APPENDIX 6.2
ASSESSMENT OF EFFECTS SCHEDULES

Land at Downlands Farm, Uckfield

Appendix 6.2: Assessment of Effects Schedules

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On behalf of:
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Assessment of Effects Table EDP 1: Landscape Character

Notes: The assessment of effects undertaken within this table is primarily with regard to the Site. Cumulative sites, as detailed with ES **Chapter 2** and illustrated on **Figure 2.1**, are considered only where it is judged that there is potential for a significant cumulative effect.

Effects of moderate or greater are considered to be '**significant**' in landscape terms
Effects of moderate/minor or lesser, are '**not significant**' in landscape terms

Receptor: Landscape Character of the Site Itself			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
High			
Residential development area - Landscape character	**Very high**. Adverse. **Major** and **significant**	**Very high**. Adverse. **Major** and **significant**	**Very high**. Adverse. **Major** and **significant**
Residential development area – Key landscape fabric	**Low**. Adverse. **Moderate/minor** and **not significant**	**Very low**. Beneficial. **Minor** and **not significant**	**Low**. Beneficial. **Moderate/minor** and **not significant**
SANG - Landscape character	**Low**. Adverse. **Moderate/minor** and **not significant**	**Very low**. Adverse. **Minor** and **not significant**	**Very low**. Adverse. **Minor** and **not significant**
SANG – Key landscape fabric	**Very low**. Adverse. **Minor** and **not significant**	**Very low**. Beneficial. **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**	**Very low**. Adverse. **Minor** and **not significant**
Fir Tree Grove – Key landscape fabric	**Very low**. Adverse. **Minor** and **not significant**	**Very low**. Beneficial. **Minor** and **not significant**	**Low**. Beneficial. **Moderate/minor** and **not significant**
Chicory Cottage and grounds – Landscape Character	**Very high**. Adverse. **Major** and **significant**	**High**. Adverse. **Major/ moderate** and **significant**	**Low**. Beneficial. **Moderate/ minor** and **not significant**
Chicory Cottage and grounds – Key landscape fabric	**Very high**. Adverse. **Major** and **significant**	**High**. Adverse. **Major/ moderate** and **significant**	**Low**. Beneficial. **Moderate/ minor** and **not significant**
	Magnitude of Change Predicted <u>Construction Phase</u> Construction works are described in Chapter 5 and would be phased over six years. Construction would comprise all temporary works arising from the construction process from pre-construction enabling works through construction of the primary route and local residential access roads, the groundworks associated with proposed development, drainage features and public open space including the SANG, and the building of the new housing. Construction works will cease following completion of the Development. Construction works will require large parts of the Site, at different times over the six-year development period, to be enclosed by fencing, for security and safety purposes, and construction works would also require lighting. Clearly the activities involved in the change of use of peri-urban agricultural land to residential, and Chicory Cottage from residential to a naturalistic landscape will result in major alteration to the visual and perceptual character of these areas. This alteration will be much less across the SANG and Fir Tree Grove due to the more limited, and localised, extent of the proposed work, and the smaller machinery and limited timeframe that it will involve. The effect of the construction works across the residential area will be largely screened from the SANG and Fir Tree Grove by woodland but the noise will be apparent. However, as set out in **Appendix 6.1** Section 6, Proposed Development and Mitigation, changes to the key elements of the landscape fabric across the majority of the Site will be limited and the this fabric will be protected by a Construction Environmental Management Plan (CEMP), which will clearly set out the methods of managing environmental issues for all involved with the construction works. An exception will be across Chicory Cottage land where demolition of the existing property and infrastructure and construction of the ramp and steps will result in a major change to the fabric across this area. <u>Year 1</u> At Year 1 the whole of the residential area will have changed use from peri urban agricultural land to residential and related grey, green and blue infrastructure. The SANG and Fir Tree Grove will have changed from privately owned agricultural land and woodland to naturalistic public open space with a footway/ cycleway boardwalk link across Fir Tree Grove. Chicory Cottage will have changed from a residential dwelling in mature grounds to an area of naturalistic public open space with a ramped and stepped footpath and cycle routes to Rocks Road.		

	The introduction of the residential development will result in a wholescale change from peri urban agricultural land to part of the built settlement of Uckfield. As would be expected for any such development on a greenfield site, albeit with urban influences, this will result in a fundamental change to the visual and perceptual aspects of the character of this area of the Site. However, this will be tempered by the fact that it is already urbanised, to some degree, and its character is eroded and in decline. However, the layout of the Development has been landscape led and developed to retain the majority of the key dimensions that contribute to landscape character, as set out in **Appendix 6.1** Section 6: The Proposed Development and Mitigation. resulting in a development with indicators of the former uses. In addition, adopting similar characteristics of built form within its immediate context, careful street alignment, connections to access routes, retention of view corridors, and the considered siting and design of new public open space, will ensure strong physical, visual, and perceptual links, and integration with, the Site context. The change of Chicory Cottage from residential to naturalistic will result in a fundamental change to the visual and perceptual aspects of the character of this area of the Site. However, this will be tempered by the fact that it is already naturalised to some degree. However, the reinstatement of this area following construction of the access route is sympathetic to the existing environment and to the new use that will ensure strong physical, visual, and perceptual links, and integration with, the wider context on and off site. In contrast, the proposed changes to the SANG and Fir Tree Grove area will result in only minor alterations likely to be viewed as visual and sensory detractors, comprising the car park, footpath, and boardwalk, but also including introduction of new landscape elements, including hedgerows, woodland, scrub, and species enriched grassland, which are likely to be views as beneficial This approach to the SANG, Fir Tree Grove, and Chicory Cottage means that public access and beneficial management can be secured into the future. This will provide a valuable resource in line with the aspirations of the non-host UCA 36: Uckfield (ESCL) landscape action priorities to *"Establish strong, final development limits to the town"* and *"Manage urban edge woodlands and parklands"*, and Wealden Green Infrastructure Study aim 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"*. At year 1, the development will be stark and not benefit fully from the softening effects and biodiversity gains of strategic landscape mitigation planting. <u>Year 15</u> By year 15, built form and mitigation planting will have matured, softening the residential development and helping to contribute to its integration with the wider context. This will reduce the magnitude of change to some extent but the change of any green field site to residential development will result in a very high magnitude of change across the residential area of the Site itself. By year 15, the proposed changes to the SANG, Fir Tree Grove and Chicory Cottage areas, resulting in minor alterations likely to be viewed as visual and sensory detractors at year 1 (including the car park, footpaths, ramps and boardwalk), will have mellowed and integrated into the landscape, while new landscape elements, including hedgerows, woodland, scrub, and species enriched grassland, which are likely to be views as beneficial, will have matured and contribute further to the characteristic landscape elements of these areas.

Receptor: Host LCA – LCA 3: Upper Ouse Valley (East Sussex County Landscape Assessment, 2016)			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Effect. Nature.**
High	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.
	Magnitude of Change Predicted The Site falls entirely within LCA 3: Upper Ouse Valley, as identified within the East Sussex County Landscape Assessment. This LCA coincides with LLCA A2: Budlett's Common and Five Ash Down and the very similar area of Uckfield LSA 8, both of which falls across its area to the north-west of Uckfield. The Site comprises a very limited area of this LCA. The physical effects of development (i.e. changes to fabric of the site) would be contained within the Site itself and would not affect the wider LCA. As the Site represents only a limited area of this LCA, this will have a limited effect on its physical fabric. However, perceptual effects would, potentially, extend beyond the site boundary, principally in relation to visual and perceptual changes resulting from change of use and including noise, vibration and lighting. <u>Construction Phase</u> Likely direct effects of construction on the landscape of the Site itself have been assessed above, with this confirming that there will be an unavoidable wholescale change in character across the residential area of the Site with much more limited effects across the SANG. Visual changes to landscape character on the wider LCA 3: Upper Ouse Valley would be very limited beyond the Site boundary due to the visual enclosure of the site by woodland, settlement, and topography at the site boundary and beyond (see **Figure 6.4**). Effects on the wider area will, therefore, be largely limited to lighting, noise, vibration, and the movement of materials to/from the Site. Generally, noise/vibration effects would be most acutely perceived by residents adjacent to the Site (who fall outside this character area) during the early construction phases, or by those using recreational resources nearby, including PRoW footpath (Uckfield 1) and Lake Wood. Construction access to the residential site area will be from the A22 with access to the SANG via Snatts Road. The scale of these effects will be tempered by the fact that this part of the LCA is already characterised, to some degree, by the noise and movement of the A22 and the adjacent settlement edge. The effects would be likely to be medium-term (in relation to the residential area) and short term (in relation to the SANG) and temporary. Effects will be minimised by the CEMP designed to reduce the effects on the environment including existing landscape receptors and the amenity of local residents. Taking these matters into account, the overall magnitude of change at the level of the LCA 3: Upper		

