APPENDIX 2.1
EIA SCOPING REPORT

Downlands Farm, Uckfield

Environmental Impact Assessment Scoping Report

October 2020

Commitment to Excellence in EIA

BARTON WILLMORE
PLANNING / DESIGN / DELIVERY

Downlands Farm, Uckfield

Environmental Impact Assessment Scoping Report

Prepared on behalf of Gleeson Strategic Land

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1 INTRODUCTION

1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) qualified assessors, on behalf of Gleeson Strategic Land (the Applicant). The report accompanies a request for an Environmental Impact Assessment (EIA) Scoping Opinion from Wealden District Council (WDC) in accordance with Regulation 15 of the Town and Country Planning (EIA) Regulations 2017[1] (the "EIA Regulations").

1.2 In accordance with the EIA Regulations, a person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the information to be provided in the Environmental Statement (a "scoping opinion"). The Applicant submitted a formal EIA screening request in July 2020. Following discussions on the emerging scheme and technical assessments, the decision was taken to submit an Environmental Statement (ES) in support of the forthcoming planning application.

1.3 Regulation 15 (2) states that a scoping request must be accompanied by:

(i) a plan sufficient to identify the land;
(ii) a brief description of the nature and purpose of the development, including its location and technical capacity;
(iii) an explanation of the likely significant effects of the development on the environment; and
(iv) such other information or representations as the person making the request may wish to provide or make.

The Site

Site Context

1.4 The site (shown at Appendix 1) is located to the northwest of the town of Uckfield, within the administrative area of WDC. The land immediately surrounding the north, west and south of the site largely comprises a mixture of agricultural land interspersed with areas of Ancient and Semi-Natural Woodland. The wider area to the north of the site includes the villages of Maresfield, Cooper's Green and Five Ash Down.

1.5 The A22 Uckfield Bypass cuts through the site north to south, splitting the site into two

[1] SI 2017/571 as amended by SI 2018/695

separate areas, to the east and west. The A22 turns into the A26 to the north west of the site. London Road, located to the northeast of the site and Rocks Road, located to the south of the site, provide the main vehicular access routes into Uckfield. A Public Right of Way (PRoW) passes to the immediate east of the site before crossing through the northern extent of the site. The PRoW provides access between the A26 to the northwest and Uckfield to the southeast.

1.6 There are no statutory ecological or landscape designations located on the site. West Park Uckfield Local Nature Reserve (LNR) is located approximately 100m to the south of the site and Buxted Park Site of Special Scientific Interest (SSSI) is located approximately 900m to the east of the site. Buxted Park is also a Grade II* Listed Registered Park and Garden, the boundary of which is located approximately 500m to the east of the site. High Weald Area of Outstanding Natural Beauty (AONB), is located approximately 2km to the north of the site. Rock Wood SSSI is located approximately 2.4km to the north of the site and Ashdown Forest SSSI, Special Protection Area (SPA) and Special Area of Conservation (SAC) is located approximately 2.75km to the north of the site.

1.7 There are no historical designations located on the site. The Medieval settlement site in Buxted Park, a Scheduled Monument, is located approximately 950m to the east of the site. The nearest listed buildings to the site are the Grade II Listed Oast Cottage and Barn at Downlands Farm, located adjacent to the east of the site and the Grade II Listed Budletts House, located adjacent to the north east of the site. The Grade II Listed Blackhouse Farmhouse and Stone Cottage are also located approximately 50m to the north of the site. The site is not located within a Conservation Area. The nearest Conservation Area to the site is Maresfield Conservation Area, located approximately 450m to the north of the site.

1.8 The majority of the site is located in Flood Zone 1 (at a low risk of flooding from rivers). The southwest of the site is located in Flood Zone 3 (at a high risk of flooding from rivers). The site is not located within a Source Protection Zone (i.e. an area where groundwater is vulnerable to contamination).

1.9 Furthermore, the site is not located within an Air Quality Management Area (AQMA) or an Archaeological Priority Area.

Site Description

1.10 As noted above, the A22 Uckfield Bypass splits the site into two separate land areas. A larger area (site area A) measuring 67.6ha is located to the east of the A22 and a smaller area (site area B) measuring 13.7ha is located to the west of the A22.

1.11 Site area A comprises a mixture of woodland and agricultural land. The majority of the woodland on site area A, with the exception of the woodland within the north and southeast, is classed as Ancient and Semi-Natural Woodland. The agricultural land on site area A is largely confined to the south of the site area. With reference to the Department for Environment, Food and Rural Affairs (DEFRA) online Magic Map tool[2], the agricultural land on site area A comprises a mixture of Grade 3b and Grade 4, which is not considered to be Best and Most Versatile (BMV) land.

1.12 Site area B mostly comprises woodland, some of which (<50%) is classed as either Ancient Replanted woodland or Ancient and Semi-Natural Woodland, within the north of the site area. The small stretch of the Shortbridge Stream also passes through the south of site area B.

The Proposed Development

1.13 Outline permission is sought for the development of up to 500 residential dwellings, with associated parking, infrastructure, landscaping and access. The proposed development will also include the provision of SANG/recreation provision, to be located within the east of Site area A. No built development will take place on site area B, part of which is located in Flood Zone 3.

1.14 The proposed maximum height of the buildings will be up to 2.5 storeys (11.5m Above Ground Level).

[2] **https://magic.defra.gov.uk/magicmap.aspx** (accessed 02.06.20)

2 SCOPING

2.1 This scoping exercise has been informed by desk-based research, professional judgement and other information available for the site. Table 1 provides a summary of the scoping exercise.

