6. LANDSCAPE AND VIEWS

Introduction

6.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of landscape and views.

6.2 This chapter has been prepared by Tamsin Ramm of EDP (Refer to Appendix 1.2: Statement of Expertise).

Policy Context

National Planning Policy

National Planning Policy Framework [i]

6.3 The revised National Planning Policy Framework (NPPF) (2021) sets out the Government's planning policies for England and how these are expected to be applied.

6.4 A cornerstone of the National Planning Policy Framework (NPPF)[ii] remains the achievement of sustainable development.

6.5 In broad terms, the NPPF requires that development proposals that accord with adopted policy should be approved without delay, and where no policy exists or is out-of-date, permission should be granted unless any adverse effects of the proposal would significantly outweigh the benefits, subject to specific policies within the NPPF that restrict development (e.g. natural heritage and landscape designations). The principles of achievement of sustainable development should also be carried forward into planning policy at a local level so that it is clear what constitutes acceptable development under the new guidance.

6.6 In relation to development and landscape, section 12 seeks to achieve well designed places, whilst paragraph 130 specifically states that development *"will function well and add to the overall quality of the area …"* and *"are sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change (such as increased densities)".*

6.7 NPPF Section 15 seeks to conserve and enhance the natural environment with para. 174 stating that planning policies and decisions should contribute to and enhance the natural and

local environment and listing six criteria that should be considered. Due to the location of the Site outside a statutory designated landscape the Site is not a criterion 'a' landscape, but instead a criterion 'b' landscape where decision makers should be "recognising the intrinsic character and beauty of the countryside". This is derived from an understanding of landscape character, which is examined further below. Because the Site does not lie in a statutory designated landscape para. 176 of this section is not relevant.

Planning Practice Guidance[iii]

6.8 PPG supports the use of landscape character assessment as a tool for understanding local distinctiveness and Natural England's guidance on landscape character assessment. PPG also refers to the risk of artificial lighting undermining the enjoyment of the countryside and night sky and provides guidance for mitigation-by-design of artificial lighting.

Local Planning Policy

6.9 Wealden District Council's (WDC) current statutory development includes, of relevance here, comprise:

- Saved policies of the adopted Wealden Local Plan (1998)[iv]; and
- The adopted Wealden District Core Strategy Local Plan (February 2013)[v].

Wealden Local Plan (1998) – Saved Policies

6.10 Wealden Local Plan (WLP) Policies that are relevant to the Site in landscape and visual terms are set out below:

- Policy EN8 Low Weald: which aims to conserves the low rolling agricultural character of the landscape;
- Policy EN12 Protection of Trees and Woodland: Seeks to retain and enhance the contribution of trees and woodland areas to the landscape character of the District, including the amenity value of trees in built up areas;
- Policy EN13 Ancient and Semi Natural Woodland aims to protect the ecology of Ancient Semi-Natural Woodlands;
- Policy EN14 Landscaping with Developments requires landscaping, including surface treatments, to be carried out as part of development proposals;
- Policy EN27 Layout and Design Development seeks to achieve good design through a series of criteria; and

- Policy EN29 Light Pollution seeks to minimise light pollution.

Wealden District Core Strategy Local Plan 2013

6.11 Wealden District Core Strategy (WDCS) Policies that are relevant to the Site in landscape and visual terms are set out below:

- Spatial Planning Objective SPO1 aims to help manage countryside resources and assist in the development of the rural economy whilst protecting and enhancing recognised biodiversity and geodiversity attributes. The council also aims to *"protect, and … work with others to enhance and manage, the distinct landscapes of the District, particularly, but not exclusively, those nationally designated."*
- Spatial Planning Objective SPO11 aims to *"work with others to enhance the District's geodiversity and biodiversity by creating a coherent network of green infrastructure, especially in and around our towns, that can better support wildlife and reduce the impact of climate change as well as improving human health through increased accessibility."*
- Policy WCS13 Green Infrastructure aims to protect, improve and enhance the districts green infrastructure by the implementation of a Green Infrastructure Strategy.

Legislative Context

6.12 The EIA approach and methodology is set out in Chapter 2. With regard to Landscape and Visual matters the 'Guidelines for Landscape and Visual Impact Assessment' GLVIA)'[vi], para 2.2 remind us that the European Landscape Convention (ELC)[vii], to which the UK is a signatory, defines landscape:

"Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

6.13 The 'Guidelines for Landscape and Visual Impact Assessment' GLVIA)'[viii], para 2.4, reminds us that the importance of the ELC definition is that it *"…moves beyond the idea that landscape is only a matter of aesthetics and visual amenity".* Landscape assessment requires that proposed changes are assessed holistically in terms of all dimensions of the landscape resource. Those other dimensions include whether the site has historical or cultural relevance, its habitats, its landscape fabric and its long-term management. Frequently we find that loss of openness and change to visual character are counterbalanced by neutral or even positive impacts on other dimensions of the landscape resource.

6.14 The GLVIA also states, in reference to the European Union Directive 2011/92/EU[ix], that:

> *"The Directive is clear that the emphasis is on the identification of likely significant environmental effects. This should embrace all types of effect and includes, for example, those that are positive/beneficial and negative/adverse, direct and indirect, and long and short term, as well as cumulative effects. Identifying significant effects stresses the need for an approach that is in proportion to the scale of the project that is being assessed and the nature of its likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional. This does not mean that effects should be ignored, or their importance minimised but that the assessment should be tailored to the particular circumstances in each case."*

6.15 This Landscape and Visual Impact Assessment (LVIA) has been prepared in accordance with best practice guidance, as set out in the GLVIA which *"takes into account recognition of the European Landscape Convention by the United Kingdom government"* including with regard to: definition of landscape; value of landscape; and the assessment of the effects of the development on landscape, as set out above. This assessment has, therefore, been prepared with regard to the European Landscape Convention in these regards.

Assessment Methodology

6.16 A general EIA methodology is presented in Chapter 2 of the ES. Provided within this section is an abridged methodology for the LVIA. An unabridged version with tables defining the thresholds and definitions of terminology used in this assessment can be found at Appendix 6.1 (Annex EDP 2).

6.17 A three-stage assessment process has been adopted for the LVIA in accordance with best practice as set out in the GLVIA as relevant to EIA, comprising:

1) Description of the Development and the existing landscape and visual context, or baseline, in which it will be assessed. The Development is described in Chapter 3 of the ES and the baseline is set out at Appendix 6.1 Sections 4 and 5, with reference to Chapter 3, and summarised in this Chapter;
2) Prediction of the likely changes to the landscape and visual receptors resulting from the Development (set out at Appendix 6.2); and
3) Assessment of the significance and nature (positive or negative/adverse) of the effects resulting from the likely changes (set out at Appendix 6.2 and summarised in this Chapter).

6.18 The likely significant effects of the Development on the landscape resource and visual amenity

are assessed through the combination of an assessment of a number of representative viewpoints; desk research; and fieldwork. Through this work a more precise understanding of the study area can be gained.

6.19 In order to assess the likely significant effects, the assessment draws on the baseline to identify receptors which, may include, but not be limited to:

- Landscape designations on a national, regional or local level (where relevant);
- The landscape fabric of the Site;
- The 'host' landscape character area which contains the Development;
- 'Non-host' landscape character areas surrounding the host character area and which have the potential to be affected by the Project (where relevant); and
- Specific landscape features of value as identified through the ecology and arboriculture surveys.

6.20 Visual receptors may include:

- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- Settlements and private residences;
- People using major (A and B) roads;
- People using minor roads; and
- People using local railways.

6.21 The tables within Appendix 6.1 (Annex EDP 2 – Methodology), reproduced below for ease of reference, offer templates for assessing overall sensitivity of any landscape or visual receptor, and magnitude of change.

6.22 Assessment of the overall sensitivity of any landscape or visual receptor is determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape or view as set out at paragraph 5.38 of GLVIA. However, the narrative in this chapter demonstrates that assessment of overall sensitivity can change on a case-by-case basis. For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

6.23 Table 6.1 below provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment and considers both value and susceptibility independently.

Table 6.1: Landscape Sensitivity Criteria (see Appendix 6.1 Annex EDP 2, Table EDP A2.1)

Category	Landscape Receptor Value Criteria	Landscape Susceptibility to Change Criteria
Very High	Nationally/internationally designated/-valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.	Strong/distinctive landscape elements/-aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Many distinctive landscape elements/-aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Some distinctive landscape elements/-aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Few distinctive landscape elements/-aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/- degraded by the presence of many landscape detractors.	Absence of distinctive landscape elements/-aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

6.24 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

6.25 Table 6.2 below provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility together.

Table 6.2: Visual Receptor Sensitivity Criteria (see Appendix 6.1 (Annex EDP 2, Table EDP A2.2))

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint e.g. interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Examples may include views from residential properties, especially from rooms normally occupied in waking or daylight hours; national Public Right of Way (PRoW) e.g. National Trails and nationally designated countryside/landscape features with public access which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value e.g. to local residents. Examples may include views from recreational receptors where there is some appreciation of the landscape e.g. golf and fishing; local PRoW, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Examples may include people engaged in outdoor sport other than appreciation of the landscape e.g. football and rugby or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Examples may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Examples may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

6.26 Table 6.3 below provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table 6.3: Scale of Change Criteria (see Appendix 6.1 (Annex EDP 2, Table EDP A2.3))

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the Development creating a new focus and having a defining influence on the view.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The Development will be clearly noticeable, and the view would be fundamentally altered by its presence.

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The Development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The Development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The Development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.
Negligible	No appreciable change	No appreciable change

6.27 Table 6.4 below provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table 6.4: Geographical Extent Criteria (see Appendix 6.1 (Annex EDP 2, Table EDP A2.4))

	Landscape Receptors	Visual Receptor Criteria
Largest ↕ Smallest	Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
	Effects at the scale of the landscape type or character areas within which the Development lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
	Effects within the immediate landscape setting of the Site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
	Effects at the Site level (within the Site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
	Effects only experienced on parts of the Site at a very localised level.	Long range views with a negligible part of the view affected.

Significance of Effect

6.28 The purpose of the EIA process is to identify the likely significant environmental effects (both beneficial and adverse) arising from a proposed development.

6.29 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change (as set out above), with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. The level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in Table 6.5.

Table 6.5: Level of Effects Matrix (see Appendix 6.1 (Annex EDP 2, Table EDP A2.6))

	Overall Magnitude of Change				
Overall Sensitivity	**Very High**	**High**	**Medium**	**Low**	**Very Low**
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/- Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/- Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/- Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/- Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

6.30 Each effect is described and evaluated individually through the integration of all of the relevant factors and assessed as either significant or not significant. For landscape and visual effects, those effects identified at a substantial, major, major/moderate or moderate level (emboldened in the table above) are generally considered to be significant and those effects assessed at a moderate/minor, minor, minor/negligible or negligible level are considered to be not significant.

6.31 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining the level of overall change. Where this occurs further explanation is given.

6.32 Effects will be described and evaluated during construction and operation - at Year 1 (completion of construction activities) and Year 15 (following maturation of the landscape proposals).

Cumulative Effects

6.33 Cumulative effects generally occur where there may be combined or sequential visibility of two or more developments of the same type and scale, or where the consideration of other schemes would increase an effect identified. Where other schemes are relevant, these are considered in conjunction with the Development.

6.34 A schedule of committed schemes to be considered, as agreed with WDC, is included in Chapter 2 and illustrated in Figure 2.1.

6.35 Cumulative effects that can be foreseen as a result of the Development in conjunction with these identified schemes, and any possible mitigation measures required, are considered.

Geographical Scope

6.36 To establish the baseline and potential limit of material effects the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted extending to 7km from the Site boundary as illustrated on Figure 6.1. Based mainly on desk-based study this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/ from the Site, extent of landscape effects, and the Site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is the area is illustrated on Figure 6.5. Generally, this extends to 1km from the Site boundary to the east and south, approximately 3km to the west and 6.5km to the north, although reference is made to features beyond this area as appropriate.

Temporal Scope

6.37 As advised in GLVIA, the appraisal takes into account the effects of any proposed mitigation. Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

Limitations and Assumptions

6.38 Baseline conditions have been established using published documents and field assessment; it is important to note that this information may change before, or during, the construction and operation of the Development.

6.39 The assessment is undertaken in consideration of the 'worst case' scenario for the Development, i.e. those potential outcomes, situations or locations which would result in the most profound effect on landscape and visual receptors, unless stated to the contrary. It therefore identifies the greatest degree of change likely to accrue and may be subject to mitigating factors or alternative conditions which might reduce those effects. For example, visual effects are considered in both summer and winter contexts; although the level of effect is expressed for winter landscape conditions when trees are bare of leaf cover and the visibility

of development is at its greatest. Where this is the case, the assessment identifies alternative conditions or further mitigation which might result in impacts being less pronounced.

6.40 As defined above, the assessment of likely significant effects applies a pre-determined methodology to arrive at its conclusions. This procedure brings a degree of objective, procedural rigour into what otherwise might be judged to be 'personal opinion'. Certainly, professional judgement still plays its part, but the purpose of adopting a methodology is to make the process as clear and logical as possible.

Baseline Conditions

Baseline Conditions: Landscape Character

6.41 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the Site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. and sets out the findings of EDP's own assessment of the Site itself.

6.42 Relevant published landscape assessments include:

- High Weald National Character Area (NCA 122)[x];
- East Sussex County Landscape Assessment (2016)[xi]; and
- Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014)[xii].

6.43 The location of character areas in relation to the Site are illustrated at Figure 6.7 while relevant extracts are provided in Appendix 6.1 (Annex EDP 4 and 5).

National Character Assessment

6.44 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England[xiii]. The northern area of the Site falls within the High Weald National Character Area (NCA 122), which extends across the northern part of the District and beyond. The southern area of the Site falls within the Low Weald National Character Area (NCA 121)[xiv], which extends across the middle of the District and to the west and east beyond.

6.45 The NCA is broadly representative of the Site's wider landscape context and reflects the fact

that the Site falls at the junction of different landscape character areas. However, due primarily to the extensive area of this NCA, and the very small percentage of it that the Site represents, the Development is very unlikely to result in any significant effects on this receptor and it has been scoped out of further assessment.

County Landscape Character Areas - East Sussex County Landscape Assessment

6.46 The East Sussex County Landscape Assessment (2016) (ESCLA) identifies 40 broadly defined Landscape Character Areas (LCA). The Site predominantly falls within LCA 3: Upper Ouse Valley although the eastern fringes, where the Site abuts Santts Road, fall within the adjacent Urban Character Area (UCA) 36: Uckfield. The only other County LCA within the study area with noticeable intervisibility with the Site, and which is therefore taken forward for assessment within this chapter, is LCA 2 Ashdown Forest. Descriptions of these LCAs and the UCA are included at Appendix 6.1 (Annex EDP 4) and include: Landscape Description, Landscape Evaluation, Vision and Strategy, and Guidelines for Managing Change. These LCA are reviewed briefly below.