	Ouse Valley is considered to be very low at most (albeit changes locally, as described above, might be higher). Year 1 Likely effects of the operational phases of development on the landscape resource have been assessed above with this confirming that there will be an unavoidable wholescale change in character across the residential area of the Site with much more limited effects across the SANG. Visual changes to landscape character in the wider LCA 3: Upper Ouse Valley would be very limited beyond the Site boundary due to the visual enclosure of the site by woodland, settlement, and topography at the site boundary and beyond (see **Figure 6.4**). Effects on the wider area will, therefore, be largely limited to lighting and noise and the movement of new residents to/ from the Site. Generally, noise effects would be most acutely perceived by residents adjacent to the Site, who fall outside this character area, or by those using recreational resources nearby, including PRoW footpath (Uckfield 1) and Lake Wood. Vehicular access will be from the A22 while there will be some pedestrian access to the settlement edge to the south-east. The scale of these effects will be tempered by the fact that this part of the LCA is already characterised, to some degree, by the noise and movement of the A22 and the adjacent settlement edge. The effects would be likely to be medium-term and temporary in nature and minimised by the CEMP designed to reduce the effects on the environment including existing landscape receptors and the amenity of local residents. Taking these matters into account, the overall magnitude of change at the level of the LCA 3: Upper Ouse Valley is considered to be very low at most (albeit changes locally, as described above, might be higher). Year 15 In the long term, the maturation of the green infrastructure, notably planting of large tree species along the contours within the development area, will soften the limited views of the development from the wider rural context of the LCA limiting any urbanising effects on these areas. This will reduce the overall magnitude of change at the level of the LCA 3: Upper Ouse Valley and increasingly so with time. Taking these matters into account, the overall magnitude of change at the level of the LCA 3: Upper Ouse Valley is considered to be very low at most (albeit changes locally, as described above, might be higher).
Cumulative Considerations	
Cumulative schemes known and foreseeable at the date of the application	All of the cumulative sites, with the exception of site F, fall within this LCA. However, these sites combined comprise a relatively small part of this LCA. All sites, with the exception of site F, fall adjacent to the settlement edge of Uckfield; site F falls within the settlement. As such they, like the Site, are urbanised to some degree, as noted in the LCA description with regard to land adjacent to the settlement edge, so reducing the scale of change as a result of the proposed developments. Proposals for all sites aim to retain, enhance, and contribute towards key landscape features, beyond the agricultural land and grassland that will predominantly be lost to development, so minimising the physical changes to the characteristic elements, and patterns, of the LCA. The sites generally appear to be visually well enclosed, with the possible exception of Ridgewood Farm prior to the establishment of mitigation planting, so largely containing effects on the sensory and perceptual aspect of the LCA to the sites themselves, with limited effects beyond the site boundaries. For these reasons, it is considered that development of these sites would **not constitute a significant cumulative effect** on LCA 3: Upper Ouse Valley when considered with the development of the Site.

Receptor: Non-host LCA – Urban Character Area (UCA) 36: Uckfield (East Sussex County Landscape Assessment 2016)			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Low	**Very low**. Adverse. **Negligible** and **not significant**.	**Very low**. Adverse. **Very low**. Adverse. **Negligible** and **not significant**	**Negligible**. Adverse. **Not significant**
	Magnitude of Change Predicted The Site falls entirely beyond the boundary, but adjacent to, UCA 36: Uckfield, as identified within the East Sussex County Landscape Assessment. The physical effects of development (i.e. changes to fabric of the site) would be contained within the site itself and would not, therefore, affect this character area. However, perceptual effects would, potentially, extend beyond the site boundary, principally in relation to visual and perceptual changes resulting from change of use and including noise, vibration and lighting. Construction Phase Visibility to the site from within UCA 36: Uckfield has been assessed as very limited (see **Figure 6.8**). Effects on the wider area will, therefore, be largely limited to lighting, noise, vibration, and the movement of materials to/from the Site. Generally, noise/vibration effects would be most acutely perceived by residents adjacent to the Site during the early construction phases or by those using recreational resources nearby, including PRoW footpath (Uckfield 1) and Lake Wood (both outside the character area). Construction access to the residential site area will be from the A22 with access to the SANG via Snatts Road. The scale of these effects will be tempered by the fact that this part of the LCA is already characterised, to some degree, by the noise and movement of the A22 and the adjacent settlement edge. The effects would be likely to be medium-term (in relation to the residential area) and short term (in relation to the SANG) and temporary. Effects will be minimised by the CEMP designed to reduce the effects on the environment including existing landscape receptors and the amenity of local residents. Taking these matters into account, the overall magnitude of change at the level of the LCA 3: Upper		

	Ouse Valley is considered to be very low across the UCA as a whole (albeit changes locally, as described above, will be higher). Year 1 As noted with respect to the construction phase visibility to the site from within UCA 36: Uckfield has been assessed as very limited (see **Figure 6.8**). Effects of lighting on night-time views from the LCA is also limited (see **Figure 6.11 Photoviewpoints EDP 11** to **15**). Effects on the wider area will, therefore, be largely limited to lighting and noise and the movement of new residents to/from the Site. Generally, noise effects would be most acutely perceived by residents adjacent to the Site or by those using recreational resources nearby, including PRoW footpath (Uckfield 1) and Lake Wood both of which fall outside the site). Vehicular access will be from the A22 while there will be some pedestrian access to the settlement edge to the south-east. The scale of these effects will be tempered by the fact that this part of the LCA is already characterised by the adjacent settlement edge and, to some degree, by the noise and movement of the A22. The effects would be likely to be medium-term and temporary in nature and minimised by the CEMP designed to reduce the effects on the environment including existing landscape receptors and the amenity of local residents. Taking these matters into account, the overall magnitude of change at the level of the UCA 36: Uckfield is considered to be very low (albeit changes locally, as described above, might be higher). Any apparent operational phase effects on this LCA would be long -term and permanent. Taking these matters into account, the overall magnitude of change at the level of UCA 36: Uckfield is considered to be very low (albeit changes locally, as described above, might be higher). Year 15 In the long term, the maturation of the green infrastructure will soften and integrate the Development in the limited views from the wider urban context limiting any effects on the wider UCA. This will further reduce the overall magnitude of change at the level of UCA 36: Uckfield, increasingly so with time. Any apparent operational phase effects on this LCA would be long-term and permanent. Taking these matters into account, the overall magnitude of change at the level of the UCA 36: Uckfield is considered to be negligible (albeit changes locally, as described above, might be higher).
Cumulative Considerations	
Cumulative schemes known and foreseeable at the date of the application	All of the cumulative sites, with the exception of site F, fall outside but adjacent to the settlement edge of Uckfield; site F falls within the settlement. As such they, like the Site, are urbanised to some degree, as noted in the LCA description, so reducing the scale of change as a result of the proposed developments. The Site and the approved Ridgewood Farm site (sites A B and C) fall on outward facing slopes between the recent settlement edge of Uckfield and the A22. While these developments will extend the site area they will not directly affect, or be visible from, the historic settlement core. Because these sites fall adjacent to new development, which does little to reflect the settlement core, they will not detract from any distinctive character here. Indeed, both offer the opportunity to deliver a defensible, improved settlement edge to the west of Uckfield. The smaller sites are limited in size, generally adjacent, and well related to, recent settlement edges. For these reasons, it is considered that development of these sites would **not constitute a significant cumulative effect** on the Urban Character Area (UCA) 36: Uckfield when considered with the development of the Site.