Table 1: EIA Scoping Summary

Topics	Potential Construction Phase Effects	Potential Operational Phase Effects	Likely Significant Effects (Pre-Mitigation)	Comments
Landscape & Visual Effects	✓ - T	✓ - P	✓	Topic scoped in to the ES.
Biodiversity	✓ - P/T	✓ - P	✓	
Water Resources and Flood Risk	✓ - T	✓ - P	✓	
Population and Human Health	x	x	x	Topic scoped out of the ES.
Cultural Heritage	x	x	x	
Transport & Access	x	x	x	
Air Quality	x	x	x	
Noise & vibration	x	x	x	
Land Contamination	x	x	x	
Wind Microclimate	x	x	x	
Daylight, Sunlight and Overshadowing	x	x	x	
Agricultural Land	x	x	x	
Lighting	x	x	x	
Waste	x	x	x	
Climate Change and Greenhouse Gases	x	x	x	
Accidents and Disasters	x	x	x	

Key: ✓ Likely Significant Effect / x No Likely Significant Effect.
T – Temporary Effect / P – Permanent Effect

Climate Change and Greenhouse Gases

2.2 Climate change and greenhouse gases will be covered in a dedicated section in the introductory chapters of the ES. It is difficult to assign significance to effects on climate change, as it is a global issue with an infinite spatial scope. Therefore, the ES will focus on the climate change mitigation and adaptation measures incorporated into the proposed development to maximise positive climate change effects. This will draw upon technical chapters and reports, including the Flood Risk Assessment (FRA), Energy Statement and Air Quality Assessment, and will summarise the sustainability and energy provisions included within the proposed development.

Environmental Disciplines Scoped Out

2.3 Further information on the topics scoped out of the EIA in Table 1 is set out in the following sections.

Population and Human Health

2.4 The proposed development will provide housing and construction employment opportunities. The scale of the development is such that no significant effects on population and human health are anticipated. Standard mitigation measures, implemented through a Construction Environmental Management Plan (CEMP) to be secured through a pre-commencement planning condition would also minimise potential health effects during the construction phase. Therefore, it is proposed to scope this topic out of the ES.

Cultural Heritage

2.5 No significant archaeological features or deposits are recorded within the areas of the site proposed for development, although it is acknowledged there is some potential for previously unknown buried archaeological remains buried to survive within the site. However, a proportionate programme of archaeological evaluation, agreed with the archaeological advisor to WDC, is being progressed. Geophysical Survey will be undertaken across the site which will help to establish the presence and nature significance of any buried archaeological features. Should the Survey programme of archaeological work identify any archaeological features, suitable mitigation measures will subsequently be advised to ensure that there will be no likely significant effects in terms of archaeology.

2.6 In terms of built heritage, as noted above, there are no historical designations located on the site. The Medieval settlement site in Buxted Park, a Scheduled Monument, is located approximately 950m to the east of the site, within Buxted Park Grade II* Listed Registered Park and Garden. The nearest listed buildings to the site are the Grade II Listed Oast Cottage and Barn at Downlands Farm, located adjacent to the southeast of the site and the Grade II Listed Budletts House, located adjacent to the north east of the site. The site is not located within a Conservation Area. The nearest Conservation Area to the site is Maresfield Conservation Area, located approximately 450m to the north of the site.

2.7 A Heritage Statement will be prepared for the site and will be submitted with the planning application. The Heritage Statement will outline the measures taken within the design of the proposals to minimise or remove adverse impacts on heritage assets. On this basis, significant environmental effects in relation to cultural heritage are not anticipated and we would propose

to scope this topic out of the ES.

Transport & Access

2.8 A comprehensive Transport Assessment (TA) will be submitted in support of the planning application. The TA will set out transport issues relating to the proposed development and identify measures which will be taken to deal with the anticipated transport impacts. A Framework Travel Plan will also be submitted with the TA that sets out measures to encourage modal shift from the private car to more sustainable means of travel including walking, cycling and public transport.

2.9 Consideration has been given to the expected change in vehicle trips on the A22 as a result of the proposed development and this is summarised in Table 2 below.

Table 2: Preliminary Development Traffic Impact – A22 (north of site access)

Receptor	Baseline Two-way Flow	Development Trips (Two-Way)	% Change
Morning Peak Hour	2,562	156	6.1
Evening Peak Hour	2,450	156	6.4

2.10 The IEMA Guidelines advise that changes in traffic flow of over 30% on the majority of highway links, or 10% of specifically sensitive highway links, can be required as thresholds for screening of the requirements for detailed assessment of the traffic impact of development. Based on the traffic data presented at Table 2 above, it is evident that the proposed development will not result in a significant change in traffic movements on the local highway network and does not exceed the threshold set out in the IEMA guidelines for requiring further assessment of transport impacts as part of an ES.

2.11 The proposed development is not considered to have a detrimental effect upon highway safety, the capacity of junctions and links or upon the wider highway network. The A22 is located adjacent to the site and will provide main vehicular access into the proposed development. The A22 is not considered to be sensitive to the proposed development. As part of the TA, appropriate capacity assessments/junction modelling will be completed and a Road Safety Audit will be undertaken for the proposed access arrangements and pedestrian/cycle works along the A22/Bell Farm Road.

2.12 In addition, vehicle and cycle parking will be provided across the site in accordance with parking standards.

2.13 The proposed development will include pedestrian and cycle connections through the site,

through the updating of existing pathways and the creation of new routes. This will promote walking and cycling and ensure access to the countryside is accessible to all.

2.14 Therefore, it is considered that the proposed development is not anticipated to generate significant effects and we would propose to scope this topic out of the ES.

Air Quality

2.15 As stated above, the site is not located within an AQMA. The nearest AQMA to the site is the Lewes Town Centre AQMA, located approximately 12km to the southwest of the site.

2.16 The vehicle movements associated with the construction phase of the proposed development are not considered to be substantial enough to significantly affect air quality although the construction phase will result in some dust emissions. However, standard measures to mitigate significant effects from dust are well understood and will be included in the CEMP.