LCA 3: Upper Ouse Valley – host LCA

6.47 The LCA and its key characteristics are helpfully summarised in Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014) as:

> *"This is a gently sloping country of low ridges and wider valleys covered by an intricate pattern of streams and woods. It lies between Wivelsfield Green and Buxted, and includes the valley system of the River Ouse, Longford Stream and the River Uck.*

6.48 It should be noted that while the ESCLA makes reference to the tranquillity of the area it also recognises that this is *"away from the main settlements and roads"* and that *"several main roads cross the area, … the A272 across the middle [beyond the northern site boundary] and the A26 across the east as the Uckfield bypass* [assumed to include the A22 bypass along the western Site boundary]".

6.49 The field appraisal confirmed that the Site and undeveloped context are broadly representative of this LCA description where it refers to areas located near main roads and settlement. While the elements of Site and undeveloped context are broadly as described for the wider LCA the tranquillity here is reduced by noise from the adjacent to the A22, reducing with distance, and limited intervisibility to the settlement edge, which varies across the area due, primarily, to intervening vegetation. In addition, the low-key management and informal recreational access across the private land of the Site and context, consequent to its

settlement edge location, contributes further to a peri-urban character.

6.50 This finding is supported by ESCLA, which notes at Section B, that:

- *"Creeping suburbansation and urban fringe pressures are evident around the towns and larger villages detracting from local distinctiveness." and*
- *Past / Current forces for change include … "Urban fringe pressures around Newick and Uckfield" and "Urban fringe pressures, particularly around Uckfield"*

UCA 36: Uckfield predominantly non-host UCA

6.51 The ESCLA describes Uckfield as *"A mainly Victorian and twentieth century town, with wide variety of styles, that are broadly harmonious due to the repeated use of red brick, the intricately divided facades and white sash windows";* and states that *"The wooded character softens the impact of the expanding town on the surrounding countryside, but the relatively open, gently-sloping areas and larger fields reveal some exposed development edges."*

6.52 The ESCLA makes the following statements that are of relevance here:

"Problems, pressures, detracting features

- *Lack of character and identity in modern residential and commercial development.*

Landscape action priorities

- *Establish strong, final development limits to the town.*
- *Manage urban edge woodlands and parklands."*

6.53 Historic maps show that the majority of the residential development at the northern end of the south-eastern Site boundary, and beyond, is late C20th and does little to reflect the historic settlement core. Properties to the south, between the boundary and Snatts Road, are generally older and make a greater contribution to the character of the area.

LCA 2 Ashdown Forest - non host LCA

6.54 The Ashdown Forest LCA falls across a part of the more northern of the two major ridges in the High Weald Area of Natural Beauty (AONB), approximately 3km north of the Site, and comprises the largest area of lowland heath in the south-east of the UK.

6.55 The characteristic feature of this LCA, which is also one of its identified 'Key Positive

Landscape Attributes' is:

"Ashdown Forest lies on the highest point of the High Weald. It is visually prominent and affords outstanding views in and out of the area."

6.56 The ESCLA makes the following statement of relevance here:

"Future Forces for Change

- *New housing development and economic growth in surrounding towns and villages placing increasing pressure on the forest area for recreation."*

District Landscape Character Areas - Wealden Landscape and Settlement Character Assessment

6.57 The Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014)[xv] (WL&SCAA) was prepared to inform the preparation of the Delivery and Site Allocations Local Plan. The WL&SCAA identifies Local Landscape Character Type (LLCT) and Local Landscape Character Area (LLCA).

6.58 This Character Assessment places the Site predominantly within the LLCT A: Ridges and Valleys and LLCA A2 Budlett's Common and Five Ash Down with the eastern fringes of the Site, where it abuts Snatts Road, falling within 'Urban Dominated Landscapes'.

6.59 The only other District character units within the study area with noticeable intervisibility with the Site, and which have therefore taken forward for assessment within this chapter, are:

- LLCA A1: Fletching and Maresfield; and
- Uckfield and 'Landscape Setting Area' 8.

6.60 WL&SCAA descriptions of these local character units, including an assessment of the sensitivity and value of the LLCT, are included at Appendix 6.1 (Annex EDP 5) and are reviewed below.

LLCT A: Ridges and Valleys – host LLCT

6.61 LLCT A: Ridges and Valleys is the host LLCT for most of the Site. Key Characteristics are listed below with underlining added to emphasis matters of particular relevance here:

- *"Topography: A series of narrow, incised northeast-southwest oriented river valleys which dissect the surrounding landscape of rolling fields and valley side woodlands. Overall, the topography comprises a ridge and valley landscape pattern, with the stream corridors gently meandering through their adjacent valleys.*
- *Settlement Pattern: Small to medium-sized linear villages mainly located on higher ridges of land between the valleys.*
- *Views and Visibility: Views from settlements and higher land into and across the valleys is often limited by abundant small blocks and linear swathes of woodland which line the valley sides. These patches of woodland also provide a strong sense of visual containment from locations along the valley floor.*
- *Communications: The landscape is crossed by an interconnected network of minor rural roads which tend to follow the valley floors or ridges, connecting ridge-top settlements.*
- *Tranquillity and Remoteness: Within much of this LLCT, there is a strong sense of remoteness and tranquillity; however this is less apparent in close proximity to the large town of Uckfield, which abuts its south-western edge."*

6.62 Overall, the Ridges and Slopes LLCT is assessed within the WL&SCAA as having Very High Landscape Sensitivity[1] and Landscape Value[2].

6.63 However, it should be noted that this assessment is for the LLCT as a whole and does not take account of local influences on landscape character, such as proximity to A roads or the settlement edge, although these are mentioned in the key characteristics for the LLCT. These matters are given further consideration at the more local LLCA level, as noted in the descriptions reported below. In addition, this is a generic assessment of sensitivity, it does not take into account the type of development proposed.

6.64 The landscape sensitivity of the LLCA within this LLCT are assessed below using the methodology set out at Appendix 6.1 (Annex EDP 2).

[1] Sensitivity is defined in WL&SCAA Appendix 2: Glossary as – "inherent sensitivity of the landscape itself, irrespective of the type of change or development that may be under consideration".

[2] Value is defined in WL&SCAA Appendix 2: Glossary: "Value is Landscape Value Landscape value is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. A landscape may also be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally."

LLCT A - LLCA A2: Budlett's Common and Five Ash Down – host LLCA

6.65 LLCT A - LLCA A2: Budlett's Common and Five Ash Down is the host LLCA for most of the Site. This area is described in the WL&SCAA as (emphasis added):

> *"The south-western part of this LLCA is dominated by large areas of woodland (including Park Wood and Thirty Acre Wood), which provide a strong sense of enclosure. The strongly undulating topography of the LLCA, as a result of a narrow stream corridor which cuts through the area, dominates landscape pattern. The south-eastern edge of the area abuts the large town of Uckfield. Views to the edge of the town are generally limited by woodland at the settlement edge. However glimpsed views are characteristic in places. The main A26 road corridor runs north-south across the area, introducing a source of noise and movement and reducing overall sense of tranquillity. ... Woodland is a key feature of this area, however, outside the patches of woodland, fields tend to be lined with mature hedgerows."* (para. 4.4.8)

LLCA A1: Fletching and Maresfield – non-host LLCA

6.66 LLCT A - LLCA A1: Fletching and Maresfield is a non-host LLCA falling between LLCA A2 and the AONB to the north-west of the Site. This area is described in the WL&SCAA as (emphasis added):

> *" this LLCA encompasses a patchwork of small to medium scale rolling arable and pastoral fields, which are interspersed with medium sized woodlands (including High Wood and Spring Wood), providing a sense of enclosure. There are numerous smaller patches of woodland, amongst the smaller fields. … The central part of the area is crossed by a narrow north-south orientated stream corridor which runs adjacent to the main A22 road corridor. Busy traffic along this road corridor, detracts from the overall sense of remoteness and tranquillity within this part of the LLCA. ... Long distance views across the LLCA are limited by the numerous patches of woodland and rolling topography, however views to Maresfield church can be gained from fields in close proximity to the edge of the village."* (para. 4.4.7)

Uckfield – predominantly non-host character unit

6.67 WL&SCA presents an assessment of the landscape setting of the selected settlements in this area including Uckfield included at Appendix 6.1 (Annex EDP 4) and summarised below. The WL&SCA provides a description of the setting of the whole town and then divides the setting into smaller 'Landscape Setting Areas' (LSA), as shown on WL&SCA Figure 5.12 at Appendix 6.1 (Annex 5.2). The Site falls within LSA 8 which straddles the A22 to the north-west of Uckfield. Distinctive characteristics that define this LSA are:

- *"A gently meandering tributary of the River Ouse which is lined with mature woodland, providing a strong sense of enclosure; and*
- *Park Wood, to the west is a key landscape feature, further contributing to the enclosed feel."*

6.68 The WL&SCA assessment concludes that:

> *"Landscape Setting Area 8 is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and High Landscape Value. The strong pattern of mature woodland is considered to be a highly valued landscape feature, and the meandering Ouse Tributary contributes to recognisable strength of place and landscape value. Overall Landscape Sensitivity is considered to be Moderate as a result of the presence of the tributary corridor, woodland lining the river and other blocks of woodland, which are considered to be sensitive landscape features."* (para. 5.19.19).

6.69 It should be noted that both of the distinctive characteristics that define this LSA are located to the west of, and separated from the Site by, the A22 corridor. In addition, while the Site does contain areas of mature woodland beyond the river corridor which, it is agreed, are a highly valued landscape feature, the Ouse Tributary and lining woodland fall outside the Site and are visually and physically separated from it by the A22.

6.70 WL&SCA Section 2 definition of moderate capacity and residential development scale, as relevant to the host LSAs, are:

> *"Indicative Landscape Capacity: Moderate - … Subject to appropriate siting, design and landscaping mitigation, medium and small-scale new development could potentially be accommodated without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some largescale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation."*

Table 6.6: Indicative Development Scales Definitions

Indicative Development Scale	Definition
Large	Housing development: over 50 residential dwellings comprising detached, semi-detached or terraced buildings, up to two storeys in height, with plot/street layouts and densities in line with current policy requirements.
Medium	Housing development: 11 to 50 residential dwellings comprising detached, semi-detached or terraced buildings, up to two storeys in height, with plot/street layouts and densities in line with current policy requirements
Small	Housing development: 10 or less residential dwellings comprising detached, semidetached or terraced buildings, up to two storeys in height, with plot/street layouts and densities in line with current policy requirements.

High Weald AONB Character Assessment

6.71 The AONB Management Board have not prepared a landscape character study for the AONB, instead the Management Plan states that *"in its characterisation of the landscape at an AONB scale is supported by a wealth of local landscape character assessments carried out by county, district and parish councils that provide more fine grained information about the local landscape."*

6.72 The area of the AONB with visibility to the Site falls within the ESCLA LCA 2: Ashdown Forest which is reviewed above.

Site Assessment

6.73 While the above-published assessments provide a helpful contextual appreciation of the wider landscape none provide a sufficiently site-specific assessment to allow a reliable assessment to be made of the effects of the Development at the finer grain. In particular, published assessments tend to miss more localised influences on the landscape such as the effect of traffic or existing development on tranquillity and visual character, especially in close proximity to settlements. This requires an appropriately detailed assessment of the Site itself and its immediate surroundings, which EDP has undertaken and is described below and should be read in conjunction with Figure 6.4.

6.74 Site visits have taken place in June and November 2020 and December 2021 in good to very good visibility (Met Office). The visits were complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRoW).

6.75 The Site's character and local context is illustrated on the aerial photograph contained as Figure 6.4.

6.76 The Site lies to the north-west of Uckfield on sloping land with a north-westerly aspect. To the south-east it abuts the elevated north-western edge of Uckfield along Snatts Road. To the north-west it abuts the wood lined A22 Uckfield bypass that runs along the Shortbridge stream valley bottom. The Site is contained to the north-east by Budlett's and Paygate Woods, with London Road and associated development beyond. To the south-west it is contained by Lake Wood, which is managed by the Woodland Trust and open to the public, and to the south-east by Rocks Road (beyond Fir Tree Grove) with the western edge of Uckfield beyond. All of these woodlands are classified as ancient and semi-natural.

6.77 The properties along the south eastern boundary of the Site comprise:

- To the north - predominantly mid to late C20th bungalows east of Snatts Road. These properties front the Site but are set pack from the road with mature front gardens;
- To the south - older, larger properties - some of which comprise former farm buildings in the Downlands Farm complex - in generous mature grounds to the west of Snatts Road, between the road and the Site. These building include Grade II listed Barn at Downlands Farm and Oast Cottage within the former Downlands Farm complex; and
- Chicory Cottage which falls south-east of Fir Tree Grove within the elbow of Snatts Road and Rocks Road with an access onto Rocks Road..

6.78 At the Site visits in June and November 2020 they broadly comprised two parcels of agricultural land down to long grass and enclosed by on- and off-site woodland with the Chicory Cottage, within mature grounds, at the south-eastern site extent.

6.79 The two land parcels are separated by Shermanreed Wood, a wide strip of woodland running along the course of a stream connecting south-east to north-west across the Site. The larger, southern, parcel is partially divided by Longwood Gill, a narrow deeply cut ravine, or gill, running south-east to north-west across the Site.

6.80 A length of hedgerow connects south-west from Longwood Gill to a tree lined pond in the centre of the southern land area. The south-eastern area of the smaller northern parcel comprises scrub and mature trees connected to Shermanreed Wood by a shaw, a copse or thicket.

6.81 There is a woodland belt along the A22, part of Thirty Acre Wood, that contains a pond to the north where it joins Shermanreed Wood. At the north-eastern Site boundary the Site contains a limited area of Budlett's wood. The south-eastern extent of the site largely comprises Fir Tree Grove wrapping around the north of Chicory Cottage. Most of woodland within the Site is ancient and semi-natural with the exception of Thirty Acre Wood along the A22 to the south of Longwood Gill which contains only a small discrete block of ancient and semi-natural woodland. The primary landscape fabric and habitats across the Site are described in detail in Chapter 7: Biodiversity and the Arboricultural Impact Assessment submitted with the application.

6.82 Uckfield is located on an undulating ridge that falls and meanders broadly south from the High Weald (see Figures 6.5 and 6.8). At Uckfield, the ridge splits with the older town core running south along the central valley and more recent, predominantly C20th, development

spreading out across the ridges and outward facing slopes to the west and east. The historic valley character of the town has, therefore, been lost since major town expansions in the middle of the C20th.

