 10 View from the unmarked access road within Parcel D looking north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

Town of Uckfield

Buildings within Bird in Eye Farm complex



Photograph 11 View from northern boundary of Parcel C looking west

Town of Uckfield

The Oast

Buildings within Bird in Eye Farm complex



Photograph 12 View from the unmarked access road within Parcel C looking north west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 13 View from Parcel A within the Site looking north east



Photograph 14 View from eastern boundary of Parcel A looking west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

Properties along the Bird in Eye Hill (road)



Photograph 15 View from southern boundary of Parcel B looking north

Buildings within Bird in Eye Farm complex



Photograph 16 View from unmarked access road within Parcel B looking east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 17 View from Bird-In-Eye Hill (road) within Area B looking west

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
24.06.2024, 14:56
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 18 View along the Bird in Eye Hill (road) within the northern boundary of Parcel B looking south east at the entrance into Bird in Eye Farm

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
24.06.2024, 14:58
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site



The Oast

Buildings within Bird in Eye Farm complex



Panorama 19 For context only

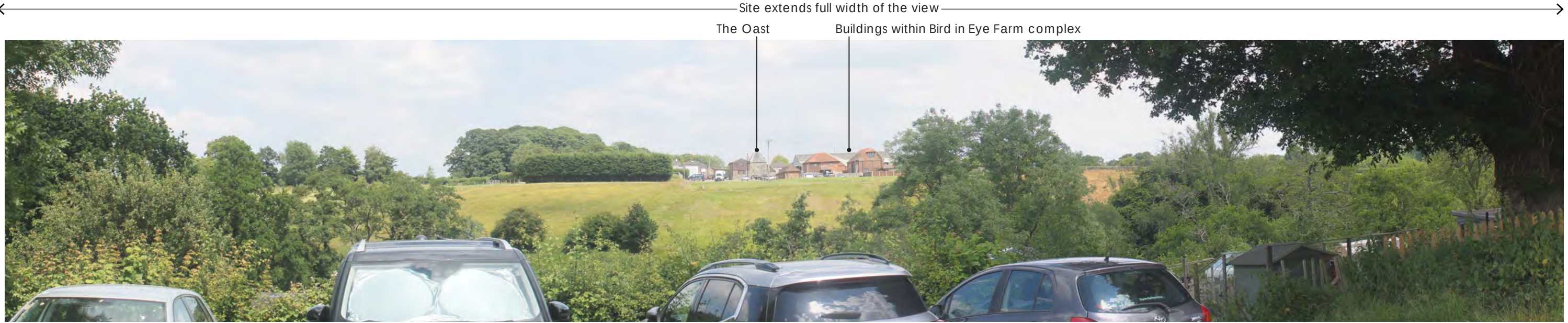


Photograph 19

View from Uckfield Hospital car park looking east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:09
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Panorama 20 For context only



Photograph 20
View from Uckfield Hospital car park looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:11
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

← Site extends full width of the view →

The Oast Buildings within Bird in Eye Farm complex



Photograph 21

View from Wigeon Way (road) south of hospital looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:12
Canon 1100D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Panorama 22 For context only



Photograph 22
View from Moorhen Place (road) south of hospital looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:16
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

Approximate extent of Site

Properties along Framfield Road



Photograph 23
View from Framfield Road looking east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:22
Canon 1100D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site

Properties along Framfield Road

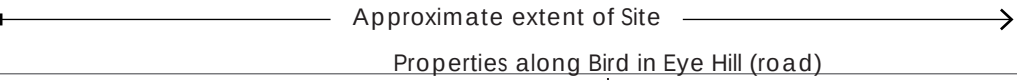


Photograph 24

View from Framfield Road looking east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:25
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 25
View from Bird in Eye Hill (road) looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:28
Canon 1100D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

Approximate extent of Site



Photograph 26
View from Hempstead Lane (public footpath Framfield 62) to north east looking south west

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:35
Canon 1100D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Bird-In-Eye, Uckfield	Drawing No. CSA/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 27 View from public footpath Framfield 65b looking north west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
24.06.2024, 15:46
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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