2.17 During operation of the proposed development, any increase in air quality emissions would be associated with operational traffic, including from the A22. However, given the expected change in vehicle trips on the A22 as a result of the proposed development (Table 2 above), the expected changes in road traffic emissions are not likely to be significant. There is also an existing belt of woodland located adjacent to the A22 which will be retained as part of the proposed development, reducing any impact of traffic emissions.

2.18 It is considered therefore that an assessment of the effects of the proposed development on air quality can be scoped out of the ES. A standalone Air Quality Assessment will be submitted with the planning application.

Noise and Vibration

2.19 The construction works will affect residents adjacent to the site and, as the development progresses, residents of the site. Standard mitigation measures for the construction works would be set out in the CEMP. The CEMP will stipulate working hours, best practice methods of minimising noise and vibration effects from construction, and ensure the contractors are as considerate as practicable.

2.20 Once complete and occupied, noise and vibration effects would primarily be from road traffic associated with the proposed development which could affect existing and future residents of the area. However, given the small increase in traffic anticipated (Table 2 above), it is considered that noise effects will not be significant and where necessary will be addressed at

the detailed design stage to mitigate any potential effects. As noted above, it is also proposed that the existing belt of woodland located adjacent to the A22 will also be retained and this will reduce potential noise effects from traffic on the proposed development. Nevertheless, a standalone Noise and Vibration Assessment will be submitted with the planning application. It is proposed to scope this discipline out of the ES.

Land Contamination

2.21 The site is currently in agricultural use and is therefore unlikely to be heavily contaminated. A Phase 1 Geo-environmental Assessment will be submitted alongside the planning application. In the unlikely event that site investigation and subsequent remediation be required, it would be secured through a Planning Condition and undertaken before or during construction, subject to agreement with WDC and undertaken in accordance with all relevant legislation and guidance. Significant effects associated with contamination are therefore not considered likely and it is proposed that land contamination is scoped-out of the ES.

Wind Microclimate

2.22 Due to the low-rise nature of proposed buildings, likely significant wind effects are not anticipated and it is proposed to scope this discipline out of the ES.

Daylight, Sunlight and Overshadowing

2.23 The scale and massing of the proposed development will not cause changes to daylight or sunlight availability or cause overshadowing of residents or amenity space. It is therefore proposed to scope this discipline out of the ES.

Agricultural Land

2.24 With reference to the DEFRA online Magic Map tool[3], the agricultural land on the site comprises Grade 3b and Grade 4, which is not considered to be best and most versatile (BMV) agricultural land quality.

2.25 Grades 1, 2 and 3a are considered to be BMV agricultural land quality. There is no accepted guidance on the assessment of significance of effects on agricultural land. However, as a rule, effects are generally considered to be significant when the threshold (Sites + 20ha) for the

[3] **https://magic.defra.gov.uk/magicmap.aspx** (accessed 5.10.20)

requirement for consultation with the Department for the Environment and Rural Affairs due to the loss of BMV agricultural land is exceeded. In this instance the DEFRA threshold of 20 hectares BMV agricultural land is not exceeded, and thus this discipline has been scoped-out of the ES.

Lighting

2.26 The site is located to the northwest of the town of Uckfield and adjacent to residential areas which are already well lit. In addition, lighting will be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. Therefore, the proposals are not anticipated to produce a significant lighting impact. Where appropriate, lighting will be considered within the ES, including the Biodiversity chapter, which is discussed later in this report. It is proposed to scope this discipline out of the ES as a separate chapter.

Waste

2.27 Waste will be generated during the construction phase from disused construction materials and through the operational phase from the proposed residential land use.

2.28 The proposed development is not anticipated to produce significant amounts of waste during construction. During operation, household waste and recycling will be collected, recycled and disposed of by the local collection service, in accordance with all applicable legislation and procedure. Significant effects on the environment would not be likely and it is proposed to scope this topic out of the ES.

Accidents and Disasters

2.29 The proposed development is residential in nature and does not include uses which are considered to be hazardous, nor is the site in a location which is at risk of disasters such as land instability or earthquakes. As stated above although part of site area B is located in Flood Zone 3, no built development will take place on this area.

2.30 During construction, which is considered the only part of the proposed development which could be considered as hazardous, all applicable health and safety legislation will be complied with and standard mitigation measures implemented through a CEMP to be secured by a planning condition. it is proposed to scope this topic out of the ES.

Environmental Disciplines Scoped In

2.31 For each of the topics scoped into the assessment further information on the details to be included in the assessment and the methodology to be employed are set out in the following sections.

3 LANDSCAPE AND VISUAL

3.1 The landscape and visual assessment will assess the likely effects of the proposed development on the landscape, including landscape character and landscape features; and on views and visual amenity.

Baseline

3.2 There are no statutory landscape designations located on the site. Buxted Park Grade II* Listed Registered Park and Garden is located approximately 500m to the east of the site. High Weald Area of Outstanding Natural Beauty (AONB), is located approximately 2km to the north of the site.

Approach

3.3 The assessment will be undertaken in accordance with the Landscape Institute and Institute of Environmental Management and Assessment, 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition, 2013).

3.4 In accordance with current good practice, the assessment will address landscape and visual effects as separate issues. Landscape effects relate to both the effect on the physical features of the site, and on the landscape character of the site and surrounding area. Visual effects relate to typical views of the proposed development from the surrounding area and the visual amenity of receptors.

- As advised in GLVIA3, the landscape appraisal takes into account the effects of any proposed mitigation; and
- 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.

3.5 Baseline information for the study area will be collated, which will include: relevant environmental and planning designations and policy, a review of published sources of landscape character, a field appraisal of existing landscape character and features, preparation of a zone of theoretical visibility (ZTV), photographs from representative viewpoints and any other relevant information.