6.83 The original valley location is unusual in this Ridges and Valleys LLCT where the characteristic settlement pattern is of "small to medium-sized linear villages mainly located on higher ridges of land between the valleys". However, this characteristic settlement location means that the presence of development across the higher land of the ridges is not out of character, all be it that in places the development is "exposed" and lacks "character and identity" (UCA 36: Uckfield non-host Urban Character Area).

6.84 Both of the ridges rise to localised high points over 65m AOD to the west and east of London Road north of the town centre. To the west this high point runs south-west – north-east broadly along Campbell Close and the southern end of Cambridge Way to the east of Snatts Road, before the ridge continues to fall to the south-west. The Site therefore falls below settlement on the ridge and outward facing slopes to the north-west of the town.

6.85 To the south of the Site the south-western settlement edge spreads over the ridge and across the outward facing slopes from the historic core to the A22. The eastern settlement area spreads over the eastern ridge and across the outward facing slopes to the river Uck.

6.86 The Site slopes generally from south-east to north-west, from about 60m. AOD at Snatts Road, below the ridge and at the same elevation as adjacent properties north-west of Snatts Road, to about 25m. aOD at the A22 bypass. Beyond the A22 the land continues to fall slightly to the Shortbridge stream, a tributary of the Sussex Ouse, before rising again across the wooded slopes to the west of the stream. This overall Site topography is complicated by the water courses running north-west through the woodlands, under the A22, to the stream. In addition, there are two primary ponds on-site, as reported above, and localised steep sided pits of unrecorded origin.

6.87 The character of the Site is broadly typical of the wider published landscape character units in that it comprises a part of the rolling well wooded landscape. However, it is also influenced by its location between the settlement edge and the A22.

6.88 The Site occupies the north-west facing slopes below the settlement edge on the elevated slopes and ridge to the east of Snatts Road. To the west the Site is bounded by the wooded A22 corridor that physically severs it from the wider rural landscape. The visual containment of the Site limits visual connections between it and the Site context so that its character is strongly influenced by the fabric of the Site itself. However, there are visual links, from more

elevated open Site areas, to the rural landscape beyond the A22 and to the recent settlement-edge, along Snatts Road, from within the south-east edge of the Site. As such, while the Site's main visual connections are within the Site itself there are views to the rural landscape and settlement edge however its primary physical connections are with the adjacent settlement edge.

6.89 The lower Site area, approximately below the 40m contour (running broadly north-south through the centre of the Site), is enclosed by woodland and topography. This enclosure contributes to a rural character although this is degraded to some degree by noise from the A22, which decreases with distance, the low levels of apparent management, and evidence of informal use of the area by dog-walkers etc., all of which contribute to a peri-urban feel across this area.

6.90 The south-eastern Site area, along Snatts Road, is more elevated and closer to the settlement edge. The elevation allows views from open areas across the predominantly wooded valley to the rolling, wooded land to the north-west, with mid distance views to Maresfield Church tower, which protrudes above the woodland, and long distance views to more open land within the AONB beyond. The proximity to the settlement edge provides glimpsed views to recent residential properties south-east of Snatts Road, with more limited views to older properties to the south-west of the road, from within the south-east Site edge. These visual connections, together with evidence of informal use of the area by dog-walkers etc., and the 'unkempt' nature of the scrubby north-eastern Site area, contribute to an 'unkempt', 'declining' peri-urban feel across this area.

6.91 The primary landscape fabric and habitats across the Site are described in detail in the Ecology Assessment (Chapter 7) and the Arboriculture Submission - Downlands: Hybrid Application Planning Submission (Arboriculture) and: Tree Survey to BS5837:2012; Raven Veteran Tree Identification; Proposed Tree Retention and removal; Tree Protection Plan; and Arboricultural Method Statement (CC40-1020). At the Site visits in June and November 2020 they primarily comprised:

- Grassland, predominantly described as 'semi-improved (species poor)' in the Ecology Assessment;
- Woodland, including part of Budletts Wood, Shermanreed Wood, Longwood Gill, Fir Tree Grove, a copse surrounding the pond, and woodland along the A22 (formerly part of Thirty Acre Wood before it was divided by the bypass). The majority of this woodland, with the exception of a couple of small parcels including at the southern end of the north-western boundary, is classed as ancient and semi-natural. More detail on the composition and condition of these woodlands is provided in the Ecological Assessment;

- A hedgerow running south from Longwood Gill and terminating at a copse containing a pond that historic maps indicate to be the remnant of a former network of field boundaries access this area;
- Trees, including eleven veteran trees and an area of mature oaks in grass (semi-improved – moderately species-rich), apparently the remains of cleared woodland, and a shaw, or tree line, likely the remains of a field boundary hedge;
- Gills and streams, described as ephemeral watercourses in the Ecology Assessment, draining to the west through Longwood Gill and Shermanreed Wood respectively;
- Seven ponds, one within the copse within the southern field area at the southern end of a hedge extending south-west from Longwood Gill, which contains newts; two within the woodland adjacent to the A22 to the north-west of the Site; and four within Shermanreed Wood; and
- Chicory Cottage, infrastructure and mature grounds.

6.92 Historic aspects of the Site and context, including Historic Landscape Characterisation, are included in Chapter 9 Cultural Heritage. With regard to the landscape fabric of the Site historic maps indicate that since the middle of the C19th the main changes across the Site have been a decrease in the area of woodland, notably in the north-eastern Site area, the almost total removal of field boundaries and the building of Chicory Cottage in the late C19.

6.93 With regard to the Site context, residential development extended north-west from the historic core of Uckfield to the south-eastern Site boundary across the latter half of the C20th. Although pleasant, this development does little to reflect the historic settlement core. Properties between the Site boundary and Snatts Road, around the Downlands Farm complex, are older and make a greater contribution to the character of the area, although this is limited due the fact that they predominantly screened by mature well treed grounds. The A22 is first shown on the map of 1992 and severs the Site, and the town, from the Shortbridge Stream and woodland, once continuous with the woodland along the north-western Site boundary.

6.94 There are no known cultural associations with the Site although a PRoW (footpath ref. Uckfield 1), running north from Snatts Road and abutting part of the north-eastern Site boundary, connects to Maresfield and the countryside north of the A22.

Interim Conclusions: Landscape Character / Landscape Character Sensitivity

6.95 The susceptibility of the landscape and townscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the Development without undue consequences for the maintenance of the baseline situation. This, together with a consideration of the inherent value of the landscape, yields its sensitivity to the Development.

6.96 Table 6.7 below sets out the assessment of landscape sensitivity of the host and non-host character units across the Site on the basis of the descriptions and considerations set out above.

Table 6.7: Landscape Sensitivity of host, non-host character units and of the Site itself

Character Unit	Landscape Sensitivity
East Sussex County Landscape Assessment (2016)	
Host LCA • LCA 3: Upper Ouse Valley	This LCA as a whole is found to have a strong sense of place. However, this is decreased closer to main roads and settlements, which includes the Site and its near unsettled context, where tranquillity is reduced, and urbanising influences are more apparent. The well wooded undulating nature of the area means that opportunities for views across the area are limited to those from the elevated slopes and tops of the AONB some 5km distant and primarily within the adjacent LCA 2 Ashdown Forest. For these reasons the sensitivity of the LCA as a whole is assessed as high reducing across the Site and near context.
Non host LCA • UCA 36: Uckfield	While the historic centre of Uckfield, within the conservation area, clearly has a strong sense of place the majority of the residential development at the northern end of the south-eastern Site boundary, and beyond, is late C20th and does little to reflect the historic settlement core. Exceptions adjacent to the Site include Barn at Downlands Farm and Oast Cottage Grade II listed buildings located within the generous well treed mature grounds of the former Downlands Farm complex between the Site boundary and late C20th development east of Snatts Road. The sensitivity this recent settlement edge that straddles the ridge at the north-western edge of Uckfield, is assessed as low with increased sensitivity around the listed buildings in line with findings of the heritage assessment (refer to ES chapter 9).
• LCA 2 Ashdown Forest	The Ashdown Forest LCA falls across a part of the more northern of the two major ridges in the AONB and, as such, its sensitivity is assessed as very high.
Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014)	
Host and Non-host LLCT • LLCT A: Ridges and Valleys	Assessed within the WL&SCAA, using their own methodology, as having Very High inherent Landscape Sensitivity and Very High Landscape Value but found by EDP, above, to have a lower Landscape Sensitivity and Value across the Site and context as addressed below in relation to the LLCA and LSA.
Host LLCA • LLCA A2 Budlett's Common and Five Ash Down	In contrast to the containing LLCT A: Ridges and Valleys this LLCA: • Doesn't contain any key, designated, historic landmark features on the scale of Herstmonceux Castle; • In addition, the "south-western part of this LLCA [in which the Site is located] is dominated by large areas of woodland (including Park Wood and Thirty Acre Wood), which provide a strong sense of enclosure"; and • "The main A26 road corridor runs north-south across the area, introducing a source of noise and movement and reducing overall sense of tranquillity" The A22 and settlement edge of Uckfield also contributes to this reduction in tranquillity. For these reasons the sensitivity of this LLCA to the Development is assessed as medium.
Non host LCA • LLCA A1 Fletchling Meresfield	In contrast to the containing LLCT A: Ridges and Valleys this LLCA: • Doesn't contain any key, designated, historic landmark features on the scale of Herstmonceux Castle, although there are views from more elevated locations to Sheffield Park to the west; • "The central part of the area is crossed by … the main A22 road corridor. Busy traffic along this road corridor, detracts from the overall sense of remoteness and tranquillity within this part of the LLCA"; and

Character Unit	Landscape Sensitivity
	• "Long distance views across the LLCA are limited by the numerous patches of woodland and rolling topography." For these reasons the sensitivity of this LLCA to the Development is assessed as high.
• The urban dominated landscape of Uckfield	The WL&SCA finds, using its methodology which differs from that of the LVIA, that LSA 8 has a Moderate Landscape Sensitivity and High Landscape Value noting that *"Overall Landscape Sensitivity is considered to be Moderate as a result of the presence of the tributary corridor, woodland lining the river and other blocks of woodland, which are considered to be sensitive landscape features"*. It is agreed that the Site and immediate context do contain blocks of woodland which are sensitive landscape features. However, the Site and its context are physically and visually separated from the main tributary corridor, although they do drain into it, by the A22 and so are less sensitive, to some degree, in this regard. In addition, the Site is visually enclosed by woodland. For these reasons the sensitivity of this Landscape Setting Area 8 to the Development is assessed as medium.
The Site Itself	The character of the Site is broadly typical of the rolling, well wooded landscape of the wider published landscape character units. It is relatively unremarkable within the landscape. It does not form a prominent part of the wider landscape, and is perceived as agricultural land and woodland sandwiched between the A22 and the western residential edge of Uckfield. As noted within published assessments, it is also influenced by its location between the settlement edge and the A22 which, together with the loss of hedgerows, declining condition, and informal land use, creates a peri-urban character. The main character and valuable fabric of the Site comprises the ancient woodland, the mature grade A and B trees, including the veteran tree and shaw, and the streams and ponds, notably the pond containing newts to the south of Longwood Gill. The retention of all of these features is consistent with the sensitive, environmentally lead, Development. Visibility to the Site is very limited due to the wooded undulating nature of the landscape. The Site occupies the north-west facing slopes below the settlement edge that straddles the ridge east of Snatts road with the western boundary marked by the wooded A22 that severs it from the wider rural landscape. As such: • While the Site has visual connections across the wider rural landscape and, to a lesser extent, to the settlement edge, its primary physical connections are with the adjacent settlement edge; • The location of the Site land, on slopes facing away from the settlement centre, is consistent with the predominantly recent outward facing settlement edge to the east and south west of the town; • The location of the recent development at the settlement edges on higher land between the valleys while at carience with the historic valley location of Uckfield, is consistent with the characteristic settlement character of the host Ridges and Valleys LLCT. For these reasons, the Site is considered to have a medium sensitivity to residential development.

Baseline Conditions: Visual Amenity

6.97 Visual amenity (as opposed to 'visual character' described in the previous section) is not about the visual appearance of the Site, but has to do with the number, distribution and character of views towards, from or within the Site. An analysis of visual amenity allows conclusions to

be reached about who may experience visual change, from where and to what degree those views will be affected by the Development.

Step One: Defining Zones of Theoretical and Primary Visibility

6.98 The starting point for this analysis is a computer-generated 'zone of theoretical visibility' (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.

6.99 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, 'field-tested' zone of primary visibility (ZPV). The ZPV is where views of the Development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a Chartered Member of the Landscape Institute with over 15 years of experience in undertaking LVIA on 16.06.20 in very good visibility (MET office weather forecast terminology) and on 17.11.20 and 09.12.21 in good to very good visibility (MET office weather forecast terminology) therefore confidently predicts the extent of summertime and wintertime views of the Development.

6.100 Beyond the ZPV lies a zone of secondary visibility that is less open, being either partly-screened or filtered. Views from within this zone would include the Development – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

6.101 Figure 6.8 illustrates the findings of the visual appraisal from which it can be seen that the ZPV is predominantly limited to the Site area itself and routes adjacent to the Site boundary. Areas of secondary visibility are also limited comprising:

- To the north-west of the Site - a narrow corridor of relatively open, facing slopes rising across the western valley side and extending from approximately 0.7km to 2.7km from the Site. This area is predominately in private ownership but is crossed by local PRoW and a local road with views represented by Photoviewpoint (PVP) 13 and 14;
- To the north-west of the Site – a small area of relatively open land comprising the recreation ground and adjacent elevated open land at the southern edge of Maresfield on the western valley side some 0.8km from the Site. This area is crossed by a PRoW and represented by PVP 12;
- To the north-north-west of the Site – limited areas of open elevated tops and facing

slopes of land within the AONB some 4.8km to 6.1km from the Site. This area comprises open access land and is represented by PVP 15; and

- To the north of the Site – limited areas of relatively open, elevated, facing slopes some 1.5 to 2km from the Site. This area is crossed by a PRoW and represented by PVP 15.

Step Two: Defining Receptor Groups

6.102 Within the ZPV and secondary zone across the wider area people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

Rights of Way Users

6.103 To the north-west –

- PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse. This route connects from Down Street, near the Farmhouse, north-east to the A26 at Horney Common. The route crosses an undulating, well wooded, agricultural landscape with views from the route constantly changing with elevation and the enclosure provided by topography and vegetation. Views from this route are represented by PVP 14.