Receptor: Non-host LCA – LCA 2 Ashdown Forest (East Sussex County Landscape Assessment 2016)			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Very high	**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.
	Magnitude of Change Predicted The Site falls approximately 3km beyond the boundary of LCA 2 Ashdown Forest, as identified within the East Sussex County Landscape Assessment. Consequently, there will be no effect on the physical fabric of this LCA as a result of the Development. However, perceptual effects would potentially extend beyond the site boundary, principally at this distance in relation to visual and perceptual changes resulting from change of use and including lighting. Construction Phase Visibility to the site from within LCA 2 Ashdown Forest has been assessed as very limited in terms of the extent of the area from which views are available towards the Site (see **Figure 6.8**) and in terms of the level of effect on these views (see Schedule X below). Effects of lighting on night-time views from the LCA is also limited (see **Figure 6.11 Photoviewpoint EDP 15**). Any apparent construction phase effects on this LCA would be medium-term (in relation to the residential area) and short term (in relation to the SANG) and temporary. Effects will be minimised by the CEMP designed to reduce the effects on the environment including existing landscape and visual receptors. Taking these matters into account, the overall magnitude of change at the level of LCA 2 Ashdown Forest is considered to be negligible (albeit changes locally, as described above, might be higher). Year 1 As noted with respect to the construction phase, visibility to the site from within LCA 2 Ashdown Forest has been assessed as very limited in terms of the extent of the area from which views are available towards the Site (see **Figure 6.8**) and in terms of the level of effect on these views (see Schedule X below). Effects of lighting on night-time views from the LCA is also limited (see **Figure 6.11**		

	Photoviewpoint EDP 15). Any apparent operational phase effects on this LCA would be long-term and permanent. Taking these matters into account, the overall magnitude of change at the level of LCA 2 Ashdown Forest is considered to be negligible (albeit changes locally, as described above, might be higher). Year 15 In the long term, the maturation of the green infrastructure will soften any views towards the development from the wider rural context. Any apparent operational phase effects on this LCA would be long-term and permanent. Taking these matters into account, the overall magnitude of change at the level of LCA 2 Ashdown Forest is considered to be negligible (albeit changes locally, as described above, might be higher).
Cumulative Considerations	
Cumulative schemes known and foreseeable at the date of the application	All of the cumulative sites, and the Site itself, fall outside LCA 2 Ashdown Forest. None of the cumulative sites are apparent from within the LCA. Visibility to the Site is from a very limited area of this LCA and is partial and distant. For these reasons, it is considered that development of these sites would **not constitute a significant cumulative effect** on LCA 2 Ashdown Forest when considered with the development of the Site.

Receptor: Non-host LLCT – LLCT A: Ridges and Valleys LLCA A1: Fletching Maresfield (Wealden Landscape and Settlement Character Assessment, 2014)			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
High	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.
	Magnitude of Change Predicted The Site falls approximately 500m beyond the boundary of LLCA A1: Fletching Maresfield as identified within the Wealden Landscape and Settlement Character Assessment. Consequently, there will be no effect on the physical fabric of this LCA as a result of the Development. However, perceptual effects would, potentially, extend beyond the site boundary, in relation to visual and perceptual changes resulting from change of use and including lighting. However, perceptual effects would, potentially, extend beyond the site boundary, principally, at this distance an in the context of the A22, in relation to visual and perceptual changes resulting from change of use and including lighting but excluding noise and vibration. Construction Phase Visibility to the site from within LLCA A1: Fletching Maresfield has been assessed as very limited in terms of the extent of the area from which views are available towards the Site (see **Figure 6.8**) and in terms of the level of effect on these views (see **Table EDP 3** below). Effects of lighting on night-time views from the LCA is also limited (see **Figure 6.11 Photoviewpoints EDP 11, 12** and **14**). Any apparent construction phase effects would be medium-term (in relation to the residential area) and short term (in relation to the SANG) and temporary. Effects will be minimised by the CEMP designed to reduce the effects on the environment including existing landscape and visual receptors. Taking these matters into account, the overall magnitude of change at the level of LLCA A1 Fletching Maresfield as a whole is considered to be negligible (albeit changes apparent in localised areas, as described above, might be higher). Year 1 As noted with respect to the construction phase, visibility to the site from within LLCA A1: Fletching Maresfield has been assessed as very limited in terms of the extent of the area from which views are available towards the Site (see **Figure 6.8**) and in terms of the level of effect on these views (see Schedule X below). Effects of lighting on night-time views from the LCA is also limited (see **Figure 6.11 Photoviewpoints EDP 11, 12** and **14**). Any apparent operational phase effects on this LCA would be long-term and permanent. Taking these matters into account, the overall magnitude of change at the level of LLCA A1 Fletching Maresfield is considered to be negligible (albeit changes locally, as described above, might be higher). Year 15 In the long term, the maturation of the green infrastructure will soften any views towards the development from the wider rural context. Any apparent operational phase effects on this LCA would be long-term and permanent. Taking these matters into account, the overall magnitude of change at the level of LCA 2 Ashdown Forest is considered to be negligible (albeit changes locally, as described above, might be higher).		
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	All of the cumulative sites, and the Site itself, fall outside LLCA A1: Fletching Maresfield. None of the cumulative sites are apparent from within the LCA. Visibility to the Site is from a very limited area of this LCA and is partial and distant. For these reasons, it is considered that development of these sites would **not constitute a significant cumulative effect** on LLCA A1: Fletching Maresfield when considered with the development of the Site.		

Receptor: Host LLCA – LLCT A: Ridges and Valleys LLCA A2: Budlett's Common and Five Ash Down (Wealden Landscape and Settlement Character Assessment, 2014)			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Medium	**Low**. Adverse. **Minor** and **not significant**.	**Low**. Adverse. **Minor** and **not significant**.	**Low**. Adverse. **Minor** and **not significant**.
	Magnitude of Change Predicted The Site falls entirely within LLCA A2: Budlett's Common and Five Ash Down, as identified within the Wealden Landscape and Settlement Character Assessment. This LLCA substantially coincides with Uckfield LSA 8 and falls within LCA 3: Upper Ouse Valley. The Site comprises a relatively limited area of this LLCA. The physical effects of development (i.e., changes to fabric of the site) would be contained within the Site itself, as described above, and would not affect the wider landscape character area. However, perceptual effects would, potentially, extend beyond the site boundary, principally in relation to visual and perceptual changes resulting from change of use and including noise, vibration and lighting. <u>Construction Phase</u> For reasons as set out in relation to the host East Sussex County Landscape Assessment LCA 3: Upper Ouse Valley, except that the Site comprises a larger proportion of this character unit, the overall magnitude of change at the level of the LLCA A2: Budlett's Common and Five Ash Down is considered to be low (albeit changes locally, as described above, might be higher). <u>Year 1</u> For reasons as set out in relation to the host East Sussex County Landscape Assessment LCA 3: Upper Ouse Valley, except that the Site comprises a larger proportion of this character unit, the overall magnitude of change at the level of LLCA A2: Budlett's Common and Five Ash Down is considered to be low (albeit changes locally, as described above, might be higher). <u>Year 15</u> For reasons as set out in relation to the host East Sussex County Landscape Assessment LCA 3: Upper Ouse Valley, except that the Site comprises a larger proportion of this character unit, the overall magnitude of change at the level of LLCA A2: Budlett's Common and Five Ash Down is considered to be low (albeit changes locally, as described above, might be higher).		
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	All of the cumulative sites fall outside, and are not apparent from within, LLCA A2: Budlett's Common and Five Ash Down. For these reasons, it is considered that development of these sites would **not constitute a significant cumulative effect** on LLCA A2: Budlett's Common and Five Ash Down when considered with the development of the Site.		

Receptor: Host LSA – Uckfield Landscape Setting Area (LSA) 8 (Wealden Landscape and Settlement Character Assessment (Chris Blandford Associates, 2014)			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Medium	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.
	Magnitude of Change Predicted The Site falls entirely within Uckfield LSA 8, as identified within Wealden Landscape and Settlement Character Assessment. This LSA substantially coincides with LLCA A2: Budlett's Common and Five Ash Down A2 and falls within LCA 3: Upper Ouse Valley. The Site comprises a less than substantial area of this LCA. The physical effects of development (i.e., changes to fabric of the site) would be contained within the Site itself, as described above, and would not affect the wider landscape character area. However, perceptual effects would, potentially, extend beyond the site boundary, principally in relation to visual and perceptual changes resulting from change of use and including noise, vibration and lighting. <u>Construction Phase</u> For reasons set out in relation to the host East Sussex County Landscape Assessment LCA 3: Upper Ouse Valley and LLCA A2: Budlett's Common and Five Ash Down, the overall magnitude of change at the level of LSA 8 is considered to be low (albeit changes locally, as described above, might be higher). <u>Year 1</u> For reasons set out in relation to the host East Sussex County Landscape Assessment LCA 3: Upper Ouse Valley AND LLCA A2: Budlett's Common and Five Ash Down, the overall magnitude of change at the level of LSA 8 is considered to be low (albeit changes locally, as described above, might be higher). <u>Year 15</u> For reasons set out in relation to the host East Sussex County Landscape Assessment LCA 3: Upper Ouse Valley and LLCA A2: Budlett's Common and Five Ash Down, the overall magnitude of change at the level of the LSA 8 is considered to be low (albeit changes locally, as described above, might be higher).		

Cumulative Considerations	
Cumulative schemes known and foreseeable at the date of the application	All of the cumulative sites fall outside, and are not apparent from within, SLA 8. For these reasons, it is considered that development of these sites would **not constitute a significant cumulative effect** on LLCA A2: Budlett's Common and Five Ash Down when considered with the development of the Site.