3.6 The landscape and visual assessment will:

- Assess the sensitivity of the landscape and visual receptors (the receiving environment) and their susceptibility to the proposals;
- Identify and assess the magnitude of landscape and visual impacts;
- Assess the level and significance of landscape and visual effects; and
- Identify requirements for any mitigation measures and assess residual effects.

3.7 The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance which is contained as Appendix 2. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm.

3.8 Assessments will be made at the baseline year 2020/21, during construction; on completion - without the benefit of effective new planting; and 15 years thereafter with the benefit of effective planting mitigation.

3.9 The location of representative viewpoints for assessment have been agreed with WDC and are set out in Appendix 3.

Summary

3.10 Table 3 summarises the Landscape & Visual receptors identified for inclusion in the assessment.

Table 3: Landscape & Visual

Receptor	Effects	Scoped In
Typical views from publicly accessible locations, including roads, public rights of way, permissive routes, and areas of open access land, and public open spaces	Visual effects on users.	✓
The landscape of the site itself including landscape fabric and sensory and perceptual aspects.	Landscape effects on the landscape resource of the site itself.	✓
The sensory and perceptual aspects of landscape character areas as identified in the Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014) including: the host landscape character areas and non host landscape character areas across the site context with visibility to the site.	Landscape effects on the landscape character of the host character area non-host and character areas in the site.	✓
Landscape and visual receptors at night.	Effects on the landscape and visual resource at night.	✓

4 BIODIVERSITY

4.1 An assessment will be undertaken of the likely significant effects of the proposed development on the environment with respect to biodiversity, including ecology and nature conservation, and with regard to the Irreplaceable Habitat types of Ancient Woodland and Veteran Trees.

Baseline

4.2 There are no statutory ecological designations located on the site. The nearest statutory designation to the site is West Park, Uckfield Local Nature Reserve (LNR) located approximately 0.1 km to the south of the site. Other national designations within 5km of the site are:

- Buxted Park Site of Special Scientific Interest (SSSI) (located approximately 0.9km to the east)
- Hempstead Meadows LNR (1.0km south)
- Rock Wood SSSI is located approximately 2.4km to the north of the site.

4.3 Ashdown Forest SSSI, Special Protection Area (SPA) and Special Area of Conservation (SAC) is located approximately 2.75km to the north of the site.

4.4 Other International Designations within 25km are:

- Lewes Downs SAC (10.8km south-west);
- Castle Hill SAC (16.8km south-west); and
- Pevensey Levels SAC/Ramsar (17.5km south-east).

4.5 There are no non-statutory ecological designations located within site area A. The nearest non-statutory designation to site area A is Lake Wood Local Wildlife Site (LWS) which is located immediately adjacent to the southern boundary. Part of site area B is designated as Butchers Wood Local Wildlife Site (LWS).

4.6 Site area A comprises a mixture of woodland and grassland. A significant proportion of the woodland on site area A, is classed as Ancient and Semi-Natural Woodland, with the exception of woodland within the northern part (the Budletts Common area) and some of the woodland to the south-east (alongside the A22). Site area B comprises mostly woodland, some of the which (<50%) is classed as either Ancient Replanted woodland (a block within the north of the site area) or Ancient and Semi-Natural Woodland.

4.7 Grassland within the site comprises two large agricultural fields to the south of site area A, together with smaller areas of acid grassland to the north of this area, and some area of marshy grassland adjacent to Snatts Road in the east. In addition, there are some limited areas of heathland.

4.8 Within site area A there is a network of watercourses, located primarily within woodland, which drain to the west of the site, where they pass under the A22 and feed into the Shortbridge Stream, which is located to the east of site area B. There are as also several ponds, within wooded areas of the site, as well as several treelines and hedges, and number of free-standing individual trees.

Approach

4.9 An assessment will be undertaken of the likely significant effects of the proposed development on the environment with respect to biodiversity including Ancient Woodland and Veteran Trees.

4.10 In relation to Ancient Woodland and Veteran Trees, the following matters will be assessed in this chapter:

- Potential effects comprising **loss** and **deterioration**; and
- In terms of Ancient Woodland, whilst there would be some loss the quantum of this would be very small. Additionally, it is necessary to examine whether effects arising from the proposed development would result in deterioration to retained Ancient Woodland. The potential for this can be greatly reduced, potentially to zero, by use of development-exclusion buffer zones adjacent to Ancient Woodland. However an assessment of the buffer zone requirement and the possibility of residual risk will be assessed.

4.11 Veteran Trees present on and immediately adjacent to the Site are also at potential risk of loss and deterioration as a result of the Development. Direct loss can (and would) be avoided through sensitive design. In relation to deterioration, the likelihood of this occurring can also be greatly reduced, potentially to zero, by use of development-exclusion buffer zones around such trees. As with Ancient Woodland, an assessment of the buffer zone requirement and the possibility of residual risk will be assessed.

4.12 A qualitative and quantitative ecological impact assessment will be undertaken, following the principles set out in the CIEEM publication 'Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (2018), and will include an

assessment of cumulative effects, details of appropriate mitigation measures and details of any residual effects (should any exist following mitigation). If required by local policy, this will include the use of 'The Biodiversity Metric 2.0' version[4] published by Natural England to quantitatively assess the net loss or gain of biodiversity at the site based upon habitats present before and after the proposed development.

4.13 Information will be provided in the ES to inform a Habitats Regulation Assessment (HRA) of the potential effects of the proposed development on the European designations within the surrounds of the Site. This would be carried out as a coordinated procedure with the EIA. The assessment of potential impacts, including by Appropriate Assessment if required, will include potential for effects of Recreational Disturbance on designations such as Ashdown Forest SPA and SAC. Proposals for the provision of mitigation in the form of SANG, and contributions to Suitable Accessible Management and Monitoring (SAMM), will be discussed and a SANG Management Plan will be provided. Changes to air quality due to increases in traffic on European designations will also be considered. This will draw on the traffic and air quality data from the assessments.