6.104 To the north-north-west –

- PRoW footpath (ref. Maresfield 72 and 80) south-east of Maresfield connecting from PRoW footpath (ref. Maresfield 67b) at Park House Farm south-east to the A26 and Budlett's Common respectively. The route crosses land to the south-west of the recreation ground covered in rough grass and scrub. The land falls gently, then more steeply into the valley, across the stream, to the A26 where it connects to the northern end of PRoW footpath (ref. Uckfield 1) – see below. Views from this route are represented by PVP 12.

6.105 To the north-north-east –

- PRoW footpath (ref. Maresfield 61a) near Reeding's Wood. This route crosses agricultural land between Cobdown Lane, near its junction with the A26 and the Wealdway Recreational Route, north-west to Reedings Farm, Maresfield. The southern c 2/3 of this route is along an agricultural track to farm buildings and crosses the relatively open slope before dropping through Reeding's Wood, the stream and Reedings Farm. While the open slopes afford wide views across the well wooded lower land to the south-west, visibility from the northern end of the route is much more restricted. Views from this route are

represented by PVP 11.

6.106 To the north-east –

- PRoW footpath (ref. Uckfield 1) at, and beyond, the eastern Site boundary. This route connects from Snatts Road, east of Downland House, north to the A26 east of its roundabout junction with the A22. The southern c 2/3 of this route passes through Budlett's Wood with the northern c 1/3 crossing Budlett's Common where it comprises downland, scrub and small pasture fields. Consequentially views from the route are very limited. Views from this route are represented by PVPs 1 and 2.

Open Access Land

6.107 To the north-north-west –

- Open access land across open elevated tops and facing slopes of the northern downs within the AONB, as illustrated on Figure 6.8.

Road Users

6.108 To the north-west –

- The A22, which forms the north western Site boundary, and connects north-north-west to East Grinstead, and beyond, and south-east to Hailsham and beyond. Where the route passes adjacent to the Site it is enclosed by semi mature woodland substantially limiting views into the Site. Views from this route are represented by PVPs 6, 7 and 8; and
- The A272 which connects west form Maresfield to Haywards Heath and beyond. To the west of Maresfield, where the route passes closest to the Site, it is lined by woodland and development with only a c 315m stretch of the route, between Ashford Business Park and Batts Bridge affording more open views to the south. However, even here views are limited to some degree by the lining field hedge and topography. Views from this route are represented by PVP 13.

6.109 To the south-east –

- Snatts Road is a minor road connecting between the London Road, to the north-east, and Rocks Road, to the south-west and primarily providing access to properties along the route. This route is predominantly physically, and visually, separated from the Site by large residential properties in generous, well treed, grounds (see PVP EDP 5). However,

a short sections abut the Site including some 120m adjacent to the northern extent of the boundary, and some 150m at its southern extent north of its junction with Rocks Road. Views into the Site from the northern section of this route are limited to infrequent glimpsed views through gaps in the vegetation lining the road (see PVPs EDP 3 and 4), and views into the Site from the southern section are limited by the mature trees and shrubs within Chicory Cottage grounds that abut the road (see PVP EDP 16); and

- Rocks Road is a relatively busy minor road connecting from Uckfield west over the A47. To the east of its junction with Snatts Road it quickly enters the built-up area of Uckfield, to the west it descends through woodland and rock lined cutting to the A47 overbridge. This route provides access to Lake Wood and various informal footpaths and a PRoW (footpath, ref 29d) west of the A47. Views into the Site from this route where it abuts the Site (for some 175m) are limited by the adjacent mature trees and shrubs within Chicory Cottage grounds (see PVPs EDP 16). Views into the Site from other sections of this route are screened by woodland and development lining the route.

Residential Dwellings/Groups

6.110 Residents, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below.

6.111 Due to the enclosed nature of the Site there are very few residential properties with views to it, these include:

- Ten properties south-east of Snatts Road that front onto the road comprising three two storey houses and seven bungalows. Views into the Site from these properties are partial and filtered by vegetation in the front gardens and/ or along the Site boundary.
- Approximately nine properties north-west of Snatts road. These are large properties in generous, well treed, mature grounds. Of these properties only four, Bramling Cottage, to the north, the Barn at Downlands Farm (Grade II listed), and the two adjacent properties to the south, including Gormanstone, are apparent from the Site, and considered to have views to the Site. However, it is possible that there will be filtered views from the grounds of these and other five properties in this location.
- Chicory Cottage which is located within mature grounds within the south-eastern Site extent. This property will be demolished if the Development comes forward so that the effects on the visual amenity of residents here is scoped out of further assessment.

Other Receptors

6.112 Lake Wood, which falls between the south-western Site boundary and Rock's Road, is a Local Wildlife Site (LWS) comprising Ancient Woodland and a lake. The wood is owned by the Woodland Trust and open to the public with pedestrian access gained from Rocks Road. The woodland contains a lake and a network of informal paths some of which fall close to the Site boundary and afford filtered views into the southern Site area.

Step Three: Defining Representative Viewpoints

6.113 Within the ZPV, there are clearly many individual points at which views towards the Site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the Site boundary and up to distant viewpoints at 6km and more from the Site; and
- Viewpoints from the above receptor groups.

6.114 The representation of views is supported by PVPs, the number and location of which has been substantially agreed with WDC as set out in Section 1 of Appendix 6.1. Since these consultations were undertaken the Site area has been considerably reduced with the north-eastern boundary pulled back from London Road to the south-western edge of Budlett's Wood. This means that Budlett's and Paygate Woods fall between the Site and previous PVP 1, 8, 9 and 10 (see Figure 6.9) so that there will be no visibility to the Development from these locations. Consequentially these PVP have been scoped out from assessment although they have been retained in this chapter for clarity and illustrative purposes. In addition, the Site has been extended to include Fir Tree Grove and the grounds of Chicory Cottage with the primary aim of providing a pedestrian and cycle link to Rocks Road. An additional PVP, PVP EDP 16, has been added to represent the effect on visual receptors using this road.

6.115 PVP location are illustrated on Figure 6.8. Photographs from the selected viewpoints are contained at Figures 6.9: summer PVP; 6.10: winter PVP, and 6.11: night-time PVP. The purpose of these viewpoints is to aid assessment of a visual receptor(s). Of the 15 PVP originally chosen 11 have been taken forward for assessment as noted in Table 6.8 below.

Table 6.8: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1*	PRoW footpath (ref. Uckfield 1) near Budlett's Common	546972, 122811	N 280m	PRoW users, residents
2	PRoW footpath (ref. Uckfield 1) north of junction with Snatts Road	547182, 122236	W 10m	PRoW users - high
3	Snatts Road at junction with PRoW footpath (ref. Uckfield 1)	547197, 122224	SW 10m	Local road users – medium;, Residents - high
4	Snatts Road west of Lot Lane	547141, 122152	NW5m	Local road users – medium; Residents - high
5	Snatts Road at junction with residential to properties including Oast Cottage	546948, 121886	NE 15m	Local road users - medium,
6	A22 layby west of Black Down Roundabout(A22/A26 junction)	546334, 122175	SE 10m	A road users - low
7	Black Down Roundabout (A22/A26 junction)	546818, 123069	SSW 465m	A road users - low
8*	A26, at PRoW footpath (ref Maresfield 80) junction north of Black Down Roundabout (A22/A26 junction)	546962, 123241	SSW 700m	A road users, PRoW users,
9*	London Road south of junction with A272	547229, 123331	SW 860m	A road users
10*	London Road adjacent to retail outlets	547382, 123102	SW 735m	A road users
11	PRoW footpath (ref. Maresfield 61a) near Reeding's Wood	547600, 124348	SW 1.9km	PRoW users - high,; residents - high
12	Maresfield Recreation Ground	546634, 123921	SSW 1.3km	Recreation Ground users – medium; PRoW users – high; residents - high
13	Batts Bridge Road west of Batt's Farm	545324, 123434	SE 1.5km	A road users - low
14	PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse	544635, 124278	SE 2.5km	PRoW users - high
15	Car Park south of Friends Clump within the High Weald AONB	545566, 128744	SSE 6.1km	Open access land users within the AONB – very high
16	Pavement south of Rocks Road at junction with Snatts Road	546767, 121635	N 15m	Local road users - Medium

* PVP not assessed

Likely Significant Effects

6.118 This section identifies the likely significant landscape and visual effects that might arise as a result of the Development at the construction and operational stages. Effects during the operational stage are described at Years 1 and 15.

Construction Phase

6.119 This section assesses effects of the Development during construction of the Development.

During construction the principal effects would result from the transition of the Site from an agricultural landscape to a predominantly urban development over a period of time, in an undesignated landscape, and prior to the maturation of mitigation planting. It should be noted that due to the size, and phased delivery of the Site, an overlap between construction and operation will exist.

Construction Effects on Landscape Designations

6.120 The effects of the Development on the High Weald AONB during the construction phase are assessed at Appendix 6.2 (Table 6) and include consideration of the landscape character of the AONB, as represented by the Non-host LCA 2 Ashdown Forest (ESCLA), its special qualities and its setting.

6.121 The results of the assessment are summarised in Table 6.9 below.

Table 6.9: Summary of Landscape Designation Effects during Construction

Receptor	Construction Effect
Landscape designations	
High Weald AONB landscape character and visual amenity	Very low. Adverse. Moderate/ minor and not significant.

6.122 The not significant level of effect on views from the AONB, both during the day and at night, leads to the finding that the construction of the Development will not have a significant impact on the Key Characteristics of the AONB, namely:

- "Scenic beauty and glimpsed long views; …
- Intrinsically dark landscapes with a sense of remoteness and tranquillity"

6.123 With regard to the setting of the AONB, the construction of the Development will not affect any publicly accessible views to the AONB, as the Site is currently in private ownership with no legitimate public access, although it is acknowledged that there is informal access to the Site, and there are no apparent views across the Site to the AONB. Effects on the setting of the AONB will, therefore, be substantially limited to views towards the Site from within the AONB. As noted above, these have been found to be not-significant. For these reasons, the construction works will have a less than significant effect on the setting to the AONB. It should be noted that the Development provides the opportunity to secure public access to views to the AONB. The detailed proposals for the SANG include a viewpoint from which there are views to Marefield church tower and the AONB beyond. The SANG will be accessible to the public so that these views can be enjoyed by the public where currently no public access

is secured. However, this will not be accessible during the construction phase.

Construction Effects on Landscape

6.124 The effects of the Development on the following landscape receptors during the construction phase are assessed at Appendix 6.2 (Table 1) and include the Landscape character and fabric of the Site itself across the residential and SANG areas of the Site and the landscape character of published host and non-host landscape character units.

6.125 The results of the assessment are summarised in Table 6.10 below.

Table 6.10: Summary of Landscape Character Effects during Construction

Receptor	**Construction Effect**
Landscape Character of the Site Itself	
The Site itself – residential area - landscape character	Very high. Adverse. Major and significant
The Site itself – residential area – key landscape fabric	Low. Adverse. Moderate/ minor and not significant
The Site itself – SANG - landscape character	Low. Adverse. Moderate/ minor and not significant
The Site itself – SANG – key landscape fabric	Very low. Adverse. Minor and not significant
Fir Tree Grove – Landscape Character	Very low. Adverse. Minor and not significant
Fir Tree Grove – Key landscape fabric	Very low. Adverse. Minor and not significant
Chicory Cottage and grounds – Landscape Character	Very high. Adverse. Major and significant
Chicory Cottage and grounds – Key landscape fabric	Very high. Adverse. Major and significant
Published Landscape Character Units	
Host LCA – LCA 3: Upper Ouse Valley (ESCLA)	Very low. Adverse. Minor and not significant.
Non-host LCA - Urban Character Area (UCA) 36: (ESCLA)	Very low. Adverse. Negligible and not significant.
Non-host LCA –LCA 2 Ashdown Forest (ESCLA)	Very low. Adverse. Moderate/ minor and not significant.
Non -host LLCT – LLCT A: Ridges and Valleys LLCA A1 Fletchling Maresfield (WL&SCH)	Very low. Adverse. Minor and not significant.
Host LLCA – LLCT A: Ridges and Valleys LLCA A2: Budlett's Common and Five Ash Down (WL&SCH)	Low. Adverse. Minor and not significant.
Host LSA – Uckfield Landscape Setting Area (LSA) 8 (WL&SCH)	Very low. Adverse. Minor and not significant.

6.126 The only significant effects during the construction phase are the effects on the landscape character of the residential development area of the Site itself and on the landscape character and key landscape fabric of Chicory Cottage and grounds.

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

6.128 The key landscape elements across Fir Tree Grove area will be retained including: the ancient woodland of the Grove itself, with the exception of some less important trees as set out in the Arboriculture Submission, and the majority of other woodland areas and gardenesque planting. However, the demolition of the property and associated infrastructure, and the level changes necessary for the construction for the ramped and stepped access routes, will result in the loss of an area of trees and shrubs across the embankment, as detailed on Arboriculture Submission Tree Survey and Retention & Removal Plan (drawing number 40-1020.02). These changes will fundamentally alter the character of this Chicory Cottage from residential to undeveloped open space and woodland.

6.129 Clearly, in terms of land use of the Site itself; the character the residential area and Chicory Cottage will fundamentally and irreversibly change should the Development be implemented. However, there are no factors in terms of the Site's biodiversity, arboricultural, archaeological or heritage value which preclude the change of use as a matter of principle. Consideration of the effects on these aspects of landscape character are addressed in detail in Chapter 7 Biodiversity and Chapter 9: Cultural Heritage of the ES. Please refer to these chapters for more detailed assessment of the effects of the Development on these considerations.

6.130 There would be no significant effects on the SANG, or Fir Tree Grove itself, as a result of the construction phase due, primarily, to the very limited nature of the Development across this area and visual containment of the residential development, and resultant low level of visibility to it from the SANG, although the noise would be evident.

6.131 There would be no likely significant effects on the character units across the study area as a result of the construction phase due primarily to: the small proportion of the host landscape that the Site represents, its visual containment and resultant low level of visibility to it from these units; and the fact that where the Site is visible it is generally seen in the context of the existing settlement edge and other detractors, including the settlement edge and A22,

across the study area.

Construction Effects on Views

Construction Effects on Views: Photoviewpoint

6.132 The effects of the Development on PVPs 1 to 15 and visual receptors during the construction phase of the Development are assessed at Appendix 6.2 (Table 2). The results of this assessment are summarised in Table 6.11 below.