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Assessment of Effects Table EDP 2: Photoviewpoints

Notes: The assessment of effects undertaken within this table is primarily with regard to the Site. Cumulative sites, as detailed with ES **Chapter 2** and illustrated on **Figure 2.1**, are considered only where it is judged that there is potential for a significant cumulative effect.

Effects of moderate or greater are considered to be '**significant**' in landscape terms
Effects of moderate/minor or lesser, are '**not significant**' in landscape terms

Photoviewpoint No.	**Photoviewpoint Name and Distance and Direction to Site**	**Receptor**	**Sensitivity**	**Construction: Magnitude. Nature. Effect.**	**Year 1: Magnitude. Nature. Effect.**	**Year 15: Magnitude. Nature. Effect.**
PVP1	PRoW footpath (ref. Uckfield 1) near Budlett's Common 280m N	PVP omitted from assessment as it was chosen to represent views to an area later excluded from the Site making the likelihood of a significant effect very unlikely. PVP retained in the LVIA to illustrate the character of the wider area.				

Photoviewpoint No.	**Photoviewpoint Name and Distance and Direction to Site**	**Receptor**	**Sensitivity**	**Construction: Magnitude. Nature. Effect.**	**Year 1: Magnitude. Nature. Effect.**	**Year 15: Magnitude. Nature. Effect.**
PVP2	PRoW footpath (ref. Uckfield 1) north of junction with Snatts Road 10m W	PRoW users	High	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Neutral. **Minor** and **not significant**.	**Very low**. Neutral. **Minor** and **not significant**.
Assessment of the Site						
Sensitivity of Receptor	**Description of View**	**Magnitude of Change**				
Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high.	This is a glimpsed view into the north-eastern site area through a gap in the vegetation lining the PRoW. This area of the site comprises scrub, which limits views across the site, with desire lines created by people using the privately owned land for informal recreation. The view is to the area of the site proposed for a sustainable alternative natural greenspace (SANG) in which the primary new features will be parking, surfaced footpaths, and new areas of planting. The only element of the proposals apparent in this view will be the proposed surfaced footpath link into the SANG from the PRoW and along the line of the existing desire line.	<u>Construction Phase</u> Visibility to construction activities across the Site will be limited to those associated with the construction of the surfaced footpath link into the SANG. Given the small-scale nature of the proposals and the aim is to create minimum change to existing elements across the SANG, construction methods will be set out in the CEMP and will be low key, short term and reversible. <u>Year 1</u> Visibility to the proposals will be limited to the surfaced footpath link into the SANG along the line of the existing desire line and would provide a very small scale of change at most. The surfacing of the route will make access into the site easier while the creation of the SANG will secure public access to land currently in private ownership. For these reasons the new surfaced route may be perceived as a benefit so that the nature of the effect is assessed as neutral. <u>Year 15</u> In the medium-term, the surfaced route is unlikely to be perceived as a change although visibility will remain the same as at Year 1.			
Night-time Assessment						
From this location, the streetlights and light spill from properties along Snatts Road are apparent, although heavily filtered by vegetation even in this winter view. The view is to the area of the site proposed for a s SANG which may be lit during construction but will not be lit during operation. The residential area of the Development sits beyond Shermanreed Wood and, given the effectiveness of vegetation in screening adjacent light sources, it is considered unlikely that lighting here will be apparent from this PVP.		**Very low**. Adverse. **Minor** and **not significant**		**Negligible**. Adverse and **not significant**.		**Negligible**. Adverse and **not significant**.
Cumulative Considerations						
Cumulative schemes known and foreseeable at the date of the application		There would be no visibility to cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.				

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP3	Snatts Road at junction with PRoW footpath (ref. Uckfield 1) 10m SW	Local road: vehicle and pedestrian users	Medium	**Very low**. Adverse. **Minor/negligible** and **not significant**.	**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**.	**Very low**. Adverse. **Minor** and **not significant**.
Assessment of Site						
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		
Visual receptors here are within the urban environment and likely to be using this local road for everyday purposes such as travelling to work, shops, or school within the settlement area while enjoying the adjacent green space and are assessed to have a medium sensitivity. Residential properties here front onto the road with views towards the Site likely from rooms normally occupied in waking or daylight hours. However, any views will be across the intervening road, and the houses located within an urban environment. For these reasons, they are assessed to have a high sensitivity.		This view is along Snatts Road at the south-eastern Site boundary adjacent to the proposed SANG. The vegetation here comprises scrub, herbaceous vegetation and trees which, in this oblique view, screen views into the Site. Views to the remainder of the site are screened by vegetation and settlement along, and beyond, this boundary. New features in the SANG will primarily comprise parking, surfaced footpaths, and new areas of planting. The only element of the proposals apparent in this view will be the access to the new car park to the east of the telegraph pole in the vicinity of an existing gap in the vegetation created by informal access into the private land of the site. The new access will not align exactly with the existing gap due to the need to avoid the telegraph pole and to best accommodate existing root trees.		Construction Phase Visibility to construction activities across the Site will be limited to those associated with the construction of the surfaced entrance to the SANG car park. Given the small-scale nature of this proposal, and the aim to create minimum change to existing elements across the SANG, construction methods will be set out in the CEMP and will be low key and short term. In addition, these activities will be in the context of the existing road where road works would not be unexpected or out of place. Year 1 Visibility to the proposals will be limited to the surfaced vehicular access into the SANG in the vicinity of the existing desire line and would provide a very small scale of change across a very limited geographical extent. The surfacing of the route will make access into the site easier while the creation of the SANG will secure public access to land currently in private ownership. Year 15 In the medium-term, the surfaced route, although unlikely to be perceived as a change, will remain as visible as at Year 1.	
Night-time Assessment						
From this location the streetlights and light spill from properties are apparent to the north-west and south-east of Snatts Road. The view is to the area of the site proposed for a s SANG which may be lit during construction but will not be lit during operation. The residential area of the Development sits beyond Shermanreed Wood which will screen activities here and it is considered unlikely that lighting here will be apparent from this PVP.				**Very low**. Adverse. **Minor** and **not significant**	**Negligible** Adverse and **not significant**.	**Negligible** Adverse and **not significant**.
Cumulative Considerations						
Cumulative schemes known and foreseeable at the date of the application				There would be no visibility to cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP4	Snatts Road west of Lot Lane 5m NW	Local road: vehicle and pedestrian users	Medium	**Very low**. Adverse. **Minor/negligible** and **not significant**.	**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**.	**Very low**. Adverse. **Minor** and **not significant**.
Assessment of Site						

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change
Visual receptors here are within the settlement edge environment and likely to be using this local road for everyday purposes such as travelling to work, shops, or school within the settlement area while enjoying the adjacent green space and are assessed to have a medium sensitivity. Residential properties here front onto the road with views towards the Site likely from rooms normally occupied in waking or daylight hours. However, any views will be across the intervening road, and the houses located within an urban environment. For these reasons, they are assessed to have a high sensitivity.	This view is from Snatts Road at the south-eastern boundary adjacent to the proposed SANG. The boundary vegetation here comprises scrub, herbaceous vegetation and trees, with a gap in the vegetation created by informal access into the Site. While the vegetation generally screens views into the site there are views over the lower vegetation and the gap allows glimpsed open view into the Site area. New features in the SANG with primarily comprise parking, surfaced footpaths, and new areas of planting. The only element of the proposals apparent in this view will be the access to the new car park, to the east of the telegraph pole and in the vicinity of an existing gap in the vegetation, and potentially to the car park itself through the gap and potentially over the lower vegetation.	Construction Phase Visibility to construction activities across the Site will be limited to those associated with the construction of the surfaced car park and entrance from Snatts Road. Given the small-scale and limited geographic extent of this proposal, and the aim to create minimum change to existing elements across the SANG, construction methods will be set out in the CEMP and will be low key and short term. In addition, these activities will be in the context of the existing road where road works would not be unexpected or out of place. Year 1 Visibility to the proposals will be limited to the surfaced vehicular access and car park in the vicinity of the existing desire line and gap in the vegetation and would provide a very small scale of change across a very limited geographical extent. The surfacing of the route will make access into the site easier while the creation of the SANG will secure public access to land currently in private ownership. Year 15 In the medium-term the surfaced access, while weathered, will remain as visible as at Year 1. However, maturation of the hedge and tree planting along the boundary will have matures and provide additional screening of the car park.