4.14 The chapter will be informed by a Baseline Ecological Survey report.

4.15 Table 4 below gives a list of those studies which have been prepared or are proposed and will be used to inform the ES chapter:

Table 4: Background Studies to Inform Assessment

Study/Survey	Overview	Date
Desktop Study	A desk-top study has sourced and reviewed existing baseline ecological data in order to identify known constraints such as statutory or non-statutory designations, or known sites for protected species. The Local Biological Records Centre was contacted and information obtained from sources including the MAGIC. A review will be carried out of previous relevant planning applications.	August 2019 (to be updated)
Phase 1 Habitat Survey and general faunal survey	An updated habitat survey of the Site was carried out based on extended Phase 1 survey methodology (Joint Nature Conservation Committee, 2010), as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. Potential for protected/notable faunal species is recorded.	August 2019, with subsequent update visits
Woodland Historical Mapping Assessment	A review of historical map sources, aerial photographs and other source material will be used to investigate the historical significance of woodland within the site.	May-July 2020
Woodland, Archaeological and Botanical Surveys	A range of evidence will be examined to evaluate woodland within the site, including the presence of historical and archaeological features, and ancient or veteran trees. A woodland botanical survey has been undertaken with particular emphasis on the presence of Ancient Woodland Indicator species.	May-July 2020

[4] Natural England (2019) *The Biodiversity Metric 2.0*

Other Phase 2 Botanical Surveys	Surveys of areas of marshy grassland off Snatts Road in site area A, and an area of acid grassland towards the north of site area A.	May-July 2020
Bat activity survey	Monthly walked transects of key habitats within site area A to identify distribution/species/key flight corridors, and deployment of static bat detectors to record background levels of bat activity.	Sept 2019 – Aug 2020
Dormouse Survey	Survey of suitable habitats within site area A and part of site area B to establish presence/absence of the species using nest tube survey techniques	Sept 2019 – Aug 2020
Reptile Survey	Surveys of suitable habitats within site area A using an array of artificial refugia to detect presence/likely absence.	June/July 2020
Great Crested Newt (GCN) Survey	Surveys of possible breeding ponds within and surrounding site area A using eDNA survey techniques.	May/June 2020
Breeding Bird Surveys	Monthly visits during the breeding season to assess the importance of breeding bird assemblages	April-June 2020

Insignificant Effects

4.16 The following insignificant effects have been identified and will not be considered further within the ES:

- Non-priority habitats of low ecological value; and
- Faunal species not listed as priority species or subject to legislative protection.

Summary

4.17 Table 5 summarises the Biodiversity receptors identified for inclusion in the assessment.

Table 5: Biodiversity

Receptor	Effects	Scoped In
Statutory Designations (Ashdown Forest SAC only)	Indirect effects of visitor pressure/recreational disturbance – during operation.	✓
Statutory Designations (Ashdown Forest SAC, Lewes Downs SAC, and Castle Hill SAC only)	Indirect effects on air quality resulting from traffic – during operation.	✓
Non-statutory Designations	Indirect effects – during construction and operation.	✓
Habitats (woodland, field habitats and boundaries)	Temporary land-take – during construction.	✓
	Damage or disturbance to vegetation – during construction.	✓
	Permanent land-take – during operation.	✓
	Hydrology and pollution (dust generation, pollution of aquatic habitats etc.) during construction and operation.	✓
Faunal Species	Direct harm to faunal species – during construction.	✓
	Disturbance effects of permanent lighting, noise, cat predation etc. during operation.	✓
	Hydrology and pollution (dust generation, pollution of aquatic habitats etc.) during construction and operation.	✓

5 WATER RESOURCES AND FLOOD RISK

5.1 An assessment will be undertaken of the likely significant effects of the proposed development on water resources and flood risk.

5.2 A Flood Risk Assessment (FRA) will be produced to assess the risk of flooding from all sources, including tidal, fluvial, pluvial, groundwater, and artificial, and identify appropriate mitigation measures. A drainage strategy will be included to ensure that surface water runoff and foul water arising from the proposed development is managed sustainably as to not have a detrimental impact off site. Sustainable Drainage Systems (SuDS) will be included to provide water quality, amenity, and biodiversity benefits.

5.3 The aim of the assessment will be to consider the impact of the proposed development on flood risk and surface water runoff both on and off site.

Baseline

5.4 Baseline data relating to the site and its surroundings has been compiled using the following sources:

- A site visit to understand the existing hydrological regime and watercourses;
- Review of online Environment Agency (EA) and British Geological Survey (BGS) mapping;
- Consultation with the EA, Southern Water, WDC, and East Sussex County Council (ESCC);
- Review of relevant mapping in the East Sussex Local Flood Risk Management Strategy (LFRMS), the Uckfield Surface Water Management Plan (SWMP), and the Wealden District Strategic Flood Risk Assessment (SFRA); and
- Topographic survey.

Topography and Geology

5.5 The site falls from east to west from approximately 57.0m Above Ordnance Datum (AOD) to approximately 16.0m AOD where the A22 intersects the site. The levels continue to fall westwards towards the Shortbridge Stream.

5.6 According to the 1:50,000 scale BGS Geology of Britain viewer, the northern and southern parts of the site are underlain by Ardingly Sandstone Member and Grinstead Clay, respectively. The Ardingly Sandstone is classified a Secondary Aquifer by the EA. The Grinstead Clay is generally considered an impermeable stratum unlikely to support groundwater.

Hydrology

5.7 An unnamed tributary of the Shortbridge Stream runs parallel to the west of site area B. The watercourse meanders generally parallel to the Shortbridge Stream with a maximum distance of 50m between the watercourses.