Table 6.11: Summary of Effects on Photoviewpoints during the Construction Phase

PVP No.	PVP Name & distance and direction from Site	Receptors & sensitivity	Construction Effect
1*	PRoW footpath (ref. Uckfield 1) near Budlett's Common		
2	PRoW footpath (ref. Uckfield 1) north of junction with Snatts Road	PRoW users - high	Very low. Adverse. Minor and not significant
3	Snatts Road at junction with PRoW footpath (ref. Uckfield 1)	Local road users - medium	Very low. Adverse. Minor/ negligible and not significant
		Residents - high	Very low. Adverse. Minor and not significant
4	Snatts Road west of Lot Lane	Local road users - medium	Very low. Adverse. Minor/ negligible and not significant
		Residents - high	Very low. Adverse. Minor and not significant
5	Snatts Road at junction with residential to properties including Oast Cottage	Local road users	Very low. Adverse. Minor/ negligible and not significant
6	A22 layby west of Black Down Roundabout(A22/A26 junction)	A road users - low	High. Adverse. Moderate/ minor and not significant
7	Black Down Roundabout (A22/A26 junction)	A road users - low	Very low. Adverse. Negligible and not significant
8*	A26, at PRoW footpath (ref Maresfield 80) junction north of Black Down Roundabout (A22/A26 junction)		
9*	London Road south of junction with A272		
10*	London Road adjacent to retail outlets		
11	PRoW footpath (ref. Maresfield 61a) near Reeding's Wood	PRoW users - high	Very low. Adverse. Minor and not significant.
		Residents - high	Negligible. Adverse. Not significant
12	Maresfield Recreation Ground	Recreation Ground users - medium	Very low. Adverse. Minor/ negligible and not significant.
		PRoW users - high	Low Adverse. Moderate/ minor and not significant.
		Residents - high	Very low Adverse. Minor and not significant.

PVP No.	PVP Name & distance and direction from Site	Receptors & sensitivity	Construction Effect
13	Batts Bridge Road west of Batt's Farm	A road users - low	Very low. Adverse. Negligible and not significant.
14	PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse	PRoW users - high	Very low Adverse. Minor and not significant.
15	Car Park south of Friends Clump within the High Weald AONB	Open access land users within the AONB – very high	Very low. Adverse, Moderate/ minor and not significant
16	Pavement south of Rocks Road at junction with Snatts Road	Local road users - medium	Very High. Adverse. Major/ moderate and significant

*PVP not assessed

6.133 The only PVP location at which receptors will experience a significant effect during the construction phase of the Development is PVP 16.

6.134 It is notable that receptors at only one of the representative viewpoints experience significant effects. This is due to the fact that the majority of the Site is screened by intervening built development, the rolling topography and vegetation across the Site and context, which increases with distance. The significant level of effect at this stage on receptors at PVP 16 is due to the removal of planting from, and the regrading of the embankment adjacent to the road in close proximity to the receptor which will look raw during construction.

Construction Effects on Views – Visual Receptors

6.135 The effects of the Development on views during the construction phase of the Development are assessed at Appendix 6.2 (Table 3). The results of this assessment are summarised in Table 6.12 below.

Table 6.12: Summary of Effects on Visual Receptors during Construction Phase

Receptor	Construction Effects
PRoW and Open access land	
PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse.	Negligible Adverse and not significant.
PRoW footpath (ref. Maresfield 72 and 80) south-east of Maresfield	Negligible Adverse and not significant.
PRoW footpath (ref. Maresfield 61a) near Reeding's Wood	Negligible Adverse and not significant.
PRoW footpath (ref. Uckfield 1) east of Site	Negligible Adverse and not significant.
Open access land within the AONB	Negligible Adverse and not significant.
Roads	
A22 Uckfield Bypass	Negligible Adverse and not significant.
A272	Negligible Adverse and not significant.

Receptor	Construction Effects
Snatts Road	Negligible Adverse and not significant.
Rocks Road	Medium. Adverse. Moderate/ minor and not significant.
Residents	
10 properties south-east of Snatts Road	Very low. Adverse. Minor and not significant
Bramling Cottage	Very low. Adverse. Minor and not significant
The Barn at Downlands Farm (Grade II listed)	Medium. Adverse. Moderate and significant
Gormanstone and adjacent property	Very high. Adverse. Substantial and significant
Five properties north and south of Gormanstone	Medium. Adverse. Moderate and significant
Other Receptors	
Lake Wood	Medium. Adverse. Moderate and significant.

Users of PRoW and Open Access Land

6.136 It is notable that there are no significant effects on users of PRoW or open access land during the construction phase. This less than significant level of effect is primarily due to the visual containment of the Site and the low number of PRoW within the Zone of Primary Visibility, where visual effects are likely to be significant. In addition, where there are views to the Site from PRoW and open access land it is from a very limited sections of these routes/ areas of open access land, due primarily to the rolling topography and woodland mosaic across the Site context, so limiting the effect from the receptors as a whole.

Users of Roads

6.137 It is notable that there are no significant effects on users of roads during the construction phase. This less than significant effect is primarily due to the very limited visibility to the construction works from these routes due to existing, retained, vegetation along the Site boundaries and across the Site context. Where there are views to the construction works from adjacent roads the magnitude of change will be limited for the following reasons:

- The construction works are apparent from a very restricted percentage of the route;
- Where there are views to the construction works from the A22 they would be substantially limited to the new roundabout which will not be out of context within this road corridor; and
- Where there are views to the construction works from Snatts Road these are predominantly limited to the SANG area of the Development where the proposals will not be out of character with the existing land use.

Residents

6.138 Significant effect on residential visual receptors at this stage are limited to those on eight of the 19 properties identified as likely to experience change as a result of the construction works.

6.139 Receptors predicted to experience a significant effect (The Barn at Downlands Farm [Grade II listed] – Medium, Adverse, Moderate and significant, Gormanstone and adjacent property - Very high, Adverse, Substantial and significant, Five properties north and south of Gormanstone – Medium, Adverse, Moderate and significant - see Table 6.12 above) are located adjacent to, and have views into, the residential development area of the Site where construction activities will be at the most intense. It is notable that other residential receptors would not experience significant levels of effect. This is primarily due to the screening effect of mature vegetation, largely located within the grounds of the properties themselves, but also due to the limited level of construction activities across the area of the Site proposed as a SANG.

6.140 The level of the effects during construction (i.e., the movement and activity of construction vehicles and operations) would be short term in duration, and local. These effects would be short-term on the basis that from any one location the construction would be apparent (in the worst case, i.e. close range) for less than 5 years (on the basis the construction activities would be phased).

Other receptors

6.141 The only other visual receptors assessed are users of Lake Wood. Receptors here will experience a Medium, Adverse, Moderate and significant effect when near the woodland adjacent to the Site but this will diminish with distance and the screening effect of the woodland itself.

6.142 The greatest of the effects during construction (i.e. the movement and activity of construction vehicles and operations) would be short term in duration, and local. These effects would be short-term on the basis that from any one location the construction would be apparent (in the worst case, i.e., close range) for less than 5 years (on the basis the construction activities would be phased).

Construction Effects on Night-time Views

6.143 The night-time assessment finds that effects on night-time views during construction would not be significant including, from the following receptors:

- Snatts Road due primarily to the fact that:
  - There are already street lights and light spill from adjacent dwellings along this road; and
  - Views from the road are predominantly limited to the area of the Site proposed as a SANG which may be lit during construction however construction activities here will be short term. The residential area of the Development sits beyond Shermanreed Wood and it is considered unlikely that lighting here will be apparent from Snatts Road.

- The A22 due primarily to the fact that:
  - Apparent changes to lighting are likely to be limited to those from construction of the new roundabout due to the screening effect of woodland along the Site boundary; and
  - While the construction of the proposed roundabout is likely to be lit, and will introduce a new light source in the view south-west from this PVP, it will be discrete and seen in the context of existing light from vehicles and, sequentially, the lit A22 roundabouts to the north and south so that this will not be an unexpected or incongruous element in the context of the bypass.

- PVP across the wider rural landscape due primarily to the fact that:
  - Apparent changes to lighting are likely to be restricted to the area of the Site visible from any one PVP and, due to the limited extent of these areas, construction activities across any one area are likely to be short term; and
  - While construction activities are likely to be lit, at least in winter months, lighting will be seen in the context of an existing glow in the sky above, and light points on the skyline at the edge of, Uckfield and construction activities which will reduce the scale of change to some degree.

Operational Phase

6.144 This section assesses effects of the Development during operation at Years 1 and 15. At Year 1 the principal effects from the Development will be as a result of the transition of the Site from an agricultural landscape to a residential development and area of SANG, in an undesignated landscape, and prior to the maturation of mitigation planting.

6.145 In practical terms, the 'operational lifetime' of the Development is measured in decades. Given that the Development includes landscape proposals which will take time to mature, and that

all new development can seem 'raw' until it has 'settled' into its landscape context, the assessment of operational effects is also undertaken at Year 15.

6.146 At Year 15 any mitigation planting will have matured to an extent that remaining significant effects are considered to be residual, albeit that these effects may diminish further with time and as vegetation continues to mature. At Year 15 the principal effects as a result of the Development will still be as a result of the transition of the Site from an agricultural landscape to a predominantly urban scene, in an undesignated landscape, but after some maturation of mitigation planting.

6.147 Operational effects at Years 1 and 15 are considered together here to avoid repetition and to demonstrate the affect of maturation of the planting on the level of effect during the operational phase. Residual significant effects are then summarised in the Residual Effects Section.

Operational Phase Effects on Landscape Designations (Years 1 and 15)

6.148 The effects of the Development on the High Weald AONB during the operational phase are assessed at Appendix 6.2 (Table 6) and include consideration of the landscape character of the AONB, as represented by the Non-host LCA 2 Ashdown Forest (ESCLA), its special qualities and its setting.

6.149 The results of the assessment are summarised in Table 6.13 below.

Table 6.13: Summary of Landscape Designation Effects during Operation

Receptor	Operational Effect Year 1	Operational Effect Year 15
Landscape designations		
High Weald AONB landscape character and visual amenity	Very low. Adverse. Moderate/ minor and not significant.	Very low. Adverse. Moderate/ minor and not significant.

6.150 The not significant level of effect on views from the AONB, both during the day and at night, leads to the finding that the Development will not have a significant impact on the Key Characteristics of the AONB during operation, namely:

- "Scenic beauty and glimpsed long views; …
- Intrinsically dark landscapes with a sense of remoteness and tranquillity"

6.151 With regard to the setting of the AONB, the Development will not affect any publicly accessible views to the AONB, as the Site is currently in private ownership with no legitimate public

access, although it is acknowledged that there is informal access to the Site, and there are no apparent views across the Site to the AONB. Effects on the setting to the AONB will, therefore, be substantially limited to views towards the Site from within the AONB. As noted above, these have been found to be not-significant. For these reasons, the Development will have a less than significant effect on the setting to the AONB. It should be noted that the Development provides the opportunity to secure public access to views to the AONB where currently there are none. The detailed proposals for the SANG include a viewpoint from which there are views to Marefield church tower and the AONB beyond. The SANG will be accessible to the public so that these views can be enjoyed by the public where currently no public access is secured.

Operational Phase Effects on Landscape Character (Years 1 and 15)

6.152 The effects of the Development on landscape receptors at Years 1 and 15 are assessed at Appendix 6.2 (Table 1) and include the landscape character and fabric of the Site itself and the landscape character of the published character units. A summary of the assessment is provided in Table 6.14 below.

Table 6.14: Summary of Landscape Character Effects during Operation

Receptor	Operational Effect Year 1	Operational Effect Year 15
Landscape Character of the Site Itself		
The Site itself – residential area - landscape character	Very high. Adverse. Major and significant	Very high. Adverse. Major and significant
The Site itself – residential area – key landscape fabric	Low. Beneficial. Moderate/ minor and not significant	Low. Adverse. Moderate/ minor and not significant
The Site itself – SANG - landscape character	Very low. Adverse. Minor and not significant	Very low. Adverse. Minor and not significant
The Site itself – SANG – key landscape fabric	Low. Beneficial. Moderate/ Minor and not significant	Low. Beneficial. Moderate/ Minor and not significant
Fir Tree Grove – Landscape Character	Very low. Adverse. Minor and not significant	Very low. Adverse. Minor and not significant
Fir Tree Grove – Key landscape fabric	Very low. Beneficial. Minor and not significant	Low. Beneficial. Moderate/minor and not significant
Chicory Cottage and grounds – Landscape Character	High. Adverse. Major/ moderate and significant	Low. Beneficial. Moderate/ minor and not significant
Chicory Cottage and grounds – Key landscape fabric	High. Adverse. Major/ moderate and significant	Low. Beneficial. Moderate/ minor and not significant
Published Landscape Character Units		
Host LCA – LCA 3: Upper Ouse Valley (ESCLA)	Very low. Adverse. Minor and not significant.	Very low. Minor and not significant.
Non-host LCA - Urban Character Area (UCA) 36: Uckfield (ESCLA)	Very low. Adverse. Very low. Adverse. Negligible and not significant	Negligible. Adverse. Not significant
Non-host LCA –LCA 2 Ashdown Forest (ESCLA)	Very low. Adverse. Moderate/ minor and not significant.	Very low. Adverse. Moderate/ minor and not significant.
Non -host LLCT – LLCT A:	Very low. Adverse. Minor and	Very low. Adverse. Minor and

Receptor	Operational Effect Year 1	Operational Effect Year 15
Ridges and Valleys LLCA A1 Fletchling Maresfield (WL&SCH)	not significant.	not significant.
Host LLCA – LLCT A: Ridges and Valleys LLCA A2: Budlett's Common and Five Ash Down (WL&SCH)	Low. Adverse. Minor and not significant.	Low. Adverse. Minor and not significant.
Host LSA – Uckfield Landscape Setting Area (LSA) 8 (WL&SCH)	Very low. Adverse. Minor and not significant.	Very low. Adverse. Minor and not significant.

6.153 The only significant adverse effect resulting at Years 1 and 15 would be on the landscape character of the residential development area of the Site itself - Very high, Adverse, Major and significant at Years 1 and 15.

6.154 Invariably, residential development on a 'greenfield' site will result in the unavoidable loss of open greenspace at a level which has the potential to materially alter the character of the receiving environment. However, it should be noted that a substantial majority of key existing landscape features will be retained including: all ancient woodland and the majority of other woodland areas; hedgerows; trees; streams and ponds. In addition, the Development provides an opportunity to deliver a net gain in biodiversity primarily through the introduction of new woodland and scrub that will be linked to existing woodland, the species enrichment of existing grassland, and the management of existing habitat to maximise its biodiversity potential. Although at Year 1 these would not have achieved their full potential value by Year 15, they will provide a valuable landscape and biodiversity resource that will increase with time.

6.155 There would be a significant effect on the landscape character and fabric of the Chicory Cottage area of the Site itself at Year 1 (High, Adverse, Major/ moderate and significant) but this will reduce to not significant, and beneficial, (Low. Beneficial. Moderate/ minor and not significant) by Year 15 due to the maturation of mitigation planting and the conversion of a residential property to naturalistic open space with resultant benefits to landscape fabric and biodiversity,

6.156 There would be no significant effects on the character of the SANG as a result of the operational phase of the Development due, primarily, to the very limited scale of change resulting from the Development across this area and the low level of visibility to the residential area from the SANG.