Night-time Assessment			
From this location the streetlights and light spill from properties are apparent to the north-west and south-east of Snatts Road The view is to the area of the site proposed for a s SANG which will not be light during operation. The residential area of the Development sits beyond, and light will be screened by Shermanreed Wood, and it is considered unlikely that lighting here will be apparent from this PVP.	**Very low**. Adverse. **Minor** and **not significant**.	**Negligible**. Adverse and **not significant**.	**Negligible**. Adverse and **not significant**.
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	There would be no visibility to cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP5	Snatts Road at junction with residential road to properties including Oast Cottage 15m NE	Local road users	Medium	**Very low**. Adverse. **Minor/negligible** and **not significant**.	**Negligible**. Adverse. **Not significant**.	**Negligible**. Adverse. **Not significant**.

Assessment of Site		
Sensitivity of Receptor Explanation*	**Description of View**	**Magnitude of Change**
Visual receptors here are within the settlement edge environment and likely to be using this local road for everyday purposes such as travelling to work, shops, or school within the settlement and are assessed to have a medium sensitivity.	This view is from Snatts Road looking along the residential access lane running along the south-eastern boundary of the site where it is proposed as open space protruding south-east from the residential area of the development. This land currently comprises a rectangular land parcel falling between residential properties to the north-east and south-west, with trees and scrub. The adjacent properties comprise detached properties set within generous, well treed, mature grounds. To the north, these include the Oast House (Grade II listed), set back and screened from the site, and the Barn at Downlands Farm (Grade II listed), which sit	Construction Phase Visibility to construction activities across the Site will be limited to those associated with the construction of the surfaced pedestrian and cycle access from this lane along the line of an existing track. Given the small-scale and limited geographic extent of this proposal, and the aim to create minimum change to the site boundary and the green character of the open space beyond, construction methods will be set out in the CEMP and will be low key and short term. In addition, these activities will be in the context of the existing road where road works would not be unexpected or out of place. Year 1 Visibility to the proposals will be limited to the surfaced pedestrian and cycle access along the line of an existing track and in the context of existing surfaced driveways off the track and would be barely noticeable. Year 15 In the medium-term the surfaced access, while weathered, will remain as visible as at Year 1. However, maturation of the hedge and tree planting along the boundary will have matures and provide additional screening of the car park.

	close to the relatively open north-eastern boundary of this land parcel. The boundary along the lane is marked by trees and shrubs, apparently comprising a grown-out hedge and cut to protect adjacent overhead cables running parallel with the boundary within the site. There is a track into the site along the north-eastern side of this land parcel, adjacent to the boundary of the Barn at Downlands Farm. Views into this area of the site from this viewpoint are substantially limited by vegetation along the lane. This area of the site is proposed as POS and the illustrative plans indicate that it will comprise informal open space with areas of retained shrub and an orchard with a surfaced pedestrian and cycle route along the line of the existing track. Any filtered visibility into the site is, therefore, likely to remain substantially unchanged.	

Night-time Assessment			
Very little light is apparent from this location due to the lack of streetlights and the set back of properties within generous, well treed, mature grounds. The residential area of the Development sits beyond these properties, to the north-west of the road, which will substantially screen lighting from this area.	**Negligible**. Adverse and **not significant**.	**Negligible**. Adverse and **not significant**.	**Negligible**. Adverse and **not significant**.
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	There would be no visibility to cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP6	A22 layby west of Black Down Roundabout (A22/A26 junction) 10m SE	A road users	Low	**High**. Adverse. **Moderate/minor** and **not significant**.	**Medium**. Adverse. **Minor** and **not significant**.	**Medium**. Adverse. **Minor** and **not significant**.

Assessment of Site		
Sensitivity of Receptor Explanation	**Description of View**	**Magnitude of Change**
Visual receptors using the bypass are likely to be doing so for everyday purposes such as travelling to work, shops, or school within or beyond the settlement area and are assessed to have a low sensitivity.	This view is from the layby on the north bound carriageway of the Uckfield bypass to the wooded north-western site boundary adjacent to the area of the site proposed for residential development. Woodland along this site boundary screens views into the site from this route. However, the proposals include a roundabout junction to the south of the lay to provide vehicular and pedestrian access into the Site. The roundabout will be light.	Construction Phase Construction activities relating to the roundabout and access and, subsequently, transport relating to construction across the Site, will be apparent in views south-west from this location. Views to construction activities across the remainder of the site will be screened by intervening vegetation except through the gap that the new access will create. Glimpsed views from this route through the gap will be very limited due to the depth of vegetation along the boundary. Construction activities will be in the context of the bypass where road works will not be unexpected or out of place. Roundabout and access construction will be short term while transport activities will be medium term due to the phased nature of the development. Year 1 The proposals will introduce a roundabout and site access into the view. However, this development will be seen in the context of the bypass, which has roundabout junctions to the north and south, and will not be unexpected or incongruous along this route. The access will necessitate the removal of a narrow strip of woodland, but has been carefully located to avoid ancient woodland. This will allow glimpsed views into the Site. However, due to the depth of the planting belt lining this boundary, views into the Site will be restricted to receptors directly aligned with the gap; there will be very limited opportunity for oblique views into the Site here. Roundabout and access construction

		will be long term and permanent. Year 15 In the medium-term, mitigation planting would increasingly contribute to the softening, and integration, of the proposals. However, they will have little effect on the visibility to the proposals.
Night-time Assessment		
Very little light is apparent from this location beyond that emanating from vehicles using the bypass. The proposed roundabout will be lit and will introduce a new, but discrete, light source on the bypass to the south-west of this PVP. However, this will be seen in the context of existing light from vehicles and, sequentially, the lit A22 roundabouts to the north and south of this PVP so that this will not be an unexpected or incongruous element in the context of this route.	**High**. Adverse. **Moderate/minor** and **not significant**.	**Medium**. Adverse. **Minor** and **not significant**.	**Medium**. Adverse. **Minor** and **not significant**.
Cumulative Considerations		
Cumulative schemes known and foreseeable at the date of the application	There would be no in combination visibility to cumulative sites from this location. However, there is potential for cumulative effects due to both the Site and the Ridgewood Farm site, to the south, being located, and apparent from, this route. 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 site 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. For these reasons, it is considered that while development of these sites would result in a sequential cumulative effect, but this would **not constitute a significant cumulative effect.**	

Photoviewpoint No.	**Photoviewpoint Name and Distance and Direction to Site**	**Receptor**	**Sensitivity**	**Construction: Magnitude. Nature. Effect.**	**Year 1: Magnitude. Nature. Effect.**	**Year 15: Magnitude. Nature. Effect.**
PVP7	Black Down Roundabout (A22/A26 junction) 465m SSW	A road users	Low	**Very low**. Adverse. **Negligible** and **not significant**	**Negligible** and **not significant**	**Negligible** and **not significant**
Assessment of Site						
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		
Visual receptors using the bypass are likely to be doing so for everyday purposes such as travelling to work, shops, or school within or beyond the settlement area and are assessed to have a low sensitivity.		This view is from the roundabout to towards the Site; however, views to the Site are screened by woodland lining the A22 to the north of the Site and along the north-western site boundary.		Construction Phase Due to the screening effect of woodland to the north of the Site and along the A22, there will be negligible visibility to construction works across the Site with the possible exception of the tops of cranes. However, even these are likely to be negligible due to the proximity of the woodland to the viewer. Year 1 There will be no visibility to the proposals at year 1 due to screening by vegetation as noted above. Year 15 There will be no visibility to the proposals at year 15 due to screening by vegetation as noted above.		
Night-time Assessment						
No assessment undertaken due to the very low likelihood of a significant effect in the context of the light Black Down Roundabout in the foreground of the view.						
Cumulative Considerations						
Cumulative schemes known and foreseeable at the date of the application				There would be no in combination visibility to cumulative sites from this location; however, there is potential for cumulative effects due to both the Site and the Ridgewood Farm site, to the south, being located, and apparent from, this route. 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 site 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. For these reasons, it is considered that while development of these sites would result in a sequential cumulative effect, but this would **not constitute a significant cumulative effect.**		

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP8	A26, at PRoW footpath (ref Maresfield 80) junction north of Black Down Roundabout (A22/A26 junction) 700m SSW	PVP omitted from assessment as it was chosen to represent views to an area later excluded from the Site making the likelihood of a significant effect very unlikely. PVP retained in the LVIA to illustrate the character of the wider area.				
PVP9	London Road south of junction with A272 860m SW	PVP omitted from assessment as it was chosen to represent views to an area later excluded from the Site making the likelihood of a significant effect very unlikely. PVP retained in the LVIA to illustrate the character of the wider area.				
PVP10	London Road adjacent to retail outlets 735m SW	PVP omitted from assessment as it was chosen to represent views to an area later excluded from the Site making the likelihood of a significant effect very unlikely. PVP retained in the LVIA to illustrate the character of the wider area.				