5.8 There are four other watercourses within the site which flow westwards towards the Shortbridge Stream. The watercourses flow under the A22 through culverts to join the Shortbridge Stream tributary. ESCC has confirmed that these are classified Ordinary Watercourses.

5.9 The watercourses originate within the site boundary and are surrounded by Ancient Woodland.

Flood Risk

5.10 The majority of the site is located in Flood Zone 1, denoting a low risk of flooding from tidal/fluvial sources. The Flood Zone 3 extents associated with the Shortbridge Stream encroaches within the west of Site area B. However, there would be no built development in this part of the site. The tributary to the Shortbridge Stream has not been modelled by the EA, however, its pluvial flood extents (used as an indication of the likely fluvial flood extents) only encroach within the proposed SANG parcel. The risk of fluvial flooding to the site is considered to be low.

5.11 The hydrological characteristics of the watercourses on site are considered to be pluvial in nature rather than fluvial. The majority of the watercourse's catchment is within the site and they would therefore respond directly to rainfall. The EA Flood Risk from Surface Water mapping shows that majority of the site is at very low risk of pluvial flooding, with a number of surface water flow paths running through the site associated with the watercourses.

5.12 There is the potential for groundwater present beneath the northern part of the proposed development as it is underlain by sandstone denoted a Secondary Aquifer. The anticipated groundwater table is less than 3m below surface in the north and in excess of 5m below surface in the south, as per ESCC mapping.

Drainage

5.13 The existing site is undeveloped greenfield land with no existing public sewer infrastructure as per Southern Water records. The nearest public sewer is a 150mm diameter foul sewer beneath Snatts Road running northwards.

5.14 The existing surface water drainage regime at the site is governed by overland surface water flows and shallow infiltration, leading into the existing watercourses.

5.15 The existing site produces no foul flows.

Approach

5.16 The ES chapter will assess the likely significant effects of the proposed development on the water environment, including flood risk, water quality, and foul and surface water drainage during the demolition, construction and completed development phases.

5.17 The FRA will set out the required flood risk mitigation measures and set out a sustainable drainage strategy in accordance with the NPPF and ESCC policy. Proposed mitigation measures will include:

- Retention of the on site watercourses within the proposed development. As the watercourses are located within Ancient Woodland, a significant offset would be provided;
- Consideration for the potential high groundwater within the construction methodology for the northern part of the site, including preferential flow paths around building foundations, if necessary; and
- Restriction of surface water runoff to the Qbar greenfield runoff rate, as agreed with ESCC, prior to discharge into the existing watercourses on site. A range of SuDS would be provided including detention basins, swales, and permeable paving, to provide water quality, amenity, and biodiversity benefits.

Summary

5.18 Table 6 provides a summary of the key issues to be considered in relation to Water Resources & Flood Risk.

Table 6: Water Resources and Flood Risk Effects

Receptor	Effects	Scoped In
Groundwater/Aquifer	Construction and operational phase effects on groundwater.	✓
Watercourses	Construction and operational phase effects on surface water quantity and quality.	✓
Existing sewer/mains infrastructure	Construction and operational phase effects on foul water conveyance and treatment network.	✓
Future residents of the development	Residents of the proposed development once it is complete and operational.	✓

Receptor	Effects	Scoped In
Construction Workers	Construction workers on site during the demolition and construction works of the proposed development.	✓

6 CUMULATIVE EFFECTS AND CONSULTATION

6.1 The ES will consider the potential for likely significant effects on the environment resulting from committed developments in the area. PPG[i] identifies that:

> *"…There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development..."*

6.2 Table 7 sets out the committed schemes which have been identified for the assessment of likely significant cumulative effects on the environment. It is considered appropriate to include major schemes within 2km of the site that either have planning permission or are in the process of being implemented, as well as major planning applications which have been submitted but not yet determined [**WDC to confirm approval of proposed cumulative schemes**].

Table 7: Cumulative Schemes

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the site
Approved Applications			
Land West of Uckfield – Site SD1 (WD/2015/0209/MEA)	Outline application for a residential-led mixed use urban extension to provide up to 1,000 dwellings, up to a 2-FE primary school and early years facility, retail, community, health, leisure and up to 13,495sqm of employment uses.	Approved 24 March 2016	1km south
Land West of Uckfield - Site SD1 (WD/2017/1368/MRM)	Reserved matters application for phases 1a & 1b of development at Ridgewood farm (details of appearance, landscaping, layout and scale) pursuant to planning consent WD/2015/0209/MEA for the erection of 250 no. Dwellings and associated car parking, play areas, hard and soft landscaping, drainage ponds and earthworks.	Approved 21 September 2017	2km south
Land North of Mallard Drive, Uckfield TN22 5JQ (WD2010/2874/FE)	Residential development comprising of 146 dwellings, including affordable housing, open space including children's play areas and an equipped play area, structural landscaping and associated works, with access from Mallard Drive.	Approved 15 March 2011	1.7km southeast
Land North of Mallard Drive, Uckfield TN22 5JQ (WD/2013/0415/MRM)	Reserved Matters application for application WD/2010/2874/FE for 119 dwellings.	Committee resolution to approve given 14 May 2020	1.7km southeast

Consultation

6.3 The following statutory and other consultees will be consulted through the EIA process:

- Highways England;
- Environment Agency;
- Natural England;
- Historic England;
- WDC (various departments);
- ESCC; and
- any other stakeholder that WDC nominates.

6.4 Public consultation will be undertaken during the preparation of the planning application. The feedback received through the consultation will be summarised in the ES and written up in full in the Statement of Community Involvement submitted in support of the planning application.