6.157 There will be no significant effects on the published character units within the study area. This is due primarily to the small proportion of the host landscape that the Site represents; the visual containment of the Site.

Operational Phase Effects on Views (Years 1 and 15)

6.158 The effects on the following visual receptors during the operational phase of the Development are assessed at Appendix 6.2 (Tables 2 to 5) and include PVPs, visual receptors including: users of PRoW, open access land and roads, residential receptors, and other receptors - users of Lake Wood.

6.159 With regard to effects on views it should also be noted that it has never been the intention to screen the Development with planting. The aim has been to soften and filter views to the Development and ensure that it integrates with its settlement edge and wooded context. Consequently, it will inevitably be apparent that the currently agricultural landscape has been changed to a predominantly residential development all be it from a very limited number of viewpoints set back from the Site.

Operational Phase Effects on Views (Years 1 and 15) - Photoviewpoints

6.160 The effects of the operational phase of Development on PVPs at Years 1 and 15 are assessed at Appendix 6.2 (Table 2). The results of this assessment are summarised in Table 6.15 below.

Table 6.15: Summary of Effects on Photoviewpoints during the Operational Phase Years 1 and 15

PVP No.	PVP Name & distance and direction from Site	Receptors & Sensitivity	Operational Phase Effect Year 1	Operational Phase Effect Year 15
1*	PRoW footpath (ref. Uckfield 1) near Budlett's Common			
2	PRoW footpath (ref. Uckfield 1) north of junction with Snatts Road	PRoW users - high	Very low. Neutral. Minor and not significant.	Very low. Neutral. Minor and not significant
3	Snatts Road at junction with PRoW footpath (ref. Uckfield 1)	Local road users - medium	Very low. Adverse. Minor/ negligible and not significant	Very low. Adverse. Minor/ negligible and not significant.
		Residents - high	Very low. Adverse. Minor and not significant	Very low. Adverse. Minor and not significant
4	Snatts Road west of Lot Lane	Local road users - medium	Very low. Adverse. Minor/ negligible and not significant	Very low. Adverse. Minor/ negligible and not significant.
		Residents - high	Very low. Adverse. Minor and not significant	Very low. Adverse. Minor and not significant
5	Snatts Road at junction with residential to properties including Oast Cottage	Local road users	Negligible. Adverse. Not significant	Negligible. Adverse. Not significant

PVP No.	PVP Name & distance and direction from Site	Receptors & Sensitivity	Operational Phase Effect Year 1	Operational Phase Effect Year 15
6	A22 layby west of Black Down Roundabout(A22/A26 junction)	A road users - low	Medium. Adverse. Minor and not significant	Medium. Adverse. Minorand not significant
7	Black Down Roundabout (A22/A26 junction)	A road users - low	Negligible and not significant	Negligible and not significant
8*	A26, at PRoW footpath (ref Maresfield 80) junction north of Black Down Roundabout (A22/A26 junction)			
9*	London Road south of junction with A272			
10*	London Road adjacent to retail outlets			
11	PRoW footpath (ref. Maresfield 61a) near Reeding's Wood	PRoW users - high	Very low. Adverse. Minor and not significant.	Very low. Adverse. Minor and not significant.
		Residents - high	Negligible. Adverse. Not significant	Negligible. Adverse. Not significant
12	Maresfield Recreation Ground	Recreation Ground users - medium	Medium. Adverse. Moderate/ minor and not significant.	Low. Adverse. Minor and not significant.
		PRoW users - high	Medium. Adverse. Moderate and significant.	Low. Adverse. Moderate/ minor and not significant.
		Residents - high	Low. Adverse. Moderate/ minor and not significant.	Low. Adverse. Moderate/ minor and not significant.
13	Batts Bridge Road west of Batt's Farm	A road users - low	Very low. Adverse. Negligible and not significant.	Very low. Adverse. Negligible and not significant.
14	PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse	PRoW users - high	Very low Adverse. Minor and not significant.	Very low Adverse. Minor and not significant.
15	Car Park south of Friends Clump within the High Weald AONB	Open access land users within the AONB – very high	Very low. Adverse, Moderate/ minor and not significant	Very low. Adverse, Moderate/ minor and not significant
16	Pavement south of Rocks Road at junction with Snatts Road	Local road users - MEDIUM	Very High. Adverse. Major/ moderate and significant	Low. Adverse. Minor and not significant

*PVP not assessed

6.161 The only PVPs where receptors will experience a significant effect are PVP12 (Medium, Adverse, Moderate and significant) and PVP16 (Very High, Adverse, Major/ moderate and significant) where it will be limited to route users at Year 1. There will be no significant effect for users of the recreation ground or residents adjacent to PVP12 due, primarily, to the lower sensitivity of recreation ground users, the limited visibility from residential dwellings, and the fore ground land uses in view from these receptors.

6.162 The level of effect for receptors at PVP12 are higher at year 1 than at construction due to: the short-term nature of the visible construction effects across the visible Site area; and the fact at Year 1 the Development will be apparent above the intervening planting. In the medium-term, mitigation planting within the Development would have matured providing a softening effect that would assist with the integration of the Development with the adjacent settlement and woodland context so reducing the magnitude of change and resulting in a level of effect that is not significant.

6.163 The significant level of effect for receptors at PVP16 at Year 1 (Very High, Adverse, Major/ moderate and significant) reduce to not significant at Year 15 (Low, Adverse, Minor and not significant). This is primarily due to the fact that replacement planting would have established and matures by Year 15 so that this area is visually integrated with the wider road landscape.

6.164 It is notable that all other receptors at representative viewpoints do not experience significant effects. This is due primarily to the screening effect of the rolling topography and vegetation across the Site and context, which increases with distance; and the fact that the Development will generally be seen in the context of detractors including the existing recent settlement edge and the A22 adjacent to the Site.

Operational Phase Effects on Views (Years 1 and 15) – Visual Receptors

6.165 The effects of the Development on visual receptors during the operational phase are assessed at Appendix 6.2 (Table 3). The results of this assessment are summarised in Table 6.16 below.

Table 6.16: Summary of Effects on Visual Receptors during the Operation Phase (Year 1 and 15)

Receptor	Operational Phase Effect Year 1	Operational Phase Effect Year 15
PRoW and Open access land		
PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse.	Negligible Adverse and not significant.	Negligible Adverse and not significant.
PRoW footpath (ref. Maresfield 72 and 80) south-east of Maresfield	Negligible Adverse and not significant.	Negligible Adverse and not significant.
PRoW footpath (ref. Maresfield 61a) near Reeding's Wood	Negligible Adverse and not significant.	Negligible Adverse and not significant.
PRoW footpath (ref. Uckfield 1) east of Site	Negligible Adverse and not significant.	Negligible Adverse and not significant.
Open access land within the AONB	Negligible Adverse and not significant.	Negligible Adverse and not significant.
Roads		
A22 Uckfield Bypass	Negligible Adverse and not significant.	Negligible Adverse and not significant.

Receptor	Operational Phase Effect Year 1	Operational Phase Effect Year 15
A272	Negligible Adverse and not significant.	Negligible Adverse and not significant.
Snatts Road	Negligible Adverse and not significant.	Negligible Adverse and not significant.
Rocks Road	Medium. Adverse. Moderate/ minor and not significant.	Very low. Adverse. Minor and not significant.
Residents		
10 properties south-east of Snatts Road	Very low. Adverse. Minor and not significant	Negligible Adverse and not significant.
Bramling Cottage	Very low. Adverse. Minor and not significant	Negligible Adverse and not significant.
The Barn at Downlands Farm (Grade II listed)	Medium. Adverse. Moderate and significant	Low. Adverse. Moderate/ minor and not significant
Gormanstone and adjacent property	Very high. Adverse. Substantial and significant	High. Adverse. Major and significant
Five properties north and south of Gormanstone	Medium. Adverse. Moderate and significant	Low. Adverse. Moderate/ minor and not significant
Other Receptors		
Lake Wood	Medium. Adverse. Moderate and significant.	Low. Adverse. Moderate/ minor and not significant.

Users of PRoW and Open Access Land

6.166 It is notable that there are no significant effects on users of PRoW or open access land during the operational phase of the Development. As at construction, this less than significant level of effect is primarily due to the visual containment of the Site and the low number of PRoW within the Zone of Primary Visibility, where visual effects are likely to be significant. In addition, where there are views to the Site from PRoW and open access land it is from a very limited sections of these routes/ areas of open access land, due primarily to the rolling topography and woodland mosaic across the Site context, so limiting the effect from the receptors as a whole.

Users of Roads

6.167 It is notable that there are no significant effects on users of roads during the operational phase. As at construction, this less than significant effect is primarily due to the very limited visibility to the Development from these routes due to existing, retained, vegetation along the Site boundaries and across the Site context. Where there are views to the Development from adjacent roads the magnitude of change will be limited for the following reasons:

- The Development is apparent from a very restricted percentage of the route;
- Where there are views to the Development from the A22 they would be substantially limited to the new roundabout which will not be out of context within this road corridor; and
- Where there are views to the Development from Snatts Road these are predominantly

limited to the SANG area of the Development, which will not be out of character with the existing land use.

Residents

6.168 Significant effect on residential visual receptors at Year 1 of the operational phase are, as at construction, limited to those on eight of the 19 properties identified as likely to experience change as a result of the Development.

6.169 These properties are located adjacent to, and have differing degrees of views into, the residential development area of the Site where land use will change substantially from agricultural to residential use. While areas of open space are proposed adjacent to these properties, which the Landscape and Ecology Illustrative Plan (Figure 6.2) shows would be planted with trees, this provides only limited softening and screening at Year 1 due to its immaturity. However, by Year 15 this planting will have matured to an extent that the level of effect on all but two properties, Gormanstone and adjacent property, will have reduced to a level that is not significant. The effect at Gormanstone and adjacent property will remain significant due to the direct, open nature of views from these properties into the Site albeit these will be softened by the maturation of planting within the proposed adjacent open space.

6.170 It is notable that other residential receptors would not experience significant levels of effect. This is primarily due to the screening effect of mature vegetation, largely located within the grounds of the properties themselves, but also due to the limited nature of development across the area of the Site proposed as a SANG.

Other receptors

6.171 The only other visual receptors assessed are users of Lake Wood. As at construction, receptors here will experience a significant effect (Medium, Adverse, Moderate and significant) at the operational phase at Year 1 when near the woodland adjacent to the Site, but this will diminish with distance and the screening effect of the woodland itself.

6.172 A buffer is proposed adjacent to this woodland, which the Landscape and Ecology Illustrative Plans (Figure 6.2) shows would be planted with trees and shrubs. While this would provide only limited softening and screening at Year 1, due to its immaturity, by Year 15 it will provide a substantial buffer so reducing the level of effect on users of the wood to not significant.

Operational Effects on Night-time Views (Years 1 and 15)

6.173 The night-time assessment finds that there will be a less than significant effect on night-time views during the operational phase of the Development including from the following receptors:

- Snatts Road due primarily to the fact that:
  - There are already street lights and light spill from adjacent dwellings along this road; and
  - Views from the road are predominantly limited to the area of the Site proposed for SANG which will not be lit during the operational phases. The residential area of the Development sits beyond Shermanreed Wood and it is considered unlikely that lighting here will be apparent from Snatts Road.

- The A22 due primarily to the fact that:
  - Apparent changes to lighting are likely to be limited to those in association with the new roundabout due to the screening effect of woodland along the Site boundary; and
  - While the proposed roundabout will be lit and will introduce a new light source looking south-west from this PVP it will be discrete and seen in the context of existing light from vehicles and, sequentially, the light A22 roundabouts to the north and south. Consequentially lighting in association with the roundabout will not be an unexpected or incongruous element in the context of the bypass.

- PVP across the wider rural landscape due primarily to the fact that:
  - There is already a glow in the sky above, and some light points on the skyline at the edge of, Uckfield.
  - While the Development is likely to contribute further to the glow this will be kept to a minimum through the mitigation measures to be incorporated into the design, as outlined in the Lighting Strategy (submitted separately as part of the application) and included in the mitigation section below.
  - Street lighting associated with the roundabout will utilise higher columns, and higher levels of illuminance. However, the lit Black Down Roundabout to the north of the Site is not apparent in these views and it is considered that the effect of lighting at the proposed roundabout will be similarly limited; and
  - It is unlikely that the Development will increase apparent light source points due to the lighting mitigation measures to be incorporated into the design outlined in the Lighting Strategy and included in the mitigation section below.

Mitigation Measures

Construction and Operation Phase

Integrated Mitigation

6.174 The landscape and visual mitigation strategy is a key, and fully-integrated, component of the Development. The mitigation measures are illustrated on the parameter and illustrative plans and set out below.

- Figure 3.1: Land use and access parameter plan;
- Figure 3.2: Scale Parameter Plan;
- Figure 3.3: Green Infrastructure Parameter Plan;
- Figure 3.4: Illustrative Masterplan; and
- Figure 6.2: Illustrative Landscape and Ecology Strategy

6.175 Impacts on the landscape character and fabric of the Site will be avoided or minimised through the retention of, and minimisation of impacts on, characteristic landscape dimensions including:

- Topography and hydrology: Changes to topography across the residential Development area would be limited to groundworks associated with the Development: roads, foundations, and SuDS. The SuDS has been designed to retain and protect existing hydrological features across the Site including ponds and watercourses and their connections. Changes to topography across the SANG will be minimal, limited to superficial excavation for car park and footpath construction;
- Landscape fabric and habitats: The most valuable characteristic landscape features and habitats across the Site will be retained, protected and enhanced. These include all veteran trees and hedgerows, the substantial majority ancient woodland, woodland, and category A, B, and C grade trees (see Tables 1, 2 and 3 in the Arboriculture Submission), ponds, streams, and the most valuable grassland across the south-eastern Site area. Further, these assets will be incorporated within a multi-functional green infrastructure (GI). that would be linked across the Site and to the Site context so adding value by providing green routes for wildlife and people;
- There will be some loss of woodland to obtain access to the Site from the A22 however access points have been located to avoid ancient woodland and to minimise tree loss. The SANG access location from Snatts Road has also been chosen to align with an existing access to minimise loss of vegetation;
- The most sensitive areas of ancient woodland, Longwood Gill and Shermanreed Wood will

be fenced off and managed for biodiversity and visual amenity enhancements while other areas will be managed for these benefits and for informal access along well defined routes with measures to discourage departure from these routes. Inevitably areas of grassland will be lost, if the Site is to change use to residential development, however retained areas will be enhanced through seeding and management to create species rich grassland for the benefit of people and wildlife.

