Land at Downlands Farm, Uckfield

Environmental Statement Volume 1

Main Text and Figures

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ABBREVIATIONS

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BGS	British Geological Survey
BPM	Best Practice Means
BS	British Standard
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DETR	Department of the Environment, Transport and the Regions
DoE	Department of the Environment
EA	Environment Agency
EIA	Environmental Impact Assessment
EPA	Environmental Protection Act
ES	Environmental Statement
FRA	Flood Risk Assessment
GEA	Gross External Area
GFA	Gross Floor Area
GLVIA	Guidelines for Landscape and Visual Impact Assessment
Ha	Hectares
IEA	Institute for Environmental Assessment
IEEM	Institute of Ecology and Environmental Management
IEMA	Institute of Environmental Assessment and Management
IPG	Interim Planning Guidance
Km	Kilometre
LBAP	Local Biodiversity Action Plan
LDF	Local Development Framework
LNR	Local Nature Reserve
LPA	Local Planning Authority
m^3	Cubic metres
m	Metres
mm	millimetre
mph	Miles per hour
NCN	National Cycle Network
NGR	National Grid Reference
NPPF	National Planning Policy Framework
NTS	Non-Technical Summary
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
OS	Ordnance Survey
PPE	Personal Protective Equipment
PPG	Planning Practice Guidance
PPS	Planning Policy Statement
PROW	Public Right of Way
RQO	River Quality Objective
SFRA	Strategic Flood Risk Assessment
SINC	Site of Importance for Nature Conservation
SSSI	Site of Specific Scientific Interest
SoS	Secretary of State
SPD	Supplementary Planning Document
sqm	Square metres
SuDS	Sustainable Drainage System
TPO	Tree Preservation Order
µg/m3	micrograms per cubic metre
WCS	Water Cycle Study
WDC	Wealden District Council
WQS	Water Quality Standards

GLOSSARY

Within this Environmental Statement, the following terms are defined as follows:

Above Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Agriculture	Section 336(1) of the Town and Country Planning Act 1990 defines agriculture as including: • Horticulture, fruit growing, seed growing, dairy farming; • The breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land); • The use of land as grazing land, meadow land, osier land, market gardens and nursery grounds; and • The use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.
Ancient Woodland	Woodland that has existed continuously since 1600 or before in England and Wales.
Applicant	Gleeson Land
Site	The Site area extends to approximately 46 hectares (ha) and comprises a mixture of woodland and agricultural land. The majority of the woodland on the Site, with the exception of the woodland within the north and southeast, is classed as Ancient and Semi-Natural Woodland. The agricultural land is located on the majority of the Site and comprises Grade 3b and Grade 4, which is not considered to be best and most versatile (BMV) agricultural land quality. With reference to the Department for Environment, Food and Rural Affairs (DEFRA) online Magic Map tool[i], the agricultural land on the Site comprises a mixture of Grade 3b and Grade 4, which is not considered to be Best and Most Versatile (BMV) land.
Aquifer	A geological formation (soil or rock) which is able to store water in significant quantities and transmit water relatively quickly under natural conditions (or when pumped).
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
Biodiversity	Abbreviated form of 'biological diversity'.
Completed Development	Within the ES, this phase refers to the Development when fully built and operational.
Considerate Contractors	Contractors who are compliant with the Considerate Contractors scheme can be considered as a contractor who is clean, respectful, safe, environmentally conscious, responsible and accountable.
Construction	Construction of the Development is anticipated to commence in 2024, subject to gaining planning permission, and span approximately six years. Overall, the construction process is expected to be completed by 2030.
Construction Liaison Officer	A designated liaison officer who will deal with public and other complaints and enquiries during the construction phase.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.

Development	The formal description of the Development is as follows: *'Hybrid Planning Application comprising:* *(1) Outline Application (with all matters reserved except for access) for the erection of up to 424 residential dwellings including affordable housing, the provision of vehicular, pedestrian and cycle access and separate emergency access from the Uckfield Bypass (A22), pedestrian and cycle access from Snatts Road, open spaces including children's play space, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks.* *(2) Full Application comprising creation of a Strategic SANG, associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from Rocks Road, associated landscaping, infrastructure and earthworks.*
Effect	A physical or measurable change to the environment attributable to the project.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Environmental Impact Assessment (EIA)	A systematic means of assessing a development project's likely significant environmental effects.
Environmental Statement (ES)	Statutory report summarising the findings of an environmental impact assessment.
Field Pattern	The pattern of hedges, fences and walls that define fields in farmed landscapes.
Flood Risk Assessment (FRA)	A desk based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The environment in which populations or individual species live or grow.
Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Light spill	The unwanted spillage of light on to adjacent areas and may affect or cause nuisance to sensitive receptors, particularly residential properties and natural habitats.
Local Nature Reserve	Local Nature Reserve (LNR) are places with wildlife or geological features that are of special interest locally.
Mitigation Measures	Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project.
Non-Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
Phase 1 Habitat Survey	An ecological survey technique that provides a standardised system to record vegetation and wildlife habitats. It enables a basic assessment of

	habitat type and its potential importance for nature conservation. Each habitat type or feature is identified and presented on a map.
Public Open Space	Open space, designated by a local authority, defined where public access is generally not formally established, but which fulfils or is capable of fulfilling a recreational and/or non-recreational role (for example, amenity, ecological, educational, social or cultural). It includes most nature reserves, city farms, cemeteries, reservoirs (including covered reservoirs) and some private institutional and housing estate grounds which are not considered suitable for building development. Public Open Space does not include school playing fields nor the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8).
Public Right of Way (PROW)	A right of passage by the public over the surface of the land without impediment. Public Rights of Way include public footpaths, bridleways and byways open to all traffic and Restricted Byways.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Development.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.
Screening	Consideration as to whether an environmental impact assessment is required for a project.
Section 106 Agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement.
Site of Nature Conservation Importance (SNCI)	Sites of Nature Conservation Importance (SNCI) are amongst the best sites for wildlife in the County. They are a comprehensive suite of local wildlife sites that are of high value for biodiversity, with habitats and species that are uncommon in the County and sometimes further afield.
Site of Special Scientific Interest (SSSI)	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.
Topography	The natural or artificial features, level and surface form of the ground surface.
Tree Preservation Order	A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, uprooting, wilful damage to or wilful destruction of protected trees or woodlands unless permission has been given by the LPA.
Upward Light of the Installation (ULR)	The maximum permitted percentage of luminaire flux that goes directly into the sky.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.