7 ENVIRONMENTAL STATEMENT STRUCTURE

7.1 The ES will contain two main volumes as set out in Table 8 below.

Table 8: Environmental Statement Structure

Volume 1: ES Main Text and Figures		
Chapter No.	**Chapter Title**	**Description**
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the proposed development.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Construction Methodology and Programme	Details of anticipated programme for development and construction methodology.
6	Landscape & Visual	Effects of the proposed development on landscape and visual amenity.
7	Biodiversity	Assessment of effect on biodiversity and ecology at the site.
8	Water Resources and Flood Risk	Assessment of the effects from the proposed development relating to water resources and flood risk.
9	Summary and Residual Effects	Summary of the residual and interactive effects of the proposed development.
Volume 2		
Technical Appendices		Technical data and reports to support the chapters in Volume 1.
Standalone Document		
Non-Technical Summary		Summary of the ES in non-technical language.

7.2 The first five chapters of the ES would be introductory and provide essential information for the subsequent technical chapters. Further information on these chapters is set out below.

Introduction

7.3 This chapter will provide background to the EIA, describe the structure of the ES and identify the project team.

EIA Methodology

7.4 This chapter will set out the methodology used in the EIA, state the assumptions applicable to all disciplines, summarise the EIA Scoping process undertaken and summarise the public consultation process. Bespoke methodologies, limitations and assumptions will be contained in the technical chapters of the ES where required.

7.5 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. Generic criteria to be used in carrying out this process are detailed below. Some technical chapters will use discipline-specific criteria with their own terms for magnitude, sensitivity and significance. This will be explained in the relevant chapter.

Prediction of Impact Magnitude

7.6 The methodology for determining the scale or magnitude of impact is set out below.

Table 9: Methodology for Assessing Magnitude

Magnitude of Impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

7.7 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out below.

Table 10: Methodology for Determining Sensitivity

Sensitivity	Examples of Receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Assessment of Effect Significance

7.8 Effect significance will be calculated using the matrix in Table 11. This illustrates the interaction between impact magnitude and receptor sensitivity.

Table 11: Effect Significance Matrix

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

Site and Development Description

7.9 This chapter will describe the setting of the site and the existing conditions on the site, as well as explaining the proposed development and setting out the development parameters. The parameter plans will be included as figures to the chapter.

Alternatives

7.10 This chapter would provide an outline of the main alternatives studied by the Applicant and an indication of the reasons for the choice made, taking account of environmental effects. This would draw on the environmental constraints, opportunities and consultation responses that informed the evolution of the planning application.

Construction Methodology and Phasing

7.11 This chapter will outline the anticipated construction programme, phasing and methodology and explain the assumptions made. This chapter will form the basis of the construction phase assumptions documented in each of the technical chapters of the ES.

Technical Assessments

7.12 Each ES chapter will follow the headings set out below to ensure the final document is transparent, consistent and accessible.

- Introduction;
- Planning Policy Context;
- Assessment Methodology;
- Baseline Conditions;

- Likely Significant Effects;
- Mitigation Measures;
- Residual Effects;
- Cumulative Effects; and
- Summary.

7.13 Each chapter sub-heading is explained in further detail below.

Table 12: Technical Chapter Format and Content

Sub-Heading	Content
Introduction	• This section will introduce the assessment discipline and the purpose for which it is being undertaken. • It will also confirm the author and their credentials as a competent expert in accordance with the EIA Regulations.
Planning Policy Context	• This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Where applicable, relevant legislation will also be summarised.
Assessment Methodology	• This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed. • It will also outline any difficulties encountered in compiling the required information.
Baseline Conditions	• This will include a description of the environment as it is currently (2020) and as it is expected to change given the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain baseline information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.
Likely Significant Effects	• This section will identify the likely significant effects on the environment resulting from the construction and operational phases of development.
Mitigation Measures	• Adverse effects will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions (including alternative technology) as well as pollution control, where appropriate. • The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions. • Clear details of when and how the mitigation measures will be carried out will be given. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary. • The opportunity for enhancement measures will also be considered, where appropriate. • Information will be included on the mechanism by which the mitigation will be secured (e.g. by planning condition) with outline arrangements for monitoring and responsibilities for doing so, where necessary.
Residual Effects	• The residual effects, i.e. the effects of the proposed development assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the proposed development on the environment having taken account of practicable/available mitigation measures.
Cumulative Effects	• The cumulative effects of the proposed development and the identified committed developments will be assessed.

Sub-Heading	Content
Summary	• A summary of the assessment and conclusions will be provided at the end of each technical chapter.

Summary and Residual Effects

7.14 The residual effects of the proposed development will be summarised in one table at the end of the ES setting out the overall beneficial and adverse effects of the proposed development. Interactive effects will also be assessed, qualitatively, in matrix format using the conclusions of the technical assessments.

APPENDIX 1
SITE LOCATION PLAN

N

Site

DOWNLANDS FARM, UCKFIELD

Drawing

Site location plan

Scale

1:5000@A2

Date

21.05.20

Drawing ref 1309.**01**

0 50 100 150 200 250m

KEY

Site boundary

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APPENDIX 2
LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

Downlands, Uckfield
Landscape and Visual Appraisal Methodology
edp6170_r002a_DRAFT

Methodology: Thresholds and Definitions of Terminology used in this Appraisal

1.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

Table EDP 1.1: Defining the sensitivity of the landscape baseline

EDP assessment terminology and definitions	
Landscape Baseline - Overall Sensitivity	
Very High	***Value***: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: 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	***Value***: 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.
	Susceptibility: 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	***Value***: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: 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	***Value***: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: 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	***Value***: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: 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.

Table EDP 1.2: Defining the sensitivity of the visual baseline

Visual Baseline - Overall Sensitivity	
Very High	***Value/Susceptibility***: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
High	***Value/Susceptibility***: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	***Value/Susceptibility***: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	***Value/Susceptibility***: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	***Value/Susceptibility***: View may be 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 of no importance.

