KEY

- Site Boundary - 20.08Ha (excludes land required for highways sightlines and the retained Bird in Eye Farm Complex).
- Highways land Boundary - 0.10Ha (land required for sightlines).
- Retained Land for Bird in Eye Farm - 1.50Ha.
- SANGS Land - 8.69Ha
- Open space within housing land - 4.02Ha
- 15m ancient woodland buffer within site boundary - 1.21Ha
- Land for Housing only - 6.20Ha
- Quantity and Density: Net Developable Area of 11.36Ha providing 190 dwellings at circa 17 dwellings/ Ha.
- Line of 15M buffer to the ancient woodland.
- Proposed housing set out using a 50M buffer to the ancient woodland.

Rev: F 29/07/2024 Areas updated in key to reflect rev E.
Rev: E 19/07/2024 Red line revised to omit Oast.
Rev: D 12/07/2024 Red line boundaries changed. Extent of SANG land revised. All other areas updated.
Rev: C 08/07/2024 Updated to match latest illustrative site layout.
Rev: B 29/02/2024 Updated to match latest illustrative site layout.
Rev: A 22/02/2024 Eastern field omitted from development area. Main access modified. SANG land located in eastern field. Ancient woodland buffer extended to 50M.

1:1250 @ A1 0 10 20 30 40 50 Metres

croudacehomes

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Land at Bird in Eye Farm, South of Bird in Eye Hill, UCKFIELD

Illustrative Parameter/Land Use Plan

Ref: PRB/BIE/204F

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