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP11	PRoW footpath (ref. Maresfield 61a) near Reeding's Wood 1.9km SW	PRoW users	High	**Very low**. Adverse. **Minor** and **not significant.**	**Very low**. Adverse. **Minor** and **not significant.**	**Very low**. Adverse. **Minor** and **not significant.**
		Residents	High	**Negligible**. Adverse. **Not significant**	**Negligible**. Adverse. **Not significant**	**Negligible**. Adverse. **Not significant**
Assessment of Site						
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high. The farmhouse to the north-west of this viewpoint is located to the north of a large farm building, which will obscure views to the Site so that there are unlikely to be any views to the Site from the farmhouse itself although there will be views from the drive. For these reasons, receptors here they are assessed to have a medium sensitivity.		This view is across the western slopes of the ridge, and adjacent Longford stream valley of LCA 3: Upper Ouse Valley *"a gently sloping country of low ridges and wider valleys covered by an intricate pattern of streams and woods".* While this area appears primarily wooded, it does contain areas of open land and settlement, although these are largely hidden, in this relatively low elevation PVP (compared with the Site), by topography and the visual convergence of woodland and hedgerows. Visibility to the site land is restricted to the northern end of the more elevated south-eastern area of the southern land parcel, west of Downlands Farm. This limited area of the Site is seen below the ridgeline at Uckfield and below the below the skyline of the south downs.		Construction Phase From the PRoW, construction activities would be apparent across the limited area of the Site that is visible, with the possibility that cranes will be apparent above the tree canopy elsewhere (dependent on their height). However, due to the small geographic extent of the visible site area and distance from the receptor, construction activities will comprise a barely discernible change to the baseline. There will no views to the Site from the farmhouse to the north-west of this viewpoint due to its location to the north of a large farm building which will obscure views to the Site. Year 1 From the PRoW, the Development would be apparent across the limited area of the site that is visible. However, due to the small geographic extent of the visible site area and distance from the receptor, and with sympathetic site design with buildings across more elevated areas restricted to two storeys and in restrained colours, this will comprise a barely discernible change to the baseline. There will no views to the Site from the farmhouse to the north-west of this viewpoint due to its location to the north of a large farm building, which will obscure views to the Site. Year 15 In the medium-term, mitigation planting of substantial tree species along the contours within the development will begin to protrude above the roofscape further integrating the proposals and reducing the magnitude of change, a process will continue over time as the trees mature. There will no views to the Site from the farmhouse to the north-west of this viewpoint due to its location to the north of a large farm building, which will obscure views to the Site.	
Night-time Assessment						

This night-time image shows a glow above, and some light points on the skyline at the edge of, Uckfield together with light spill from the near farm buildings to the west, and the small number of domestic properties, to the east. The development is likely to contribute further to the glow, but this will be kept to a minimum through the measures outlined in the Lighting Impact Assessment, including street lighting columns at or below 6m, minimum levels of illuminance to meet British Standard requirements only, and downward directional lighting across the residential area. Street lighting associated with the roundabout will utilise higher columns, and higher levels of illuminance. However, the existing lit roundabout is not apparent in the view, and it is considered that the effect of lighting at the proposed roundabout will be similarly limited. It is unlikely that the proposals will increase apparent light source points due to the lighting mitigation measures, notably the height of columns below the height of proposed two and two and a half storey properties, and the use of downward directional luminaires.	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Photoviewpoint No.	**Photoviewpoint Name and Distance and Direction to Site**	**Receptor**	**Sensitivity**	**Construction: Magnitude. Nature. Effect.**	**Year 1: Magnitude. Nature. Effect.**	**Year 15: Magnitude. Nature. Effect.**
PVP12	Maresfield Recreation Ground 1.3km SSW	Recreation Ground users	Medium	**Very low**. Adverse. **Minor/negligible** and **not significant**.	**Low**. Adverse. **Moderate/minor** and **not significant**.	**Low**. Adverse. **Minor** and **not significant**.
		PRoW users	High	**Low**. Adverse. **Moderate/minor** and **not significant**.	**Medium**. Adverse. **Moderate** and **significant**.	**Low**. Adverse. **Moderate/minor** and **not significant**.
		Residents	High	**Very low**. Adverse. **Minor** and **not significant**.	**Low**. Adverse. **Moderate/minor** and not **significant**.	**Low**. Adverse. **Moderate/minor** and **not significant**.
Assessment of Site						
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		
Visual receptors using the recreation ground are likely to be here with the primary purpose of engaging in recreation, sport, and play and their sensitivity is judged to be medium. Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high. Views to the Site from residential properties along the northern edges of the recreation ground fronting south, towards the Site (some six properties), are likely to be restricted to views from the first floor by front garden vegetation, fencing. For these reasons, receptors here are assessed to have a high sensitivity.		This is a view across the recreation ground, which is predominantly enclosed by mature vegetation and development. There is a limited, partially filtered view over a section of lower vegetation across the Longford stream valley towards the well treed settlement edge on the western ridge of Uckfield in the vicinity of Downlands Farm. Visibility to the site land is restricted by intervening vegetation and topography to the more elevated south-eastern end of the southern land parcel. This area of the Site is seen below the wooded grounds of properties along the northern ridgeline at Uckfield.		<u>Construction Phase</u> Construction activities would be apparent across the limited area of the Site that is visible, with the possibility that cranes will be apparent above the tree canopy elsewhere (dependent on their height). However, due to the moderate horizontal geographic extent of the visible site area, the distance from the receptor, this will comprise a small component in the view. In addition, from the recreation area and adjacent houses, it will be seen in the context of noise and movement of the recreation ground. PRoW users will fall outside the recreation ground so that the view the foreground will not be influenced by noise movement associated with it. <u>Year 1</u> At completion, development would be apparent across the limited area of the Site that is visible, which represents a moderate horizontal geographic extent some distance from the receptor. The development will form a recognisable element due to the wooded nature of its valley side context, but from the recreation ground and adjacent properties it will be visible in the context of foreground development at the edge of Maresfield. PRoW users will fall outside the recreation area so that the view the foreground will not be influenced by development here. <u>Year 15</u> In the medium-term mitigation planting of substantial tree species along the contours within the development will begin to protrude above the roofscape integrating the proposals within this well treed edge of settlement location and reducing the magnitude of change, a process will continue over time as the trees mature.	
Night-time Assessment						
This night-time image shows a glow above, and some light points on the skyline at the edge of, Uckfield together with light spill from residential properties adjacent to the PVP. The development is likely to contribute further to the glow, but this will be kept to a minimum through the				**Very low**. Adverse. **Minor** and **not significant.**	**Very low**. Adverse. **Minor** and **not significant.**	**Very low**. Adverse. **Minor** and **not significant.**

measures outlined in the Lighting Impact Assessment including street lighting columns at or below 6m, minimum levels of illuminance to meet British Standard requirements only, and downward directional lighting across the residential area. Street lighting associated with the roundabout will utilise higher columns, and higher levels of illuminance. However, the existing lit roundabout is not apparent in the view, and it is considered that the effect of lighting at the proposed roundabout will be similarly limited. It is unlikely that the proposals will increase apparent light source points due to the lighting mitigation measures, notably the height of columns below the height of proposed two and two and a half storey properties, and the use of downward directional luminaires.			
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Photoviewpoint No.	**Photoviewpoint Name and Distance and Direction to Site**	**Receptor**	**Sensitivity**	**Construction: Magnitude. Nature. Effect.**	**Year 1: Magnitude. Nature. Effect.**	**Year 15: Magnitude. Nature. Effect.**
PVP13	Batts Bridge Road (A272) west of Batt's Farm 1.5km SE	A road: vehicle users	Low	**Very low**. Adverse. **Negligible** and **not significant**.	**Low**. Adverse. **Minor/negligible** and **not significant**.	**Low**. Adverse. **Minor/negligible** and **not significant**.
Assessment of Site						
Sensitivity of Receptor Explanation	**Description of View**	**Magnitude of Change**				
Visual receptors are likely to be using this route for everyday purposes such as travelling to work, shops, or school within the settlement area, and are assessed to have a low sensitivity.	Batts Bridge Road (A272), to the west of Maresfield, is predominantly lined by development, woodland and hedgerow. This view is over a gate within a lower section of hedgerow adjacent to open fields in the vicinity of the sewage works. Through this gap there is a view across the Longford stream valley toward the well treed settlement edge on the western ridge of Uckfield in the vicinity of Downlands Cottages which are apparent in the view. Visibility to the site land is restricted by intervening vegetation, to the more elevated south-eastern end of the southern land parcel. This area of the Site is seen below the predominantly wooded grounds of properties along the northern ridgeline at Uckfield, although Downlands Cottages are apparent in the view beyond the south-eastern site boundary.	<u>Construction Phase</u> Construction activities would be apparent across the limited area of the Site that is visible with the possibility that cranes will be apparent above the tree canopy elsewhere (dependent on their height). However, due to the moderate geographic extent of the visible site area and the distance from the receptor, this will comprise a small component in the view. In addition, it will be visible in the context of noise and movement of the A272 adjacent to this viewpoint. <u>Year 1</u> At completion, development would be apparent across a moderate geographic extent some distance from the receptor. The development will form recognisable element, due to the predominantly wooded nature of its valley side context. <u>Year 15</u> In the medium-term, mitigation planting of substantial tree species along the contours within the development will begin to protrude above the roofscape integrating the proposals within this well treed edge of settlement location and reducing the magnitude of change, a process will continue over time as the trees mature.			
Night-time Assessment						
This night-time image shows a glow above, and some light points on the skyline at the edge of, Uckfield. The development is likely to contribute further to the glow, but this will be kept to a minimum through the measures outlined in the Lighting Impact Assessment including street lighting columns at or below 6m, minimum levels of illuminance to meet British Standard requirements only, and downward directional lighting across the residential area. Street lighting associated with the roundabout will utilise higher columns, and higher levels of illuminance. However, the existing lit roundabout is not apparent in the view, and it is considered that the effect of lighting at the proposed roundabout will be similarly limited. It is unlikely that the proposals will increase apparent light source points due to the lighting mitigation measures, notably the height of columns below the height of proposed two and two and a half storey properties, and the use of downward directional luminaires.		**Very low**. Adverse. **Negligible** and **not significant**.		**Very low**. Adverse. **Negligible** and **not significant**.		**Very low**. Adverse. **Negligible** and **not significant**.
Cumulative Considerations						