- Historic and cultural landscape character: Extant historic landscape elements identified from late C19th mapping, notably ancient woodland and hedgerows, will be retained. Within the SANG, the historic field and woodland pattern will be replaced in balance with the preservation and enhancement of newer key habitats that have evolved as a result of more recent land use and management; notably the area of grassland to the north-east of the Site containing mature trees thought to be the remnants of former woodland. In addition, Development has been set back from listed buildings located adjacent to the Site as detailed in Chapter 9: Cultural Heritage. In addition, interpretation boards across the SANG offer the opportunity to contribute to public understanding of the history of the Site. Chicory Cottage will be demolished, should the Development come forward, to accommodate the new pedestrian and cycle access between the site and the settlement. The new route is sensitively designed to provide an accessible, safe and attractive route that minimises impact on the ancient woodland. Planting has been chosen to integrate with the existing context while allowing for incidental surveillance from the adjacent road network.

6.176 Impacts on views to the Development and the landscape character of the Site context will be minimised through:

- Protection of the visually enclosed nature of the Site through the retention and protection of woodland at the Site periphery, to screen the Site from within the near context, and within the Site, to break up the Development in more distant elevated views;
- Replacement of peripheral screening vegetation, notably in association with the Rocks Road access, with appropriate, characteristic trees and shrubs;
- Provision for planting substantial tree species along the contours within the Development, within areas of open space and along wider verges, to break up the roof scape in views towards the Site, from more elevated locations, so that it integrates with the adjacent well treed settlement edge and woodland;
- Set back of Development from adjacent residential properties beyond areas of public open space, with the potential for tree planting as shown on Figure 6.2: Illustrative Landscape and Ecology Strategy Plan, that will be secured through condition;
- Limiting development across more elevated slopes to 2 storeys with Development

elsewhere limited to 2.5 storeys; and

- The use of muted building materials and finishes is advised, to maximise visual integration in middle and long distance views, and could be secured through condition.

6.177 In addition to the above mitigation, the Development offers the opportunity, that will be secured through condition, to:

- Provide new planting and improvements to existing habitats that will result in an improvement in the quality of characteristic landscape features and an overall increase in the biodiversity of the Site; and
- Create publicly accessible areas of open space, where public access and management of the landscape resource will be secured into the long term, that will enhance recreational opportunities for existing and future residents.

6.178 It should be noted that the landscape and visual mitigation measures have the advantage that they achieve many of the Landscape Change Strategy aims for the host LCA 3: Upper Ouse Valley (ESCL); Landscape action priorities for the non-host UCA 36: Uckfield (ESCL); and provides the opportunity to deliver *"new accessible natural greenspace … to the north-west of the town … required to address existing deficiencies in the provision of neighbourhood scale accessible natural greenspace identified by the ANGSt analysis"* (Wealden Green Infrastructure Study, CBA, May 2017 para. 5.3.7)

6.179 These include, in relation to: LCA 3: Upper Ouse Valley Landscape Change Strategy aims:

> *"2. Protection and management of existing wetland habitats and plan for restoration of ditches, riverside vegetation and tree cover to restore habitat linkages and continuity. …*
>
> *4. 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. …*
>
> *5. 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.*
>
> *6. 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.*

7. Ensure that the design and layout of new developments respect the character and form of the landscape and existing settlements. …

11. Consider appropriate species for new plantings to maintain landscape character and biodiversity having regard to adaptation to climate change influences.

12. Restore and strengthen tree and woodland structure, encouraging … positive woodland management."

- In relation to UCA 36: Uckfield non-host Urban Character Area Landscape action priorities include:

- *"Establish strong, final development limits to the town.*
- *Manage urban edge woodlands and parklands."*

Additional Mitigation

6.180 Additional mitigation measures will comprise those included in the Construction Environmental Management Plan (CEMP), which will be secured by planning condition and the Lighting Strategy, submitted separately as part of the planning application. In terms of landscape and visual matters these will include measures to minimise noise, vibration, and visual intrusion, including lighting, resulting from the construction phase of the Development.

6.181 The Lighting Strategy outlines measures to minimise potential night-time impacts of the Development that will be incorporated into the design, these include:

- Street lighting columns within residential areas to be at or below 6m in height, lower than the height of proposed 2 storey development, although these will be higher where associated with the roundabout on the A22.
- Minimum levels of illuminance to meet British Standard requirements only; and
- Downward directional luminaires.

Residual Effects

6.182 Residual effects are those that remain once the landscape mitigation measures have taken effect. Residual effects are identified for the construction and operational stages of the Development.

6.183 Residual operational effects are those that remain once the landscape mitigation measures have taken effect at Year 15. At this stage the landscape and visual mitigation strategy, as illustrated on the parameter and illustrative plans (Figures 3.1 to 3.4), is a key, and fully-integrated, component of the Development.

6.184 The only additional mitigation will be the measures outlined in the Lighting Strategy, that are designed to minimise the impact of lighting on the night time landscape. As these measures were known at the design stage they have been taken into consideration in the assessment and so will make no change to the assessment of effects. Consequentially all effects identified at Year 15 represent residual effects, as recorded in Tables 6.13 to 6.16 above, with significant residual effects summarised in Table 6.18 below.

6.185 At construction the only additional mitigation is the CEMP. However, while the CEMP is likely to moderate effects, primarily on adjacent receptors where the effects will be greatest, and in terms of working hours, lighting levels and duration, noise and dust levels, etc., the reduction is unlikely to substantially reduce the level of effect on landscape and visual matters. Consequentially, all effects described at construction represent residual effects, as recorded in Tables 6.9 to 6.12 above, with significant residual effects summarised in Table 6.17 below.

Residual Effects: Construction

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

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

6.187 The only significant residual effects during construction will be on the receptors listed in Table 6.17.

Table 6.17: Summary of Residual Significant Effects on Landscape and Visual Receptors during Construction

Receptor	Construction Effect
Landscape Character of the Site Itself	
The Site itself – residential area - landscape character	Very high. Adverse. Major and significant
Chicory Cottage and grounds – Landscape Character	Very high. Adverse. Major and significant

Receptor	Construction Effect
Chicory Cottage and grounds – Key landscape fabric	Very high. Adverse. Major and significant
Visual Receptors	
Residents	
The Barn at Downlands Farm (Grade II listed)	Medium. Adverse. Moderate and significant
Gormanstone and adjacent property	Very high. Adverse. Substantial and significant
Five properties north and south of Gormanstone	Medium. Adverse. Moderate and significant
Other Receptors	
Lake Wood	Medium. Adverse. Moderate and significant.

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

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

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

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

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

Residual Effects: Operation

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

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

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

Table 6.18: Summary of Residual Significant Effects on Landscape and Visual Receptors during Operation (those at Year 15 are residual)

Receptor	Operational Effect Year 15
The Site itself – residential area - landscape character	Very high. Adverse. Major and significant
Gormanstone and adjacent property	High. Adverse. Major and significant

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

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

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

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

Cumulative Effects

Construction and Operational Phases

6.197 A list and figure of committed schemes to be considered, as agreed with WDC, is presented in Chapter 2 and shown on Figure 2.1.

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

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

6.200 It is judged that any cumulative effects arising from the Development in combination with other schemes would be less than significant, if experienced at all, primarily due to:

- The distribution of the cumulative schemes around the perimeter of the settlement, and across slopes with different aspects, so that there are no apparent viewpoint from which more than one developments is apparent; and
- The very limited visibility to the Site due to screening effect of adjacent settlement and

woodland and the wider rolling well wooded landscape context.

6.201 It is judged that any cumulative effects arising from the Development in sequential combination with other schemes would be less than significant, if experienced at all. This is primarily due to their locations along different routes, with the exception of Ridgewood Farm which, like the Site, is located adjacent to the A22.

6.202 However, sequential effects as a result of these two developments was found to be less than significant because the Site is well screened from this route with the main visual change relating to the introduction of a roundabout access on the A22. Visibility into the Ridgewood Farm development will be greater during construction but will diminish in the medium and long term as mitigation planting matures. In the longer term, the primary feature of both developments that will be apparent from the route are the roundabouts access points. These are characteristic elements along the A22 and their introduction is not considered to contribute to a significant cumulative effect.

Summary

Methodology

6.203 This LVIA has been undertaken in accordance with GLVIA as relevant to EIA assessment. Provided within this Chapter is an abridged methodology for the LVIA. An unabridged version with tables defining the thresholds and definitions of terminology used in this assessment can be found at Appendix 6.1 (Annex EDP 2).

6.204 This methodology comprises a three-stage process:

1) Description of the Development and the existing landscape and visual context, or baseline, in which it will be assessed. The Development is described at Chapter 3 and the baseline is set out at Appendix 6.1 (Sections 4 and 5), with reference to Chapter 3, and summarised in this Chapter;
2) Prediction of the likely changes to the landscape and visual receptors resulting from the Development (set out at Appendix 6.2); and
3) Assessment of the significance and nature (positive or negative/adverse) of the effects resulting from the likely changes (set out at Appendix 6.2 and summarised in this Chapter).

Baseline Conditions

6.205 A description of the existing landscape and visual context, or baseline, in which the Development will be assessed, is set out at Appendix 6.1 (Sections 4 and 5) respectively, with reference to Chapter 3, and summarised in this Chapter.

Baseline Conditions: Landscape character

6.206 Landscape resources identified in the baseline as likely to experience significant effects as a result of the Development, and taken forward for assessment, are listed in Table 6.20 below.

6.207 The baseline found that elements of Site and undeveloped context broadly comprise the gently sloping country of low ridges and wider valleys covered by an intricate pattern of streams and woods, as described for the wider host character units. However, the tranquillity here is reduced by noise from the adjacent to the A22, reducing with distance, and limited intervisibility to the settlement edge from the eastern Site area, which varies across due, primarily, to intervening vegetation. In addition, the low-key management and decline in the condition of landscape elements, and informal recreational access across the private land of the Site and context, consequent to its settlement edge location, contributes further to a peri-urban character.

Baseline Conditions: Views

6.208 The Site is visually very well contained due, primarily, to the surrounding woodland and the well wooded gently undulating nature of the wider context which provides few opportunities for views into the Site beyond the distant elevated tops and facing slopes of the AONB over 6km from the Site. Figure 6.8 illustrates the findings of the visual appraisal from which it can be seen that the ZPV is predominantly limited to the Site area itself. Areas of secondary visibility are also limited comprising:

- To the north-west of the Site - a narrow corridor of relatively open, facing slopes rising across the western valley side and extending from approximately 0.7km to 2.7km from the Site. This area is predominately in private ownership but is crossed by local PRoW and a local road with views represented by PVP 13 and 14;
- To the north-west of the Site – a small area of relatively open land comprising the recreation ground and adjacent elevated open land at the southern edge of Maresfield on the western valley side some 0.8km from the Site. This area is crossed by a PRoW and represented by PVP 12;

- To the north-north-west of the Site – limited areas of open elevated tops and facing slopes of land within the AONB some 4.8km to 6.1km from the Site. This area comprises open access land and is represented by PVP 15; and
- To the north of the Site – limited areas of relatively open, elevated, facing slopes some 1.5 to 2km from the Site. This area is crossed by a PRoW and represented by PVP 15.

Likely Significant Effects (Construction and Operation)

6.1 Landscape and visual receptors considered likely to experience significant effects as a result of the proposed Development are assessed at Appendix 6.2 Assessment Schedules and discussed above with the results of assessment summarised in Table 6.20 below.

Mitigation Measures Required (Construction and Operation)

6.209 The landscape and visual mitigation strategy is a key, and fully-integrated, component of the Development. The mitigation measures are illustrated on the parameter and illustrative plans and described in this chapter; they broadly comprise:

- Retention, or minimisation of changes to characteristic landscape features and habitats across the Site including:
  - Topography and hydrology:
  - Landscape fabric and habitats: and
  - Historic and cultural landscape character.

- Minimising impacts on views to the Development and the landscape character of the Site context through:
  - Protection of the visually enclosed nature of the Site through the retention and protection of woodland at the Site periphery;
  - Provision for planting substantial tree species along the contours within the residential area of the Development, to break up the roof scape and visually integrate this area with adjacent well treed settlement edge and woodland in middle- and long-distance views;
  - Set back of Development from adjacent residential properties beyond areas of public open space;
  - Limiting development across more elevated slopes to 2 storeys with development elsewhere limited to 2.5 storeys; and
  - The use of muted building materials and finishes to maximise visual integration in middle- and long-distance views.

Cumulative effects (Construction and Operation)

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

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

Residual Effects

6.212 Residual effects are those that remain once the landscape mitigation measures have taken effect. Residual effects are identified for the construction and operational stages of the Development.

Residual Effects: Construction

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

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

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

6.215 While these levels of effect will be limited to some degree by the CEMP the proximity of the

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

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

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

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

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

Residual Effects: Operation

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

- Landscape designations;
- Landscape character (with the exception of the landscape character of the residential area of the Site itself);
- Visual receptors (with the exception of some residential receptors (see Table 6.18);

- Users of Lake Wood; and
- Night time views.

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

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

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

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

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

Summary of the Likely Significant Effects of the Development

6.225 Table 6.20 contains a summary of the likely significant effects of the Development.

Table 6.20: Table of Significance – Landscape and Views

Potential Effect	Nature of Effect (Permanent/Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)
				I	UK	E	R	C	B	L	
Construction											
Landscape Character of the Site Itself:											
• Residential development area: Landscape character	Temporary	Major. Adverse.	Retention of the majority of trees, shrubs and hedgerows. Construction Environmental Management Plan (CEMP)							X	Major. Adverse.
• Residential development area: Key Landscape fabric	Temporary	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
• SANG: Landscape character	Temporary	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
• SANG: Key Landscape fabric	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
• Fir Tree Grove: Landscape Character	Temporary	Minor Adverse and not significant	"							X	Minor Adverse and not significant
• Fir Tree Grove: Key landscape fabric	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
• Chicory Cottage and grounds: Landscape Character	Temporary	Major. Adverse.	"							X	Major. Adverse.
• Chicory Cottage and grounds: Key landscape fabric	Temporary	Major. Adverse.	"							X	Major. Adverse.

Host LCA: LCA 3: Upper Ouse Valley (East Sussex County Landscape Assessment, 2016)	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
Non-host LCA: Urban Character Area (UCA) 36: Uckfield (East Sussex County Landscape Assessment 2016)	Temporary	Negligible Adverse.	"							X	Negligible Adverse.
Non-host LCA: LCA 2 Ashdown Forest (East Sussex County Landscape Assessment 2016)	Temporary	Moderate/ minor. Adverse.	"							X	Moderate/ minor. Adverse.
Non-host LLCT: LLCT A: Ridges and Valleys LLCA A1: Fletching Maresfield (Wealden Landscape and Settlement Character Assessment, 2014)	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
Host LLCA: LLCT A: Ridges and Valleys LLCA A2: Budlett's Common and Five Ash Down (Wealden Landscape and Settlement Character Assessment, 2014)	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
Host LSA: Uckfield Landscape Setting Area (LSA) 8 (Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014)	Temporary	Minor. Adverse.	"							X	Minor. Adverse.