Magnitude of Change

1.2 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

1.3 **Table 1.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP 1.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
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 proposal 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 development 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.

1.4 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP 1.4** below.

Table EDP 1.4: Factors influencing judgements on magnitude of change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings;
Short term (1 – 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development;
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP 1.5: Defining the magnitude of change to the landscape and visual baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	***Landscape***: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.

Magnitude of Change	
High	***Landscape**:* Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	***Visual**:* Additions are clearly noticeable and part of the view would be fundamentally altered.
Medium	***Landscape**:* Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
Low	***Landscape**:* Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape.
	***Visual**:* Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	***Landscape**:* Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	***Visual**:* Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	*In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.*

Predicted Effects

1.5 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table 1.6.**

Table EDP 1.6: Determining the predicted levels of effects to the landscape and visual baseline

Overall Sensitivity	Overall Magnitude of Change				
	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

Table EDP 1.7: Definition of effects

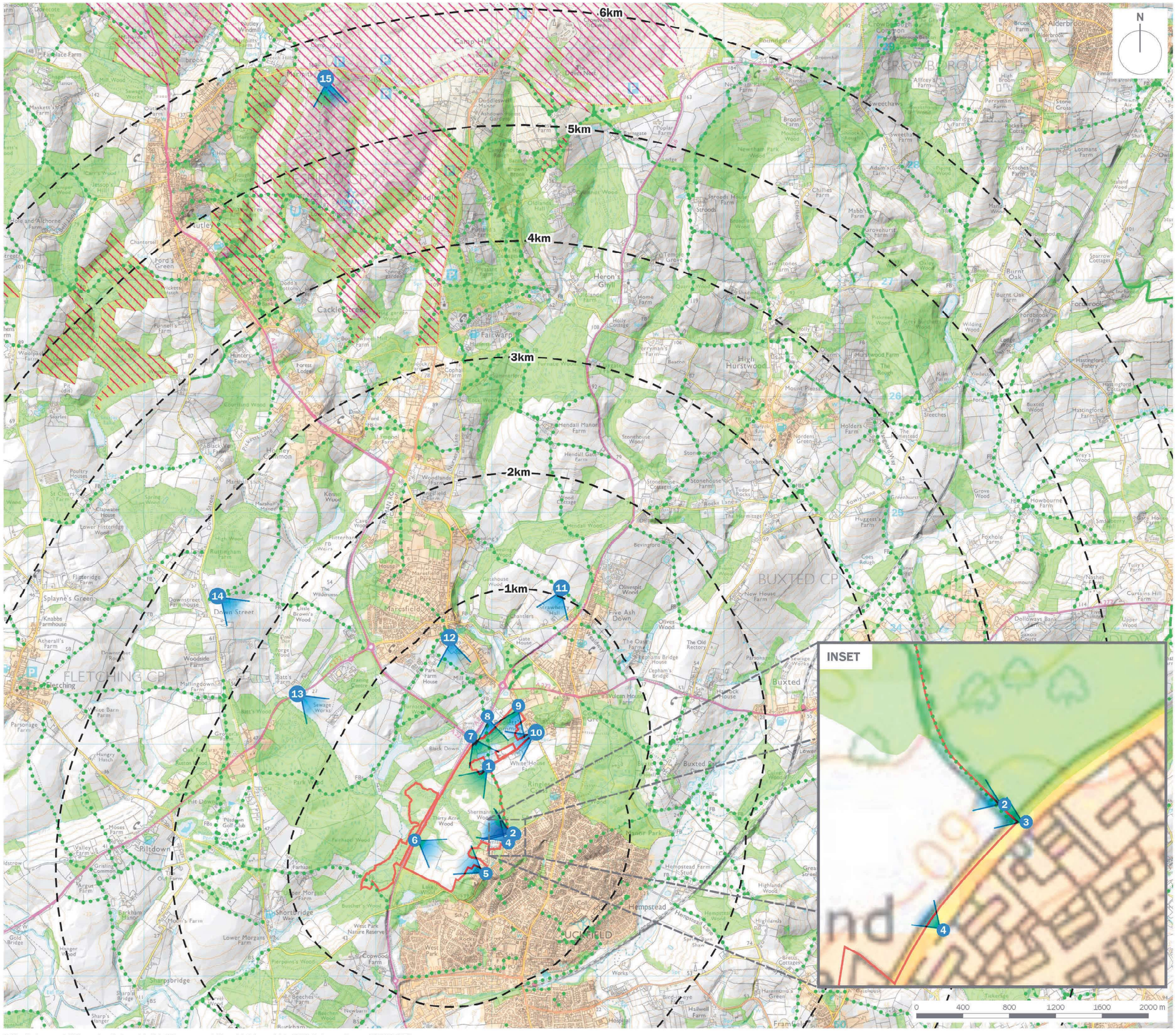
Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (*Major effect*) or some (*Moderate/Major effect*) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (*Minor effect*) or a few (*Minor/Negligible*) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (*Negligible effect*) or some (*Negligible/None effect*) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

1.6 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

1.7 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario. Effects can be moderated by maturation of landscape strategies.

1.8 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

APPENDIX 3
PHOTOVIEWPOINT LOCATIONS



Site Boundary

Range Rings (at 1km intervals)

Photoviewpoint Location

Access Land

National Forest Inventory

Built up Areas

Public Rights of Way (PRoW)

Footpath

Bridleway

Byway

Restricted Byway

Licensed/Permissive Footpath

client

Gleeson Strategic Land

project title

Downlands Uckfield

drawing title

Photoviewpoint Locations

date	**11 JUNE 2020**	drawn by	**GY**
drawing number	**edp6170_d003**	checked	**TR**
scale	**Refer to scale bar @ A3**	QA	**JTF**

the environmental dimension partnership

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