Cumulative schemes known and foreseeable at the date of the application	There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.

Photoviewpoint No.	**Photoviewpoint Name and Distance and Direction to Site**	**Receptor**	**Sensitivity**	**Construction: Magnitude. Nature. Effect.**	**Year 1: Magnitude. Nature. Effect.**	**Year 15: Magnitude. Nature. Effect.**
PVP14	PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse 2.5km SE	PRoW users	High	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.
Assessment of Site						
Sensitivity of Receptor Explanation	**Description of View**	**Magnitude of Change**				
Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high.	This PVP is taken from elevated open slope with a south-easterly orientation allowing views across the well wooded Longford Stream valley toward the well treed settlement edge on the western ridge of Uckfield in the vicinity of Downlands Cottages. Visibility to the site land is restricted, by intervening vegetation and topography, to the more elevated south-eastern end of the southern land parcel. This area of the Site is seen below the predominantly wooded grounds of properties along the northern ridgeline at Uckfield.	Construction Phase Construction activities would be apparent across the limited area of the Site that is visible with the possibility that cranes will be apparent above the tree canopy elsewhere (dependent on their height). However, due to the very limited geographic extent of the visible site area, the distance from the receptor, this will comprise a barely noticeable component in the view. Year 1 At completion, development would be apparent across a very limited geographic extent some distance from the receptor. The development will form recognisable element, due to the predominantly wooded nature of its valley side context. Year 15 In the medium-term, mitigation planting of substantial tree species along the contours within the development will begin to protrude above the roofscape integrating the proposals within this well treed edge of settlement location and reducing the magnitude of change, a process will continue over time as the trees mature.			
Night-time Assessment						
This night-time image shows a glow above, and some light points on the skyline at the edge of, Uckfield together with light spill from the residential property adjacent to the PVP. The development is likely to contribute further to the glow, but this will be kept to a minimum through the measures outlined in the Lighting Impact Assessment including street lighting columns at or below 6m, minimum levels of illuminance to meet British Standard requirements only, and downward directional lighting across the residential area. Street lighting associated with the roundabout will utilise higher columns, and higher levels of illuminance. However, the existing lit roundabout is not apparent in the view, and it is considered that the effect of lighting at the proposed roundabout will be similarly limited. It is unlikely that the proposals will increase apparent light source points due to the lighting mitigation measures, notably the height of columns below the height of proposed two and two and a half storey properties, and the use of downward directional luminaires.		**Very low**. Adverse. **Minor** and **not significant**.		**Very low**. Adverse. **Minor** and **not significant**.		**Very low**. Adverse. **Minor** and **not significant**.
Cumulative Considerations						
Cumulative schemes known and foreseeable at the date of the application	There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.					

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP15	Car Park south of Friends Clump within the High Weald AONB 6.1km SSE	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**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.
Assessment of Site						
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		
Visual receptors here are likely to be visiting the AONB with the primary aim of enjoying the natural beauty including the view, and their sensitivity is judged to be very high.		This PVP is taken from elevated open slope with a south-easterly orientation allowing views across the *"gently sloping country of low ridges and wider valleys covered by an intricate pattern of streams and woods"* (LCA 3: Upper Ouse Valley) with settlements "*mainly located on higher ridges of land between the valleys"* (LLCT A: Ridges and Valleys). This is seen against the backdrop of the south downs. The elevation of the viewpoint allows an appreciation of the woodland matrix containing agricultural fields and settlements including Uckfield. It also demonstrates the barely distinguishable nature of Uckfield due to distance and the muted tones. Visibility to the site land is restricted by intervening vegetation and topography, to the more elevated south-eastern end of the southern land parcel. This area of the Site is seen below the predominantly wooded grounds of properties along the northern ridgeline at Uckfield.		Construction Phase Construction activities would be apparent across the limited area of the Site that is visible with the possibility that cranes will be apparent above the tree canopy elsewhere (dependent on their height). However, due to the very limited geographic extent of the visible site area and distance this will comprise a barely noticeable component in the view. Year 1 At completion, development would be apparent across a very limited geographic extent of a wide panoramic view, over 6km distance from the receptor, and in the context of the wider settlement of Uckfield and so would form a barely noticeable component of the view. Year 15 In the medium-term, mitigation planting of substantial tree species along the contours within the development will begin to protrude above the roofscape integrating the proposals within this well treed edge of settlement location and reducing the magnitude of change, a process which will continue over time as the trees mature.	
Night-time Assessment						
This night-time image shows a glow above, and some light points on the skyline at the edge of, Uckfield together with light spill from the residential property adjacent to the PVP. The development is likely to contribute further to the glow but this will be kept to a minimum through the measures outlined in the Lighting Impact Assessment including street lighting columns at or below 6m, minimum levels of illuminance to meet British Standard requirements only, and downward directional lighting across the residential area. Street lighting associated with the roundabout will utilise higher columns, and higher levels of illuminance. However, the existing lit roundabout is not apparent in the view, and it is considered that the effect of lighting at the proposed roundabout will be similarly limited. It is unlikely that the proposals will increase apparent light source points due to the lighting mitigation measures, notably the height of columns below the height of proposed two and two and a half storey properties, and the use of downward directional luminaires.			**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.
Cumulative Considerations						
Cumulative schemes known and foreseeable at the date of the application		There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.				

Photoviewpoint No.	Photoviewpoint Name and Distance and Direction to Site	Receptor	Sensitivity	Construction: Magnitude. Nature. Effect.	Year 1: Magnitude. Nature. Effect.	Year 15: Magnitude. Nature. Effect.
PVP16	Pavement south of Rocks Road at junction with Snatts Road	Local road users	Medium	**Very High.** Adverse. **Major/ moderate** and **significant**	**Very High.** Adverse. **Major/ moderate** and **significant**	**Low.** Adverse. **Minor** and not **significant**
Assessment of Site						
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		
Visual receptors here are likely to be using this local road for everyday purposes such as travelling to work, shops, or school within the settlement area while enjoying the green character of the road corridor and are assessed to have a medium sensitivity.		This PVP is taken from the pavement adjacent to Rocks Road providing a pedestrian route into the settlement. To the left of the image the view is south along Rocks Road away from the settlement where entrances to properties at the settlement edge, including Chicory Cottage, are apparent. In the centre of the image is the view along Snatts Road, while to the right is the view north along Rocks Road towards the settlement centre.		Construction Phase Construction activities would be notable across the slope between Rocks Road and Snatts Lane where construction works will comprise the removal of the planting and regrading of the slope, and construction of steps and a ramp. The trees and shrubs here which appear to be a mix of self-seeded native trees and shrubs and more gardenesque evergreen shrubs and their main value is their contribution to the green, enclosed character of the routes. Year 1 At completion, changes would be apparent but complete with new planting in place. While the planting is young the route will feel less enclosed but the footpath at the roadside, and access into the wood will not ne new or intrusive elements in the view. Year 15 In the medium-term, mitigation planting of trees and shrubs that reflect those in the wider area, able it smaller in size adjacent to the route to contribute to surveillance, will further integrate the proposals and increasingly contribute to the greening of the route.		
Night-time Assessment						
The junction is lit by a streetlight apparent in in **Photoviewpoint EDP 16**. Lighting along the footpath/ cycleway will add additional light sources to the location but this not be out of character with the lit environment that already exists both on the road and within the Chicory Cottage site, albeit that the latter is currently related to domestic use.				**Low**. Adverse. **Minor** and **not significant**.	**Low**. Adverse. **Minor** and **not significant**.and **not significant**.	**Low**. Adverse. **Minor** and **not significant**.
Cumulative Considerations						
Cumulative schemes known and foreseeable at the date of the application				There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

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Assessment of Effects Table EDP 3: Visual Receptors

Notes: The assessment of effects undertaken within this table is primarily with regard to the Site. Cumulative sites, as detailed with ES **Chapter 2** and illustrated on **Figure 2.1**, are considered only where it is judged that there is potential for a significant cumulative effect.