PVP1	Temporary	Omitted from assessment	"							X	Omitted from assessment
PVP2 - PRoW users	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP2 - Nightime	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP3 - Local road: vehicle and pedestrian users	Temporary	Minor/negligible. Adverse.	"							X	Minor/negligible. Adverse.
PVP3 - Residents	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP4 - Local road: vehicle and pedestrian users	Temporary	Minor/negligible. Adverse.	"							X	Minor/negligible. Adverse.
PVP4 - Residents	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP4 - Nightime	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP5 - Local road users	Temporary	Minor/ negligible. Adverse.	"							X	Minor/negligible. Adverse.
PVP5 - Nightime	Temporary	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP6 - A road users	Temporary	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP6 - Nightime	Temporary	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP7 - A road users	Temporary	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP8	Temporary	Omitted from assessment	"							X	Omitted from assessment
PVP9	Temporary	Omitted from assessment	"							X	Omitted from assessment
PVP10	Temporary	Omitted from assessment	"							X	Omitted from assessment
PVP11 – PRoW users	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP11 - Residents	Temporary	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP11 - Nightime	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP12 - Recreation Ground users	Temporary	Minor/negligible. Adverse.	"							X	Minor/negligible. Adverse.
PVP12 - PRoW users	Temporary	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP12 - Residents	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP12 - Nightime	Temporary	Minor. Adverse.								X	Minor. Adverse.
PVP13 - A road: vehicle users	Temporary	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP13 - Nightime	Temporary	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP14 - PRoW users	Temporary	Minor. Adverse.	"							X	Minor. Adverse.

PVP14 - Nightime	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PVP15 - Open access land users within the AONB	Temporary	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP15 - Nightime	Temporary	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP16 - Local road users	Temporary	Major/ moderate. Adverse.	"							X	Major/ moderate. Adverse.
PVP16 - Nightime	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse.	Temporary	Negligible. Adverse	"							X	Negligible. Adverse
PRoW footpath (ref. Maresfield 72 and 80) south-east of Maresfield	Temporary	Negligible. Adverse	"							X	Negligible. Adverse
PRoW footpath (ref. Maresfield 61a) near Reeding's Wood.	Temporary	Negligible. Adverse	"							X	Negligible. Adverse
PRoW footpath (ref. Uckfield 1) east of Site	Temporary	Negligible. Adverse	"							X	Negligible. Adverse
Open access land within the AONB	Temporary	Negligible. Adverse	"							X	Negligible. Adverse
A22 Uckfield Bypass	Temporary	Negligible. Adverse	"							X	Negligible. Adverse
A272	Temporary	Negligible. Adverse.	"							X	Negligible. Adverse.
Snatts Road	Temporary	Negligible. Adverse.	"							X	Negligible. Adverse.
Rocks Road	Temporary	Moderate/ minor. Adverse.	"							X	Moderate/ minor. Adverse.
Ten properties south-east of Snatts Road	Temporary	Minor. Adverse.	"							X	Minor. Adverse.
Approximatly nine properties north-west of Snatts Road:	Temporary										
• Bramling Cottage	Temporary	Minor. Adverse.	"							X	Minor. Adverse.

• Swallow Barn (Barn at Downlands Farm - Grade II listed)	Temporary	Moderate. Adverse.	"							X	Moderate. Adverse.
• Downlands Cottages 2 and 3	Temporary	Substantial. Adverse.	"							X	Substantial. Adverse.
• Five remaining properties to the north-west of Snatts Road	Temporary	Moderate. Adverse.	"							X	Moderate. Adverse.
Lake Wood	Temporary	Moderate. Adverse.	"							X	Moderate. Adverse.
High Weald AONB designation and setting	Temporary	Moderate/ minor. Adverse.	"							X	Moderate/ minor. Adverse.
Completed Development											
	Year 1										Year 15
Landscape Character of the Site Itself:											
• Residential development area: Landscape character	Permanent	Major. Adverse.	Retention of majority of trees, shrubs and hedgerows. Integration of development with landscape context. Lighting in accordance with lighting Assessment.							X	Major. Adverse.
• Residential development area: Key Landscape fabric	Permanent	Minor. Beneficial.	"							X	Moderate/minor. Beneficial.
• SANG: Landscape character	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
• SANG: Key Landscape fabric	Permanent	Minor. Adverse.	"							X	Moderate/ minor. Beneficial.

• Fir Tree Grove: Landscape Character	Permanent	Minor. Beneficial.	"							X	Minor. Adverse.
• Fir Tree Grove: Key landscape fabric	Permanent	Minor. Beneficial.	"							X	Moderate/ minor. Beneficial.
• Chicory Cottage and grounds: Landscape Character	Permanent	Major/ moderate. Adverse.	"							X	Moderate/minor Low. Beneficial.
• Chicory Cottage and grounds: Key landscape fabric	Permanent	Major/ moderate. Adverse.	"							X	Moderate/minor Low. Beneficial.
Host LCA: LCA 3: Upper Ouse Valley (East Sussex County Landscape Assessment, 2016)	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
Non-host LCA: Urban Character Area (UCA) 36: Uckfield (East Sussex County Landscape Assessment 2016)	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
Non-host LCA: LCA 2 Ashdown Forest (East Sussex County Landscape Assessment 2016)	Permanent	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
Non-host LLCT: LLCT A: Ridges and Valleys LLCA A1: Fletching Maresfield (Wealden Landscape and Settlement Character Assessment, 2014)	Permanent	Minor. Adverse.	"							X	Minor. Adverse.

Host LLCA: LLCT A: Ridges and Valleys LLCA A2: Budlett's Common and Five Ash Down (Wealden Landscape and Settlement Character Assessment, 2014)	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
Host LSA: Uckfield Landscape Setting Area (LSA) 8 (Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014)	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP1		Omitted from assessment								X	
PVP2 - PRoW users	Permanent	Minor. Neutral.	"							X	Minor. Neutral.
PVP2 - Nightime	Permanent	Negligible. Adverse.								X	Negligible. Adverse.
PVP3 - Local road: vehicle and pedestrian users	Permanent	Minor/negligible. Adverse.	"							X	Minor/negligible. Adverse.
PVP3 - Residents	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP3 - Nightime	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP4 - Local road: vehicle and pedestrian users	Permanent	Minor/negligible. Adverse.	"							X	Minor/negligible. Adverse.
PVP4 - Residents	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP4 - Nightime	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP5 - Local road users	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP5 - Nightime	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP6 - A road users	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP6 - Nightime	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP7 - A road users	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP8		Omitted from assessment									

PVP9		Omitted from assessment									
PVP10		Omitted from assessment									
PVP11 – PRoW users	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP11 - Residents	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP11 - Nightime	Permanent	Minor. Adverse.								X	Minor. Adverse.
PVP12 - Recreation Ground users	Permanent	Moderate/minor. Adverse.	"							X	Minor. Adverse.
PVP12 - PRoW users	Permanent	Moderate. Adverse.	"							X	Moderate/minor. Adverse.
PVP12 - Residents	Permanent	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP12 - Nightime	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP13 - A road: vehicle users	Permanent	Minor/negligible. Adverse.	"							X	Minor/negligible. Adverse.
PVP13 - Nightime	Permanent	Negligible. Adverse.	"							X	Negligible. Adverse.
PVP14 - PRoW users	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP14 - Nightime	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PVP15 - Open access land users within the AONB	Permanent	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP15 - Nightime	Permanent	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
PVP16 - Local road users	Permanent	Major/ moderate. Adverse.	"							X	Minor. Adverse.
PVP16 - Nightime	Permanent	Minor. Adverse.	"							X	Minor. Adverse.
PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse.	Permanent	Negligible Adverse.	"							X	Negligible Adverse
PRoW footpath (ref. Maresfield 72 and 80) south-east of Maresfield	Permanent	Negligible Adverse.	"							X	Negligible. Adverse
PRoW footpath (ref. Maresfield 61a) near Reeding's Wood.	Permanent	Negligible Adverse.	"							X	Negligible. Adverse.
PRoW footpath (ref. Uckfield 1) east of Site	Permanent	Negligible Adverse.	"							X	Negligible. Adverse.

Open access land within the AONB	Permanent	Negligible Adverse.	"							X	Negligible. Adverse.
A22 Uckfield Bypass	Permanent	Negligible Adverse.	"							X	Negligible. Adverse.
A272	Permanent	Negligible Adverse.	"							X	Negligible. Adverse.
Snatts Road	Permanent	Negligible Adverse	"							X	Negligible. Adverse.
Rocks Road	Permanent	Moderate/ minor. Adverse.	"							X	Minor. Adverse.
Ten properties south-east of Snatts Road	Permanent	Minor. Adverse.	"							X	Negligible Adverse.
Approximatly nine properties north-west of Snatts Road:											
• Bramling Cottage	Permanent	Minor. Adverse.	"							X	Negligible Adverse .
• Swallow Barn (Barn at Downlands Farm - Grade II listed)	Permanent	Moderate. Adverse.	"							X	Moderate/minor. Adverse.
• Downlands Cottages 2 and 3	Permanent	Substantial. Adverse.	"							X	Major. Adverse.
• Five remaining properties to the north-west of Snatts Road	Permanent	Moderate. Adverse.	"							X	Moderate/minor. Adverse.
Lake Wood	Permanent	Moderate. Adverse.	"							X	Moderate/minor. Adverse.
High Weald AONB designation and setting	Permanent	Moderate/minor. Adverse.	"							X	Moderate/minor. Adverse.
Cumulative Effects: Construction and Operation											
Landscape Character of the Site Itself	Permanent	No cumulative effect.									No cumulative effect.
Host LCA: LCA 3: Upper Ouse Valley (East Sussex County Landscape Assessment, 2016)	Permanent	Not significant.	Retention of majority of trees, shrubs and hedgerows. Integration of development with landscape context.								Not significant.

Non-host LCA: Urban Character Area (UCA) 36: Uckfield (East Sussex County Landscape Assessment 2016)	Permanent	Not significant.	"								Not significant.
Non-host LCA: LCA 2 Ashdown Forest (East Sussex County Landscape Assessment 2016)	Permanent	Not significant.	"								Not significant.
Non-host LLCT: LLCT A: Ridges and Valleys LLCA A1: Fletching Maresfield (Wealden Landscape and Settlement Character Assessment, 2014)	Permanent	Not significant.	"								Not significant.
Host LLCA: LLCT A: Ridges and Valleys LLCA A2: Budlett's Common and Five Ash Down (Wealden Landscape and Settlement Character Assessment, 2014)	Permanent	Not significant.	"								Not significant.
Host LSA: Uckfield Landscape Setting Area (LSA) 8 (Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014)	Permanent	Not significant.	"								Not significant.
PVP1	.	Omitted from assessment.									Omitted from assessment.
PVP2 - PRoW users	Permanent	No cumulative effect.									No cumulative effect.
PVP3 - Local road: vehicle and pedestrian users	Permanent	No cumulative effect.									No cumulative effect.

PVP3 - Residents	Permanent	No cumulative effect.									No cumulative effect.
PVP4 - Local road: vehicle and pedestrian users	Permanent	No cumulative effect.									No cumulative effect.
PVP4 - Residents	Permanent	No cumulative effect.									No cumulative effect.
PVP5 - Local road users	Permanent	No cumulative effect.									No cumulative effect.
PVP6 - A road users	Permanent	Not significant.	Retention of majority of trees, shrubs and hedgerows. Integration of development with landscape context.								Not significant.
PVP7 - A road users	Permanent	Not significant.	"								Not significant.
PVP8		Omitted from assessment.									Omitted from assessment.
PVP9		Omitted from assessment.									Omitted from assessment.
PVP10		Omitted from assessment.									Omitted from assessment.
PVP11 – PRoW users	Permanent	No cumulative effect.									No cumulative effect.
PVP11 - Residents	Permanent	No cumulative effect.									No cumulative effect.
PVP12 - Recreation Ground users	Permanent	No cumulative effect.									No cumulative effect.
PVP12 - PRoW users	Permanent	No cumulative effect.									No cumulative effect.
PVP12 - Residents	Permanent	No cumulative effect.									No cumulative effect.
PVP13 - A road: vehicle users	Permanent	No cumulative effect.									No cumulative effect.
PVP14 - PRoW users	Permanent	No cumulative effect.									No cumulative effect.
PVP15 - Open access land users within the AONB	Permanent	No cumulative effect.									No cumulative effect.
PVP16 - Local road users	Permanent	No cumulative effect.									No cumulative effect.
PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse.	Permanent	No cumulative effect.									No cumulative effect.

PRoW footpath (ref. Maresfield 72 and 80) south-east of Maresfield	Permanent	No cumulative effect.									No cumulative effect.
PRoW footpath (ref. Maresfield 61a) near Reeding's Wood.	Permanent	No cumulative effect.									No cumulative effect.
PRoW footpath (ref. Uckfield 1) east of Site	Permanent	No cumulative effect.									No cumulative effect.
Open access land within the AONB	Permanent	No cumulative effect.									No cumulative effect.
A22 Uckfield Bypass	Permanent	Not significant.	Retention of majority of trees, shrubs and hedgerows. Integration of development with landscape context.								Not significant.
A272	Permanent	No cumulative effect.									No cumulative effect.
Snatts Road	Permanent	No cumulative effect.									No cumulative effect.
Rocks Road	Permanent	No cumulative effect.									No cumulative effect.
Ten properties south-east of Snatts Road	Permanent	No cumulative effect.									No cumulative effect.
Approximatly nine properties north-west of Snatts Road:											
• Bramling Cottage	Permanent	No cumulative effect.									No cumulative effect.
• Swallow Barn (Barn at Downlands Farm - Grade II listed)	Permanent	No cumulative effect.									No cumulative effect.
• Downlands Cottages 2 and 3	Permanent	No cumulative effect.									No cumulative effect.
• Five remaining properties to the north-west of Snatts Road	Permanent	No cumulative effect.									No cumulative effect.

Lake Wood	Permanent	No cumulative effect.									No cumulative effect.
High Weald AONB designation and setting	Permanent	Not significant.	Retention of majority of trees, shrubs and hedgerows. Integration of development with landscape context.								Not significant.
*** Geographical Level of Importance** I = International; UK = United Kingdom; E = England; R = Regional; C = County; B = Borough; L = Local											

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