Effects of moderate or greater are considered to be '**significant**' in landscape terms
Effects of moderate/minor or lesser, are '**not significant**' in landscape terms

PRoW and Open Access Land

Receptor: PRoW footpath (ref. Fletching 36) East of Downstreet Farmhouse.				
Sensitivity		**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
High		**Negligible**. Adverse and **not significant.**	**Negligible** Adverse and **not significant.**	**Negligible** Adverse and **not significant.**
Sensitivity of Receptor Explanation	**Description of Route**	**Magnitude of Change**		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high.	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 **Photoviewpoint EDP 14**. This PVP represents the maximum visibility to the Site from this route.	Views from this route towards the Site are represented by **Photoviewpoint EDP 14**. <u>Construction Phase</u> **Photoviewpoint EDP 14** – **Very low** Adverse. **Minor** and **not significant**. It is assessed that there would be a very low magnitude of change from this section of the route during construction. However, due to the glimpsed, oblique nature of views from this route, and the short proportion of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 1</u> **Photoviewpoint EDP 14** – **Very low** Adverse. **Minor** and **not significant**. It is assessed that there would be a very low magnitude of change from this section of the route at Year 1. However, due to the infrequent, glimpsed, oblique nature of views from this route, and the short section of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 15</u> **Photoviewpoint EDP 14** - **Very low** Adverse. **Minor** and **not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting, notable along the contours within the development, which will soften and integrate the Development with the adjacent built and wooded context.		
Cumulative Considerations				
Cumulative schemes known and foreseeable at the date of the application		There would be negligible visibility to the cumulative sites from this route and therefore no cumulative effects.		

Receptor: PRoW footpath (ref. Maresfield 72 and 80) south-east of Maresfield			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
High	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**

Sensitivity of Receptor Explanation	**Description of Route**	**Magnitude of Change**
Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high.	Views to the Site from this route are limited to its more elevated, north-western end, as it leaves the village and before it descends into the well treed valley. This elevated section of the route crosses a field with areas of scrub and scattered trees which limit visibility to the site to glimpsed, filtered, partial views to the more elevated south-eastern end of the southern land parcel. Where the Site is apparent it is seen across the wooded Longford stream valley and in the context of the existing well treed settlement edge on the western ridge of Uckfield in the vicinity of Downlands Farm.	Views from this route towards the Site are represented by: **Photoviewpoint EDP 12**. Construction Phase **Photoviewpoint EDP 12** – **Low**. Adverse. **Moderate/minor** and **not significant**. It is assessed that there would be a low magnitude of change from the more elevated open section of the route during construction. However, due to the infrequent glimpsed nature of views, and the short proportion of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. Year 1 **Photoviewpoint EDP 12** – **Medium**. Adverse. **Moderate** and **significant**. It is assessed that there would be a medium magnitude of change from the more elevated open section of the route at Year 1. However, due to the infrequent glimpsed nature of views, and the short proportion of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. Year 15 **Photoviewpoint EDP 12** – **Low**. Adverse. **Moderate/minor** and **not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting, notable along the contours within the development, which will soften and integrate the Development with the adjacent built and wooded context.
Cumulative Considerations		
Cumulative schemes known and foreseeable at the date of the application		There would be negligible visibility to the cumulative sites from this route and therefore no cumulative effects.

Receptor: PRoW footpath (ref. Maresfield 61a) near Reeding's Wood.				
Sensitivity		**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
High		**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**
Sensitivity of Receptor Explanation	**Description of Route**	**Magnitude of Change**		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high.	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 two-thirds (approximately) 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 towards the Site are represented by **Photoviewpoint EDP 11**. Construction Phase **Photoviewpoint EDP 11 – Very low**. Adverse. **Minor** and **not significant**. It is assessed that there would be a very low magnitude of change from the more elevated open section of the route during construction. However, due to the glimpsed, oblique nature of views, and the short proportion of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. Year 1 **Photoviewpoint EDP 11** – **Very low**. Adverse. **Minor** and **not significant**. It is assessed that there would be a very low magnitude of change from the more elevated open section of the route at Year 1. However, due to the glimpsed, oblique nature of views, and the short proportion of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. Year 15 **Photoviewpoint EDP 11** – **Very low**. Adverse. **Minor** and **not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting, notable along the contours within the development, which will soften and integrate the Development with the adjacent built and wooded context.	
Cumulative Considerations				
Cumulative schemes known and foreseeable at the date of the application		There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Receptor: PRoW footpath (ref. Uckfield 1) east of Site				
Sensitivity		**Construction:** **M Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
High		**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**
Sensitivity of Receptor Explanation	**Description of Route**	**Magnitude of Change**		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view, and their sensitivity is judged to be high.	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. Consequently, views from the route are very limited.	Views from this route towards the Site are represented by **Photoviewpoint EDP 2**. <u>Construction Phase</u> **Photoviewpoint EDP 2** – **Very low**. Adverse. **Minor** and **not significant**. It is assessed that there would be a very low magnitude of change from this location during construction. However, due to the infrequent, glimpsed, oblique nature of views, and the short proportion of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 1</u> **Photoviewpoint EDP 2** – **Very low**. Adverse. **Minor** and **not significant**. It is assessed that there would be a very low magnitude of change from this location at Year 1. However, due to the infrequent, glimpsed, oblique nature of views, and the short proportion of the route affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 15</u> **Photoviewpoint EDP 2** – **Very low**. Adverse. **Minor** and **not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting which will soften and integrate the SANG with the adjacent wooded context.	
Cumulative Considerations				
Cumulative schemes known and foreseeable at the date of the application		There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Receptor: Open access land within the AONB				
Sensitivity		**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Very high		**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**
Sensitivity of Receptor Explanation	**Description of Route**	**Magnitude of Change**		
Visual receptors here are likely to be visiting the AONB with the primary aim of enjoying the natural beauty including the view, and their sensitivity is judged to be very high.		Views from this area towards the Site are represented by **Photoviewpoint EDP 15**. <u>Construction Phase</u> **Photoviewpoint EDP 15** – **Very low**. Adverse, **Moderate/minor** and **not significant**. It is assessed that there would be a very low magnitude of change on views from this location when looking south during the construction phase. However, due to the limited proportion of the open access land affected it is assessed that the magnitude of change on the open access land as a whole would be negligible. <u>Year 1</u> **Photoviewpoint EDP 15** - **Very low**. Adverse, **Moderate/minor** and **not significant**. It is assessed that there would be a very low magnitude of change on views from this location when looking south at Year 1. However, due to the limited proportion of the open access land affected it is assessed that the magnitude of change on the open access land as a whole would be negligible. <u>Year 15</u> **Photoviewpoint EDP 15** - **Very low**. Adverse, **Moderate/minor** and **not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting, notable along the		

		contours within the development, which will soften and integrate the Development with the adjacent built and wooded context.
Cumulative Considerations		
Cumulative schemes known and foreseeable at the date of the application		There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.

Transport Routes – Roads

Receptor: A22 Uckfield Bypass				
Sensitivity		**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Low		**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**
Sensitivity of Receptor Explanation	**Description of route**	**Magnitude of Change**		
Visual receptors using the bypass are likely to be doing so for everyday purposes such as travelling to work, shops, or school within or beyond the settlement area and are assessed to have a low sensitivity.	This route 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 towards the site are represented by **Photoviewpoints EDP 6** and **7**. <u>Construction Phase</u> **Photoviewpoint EDP 6** – **High**. Adverse. **Moderate/minor** and **not significant**. **Photoviewpoint EDP 7** – **Very low**. Adverse. **Negligible** and **not significant**. It is assessed that there would be a very low magnitude of change on views from this route during construction except where there are views to the new roundabout, from some 500m length of the A22, where there would be a high magnitude of change. However, due primarily to the limited proportion of the route that would be affected and the fact that roadworks would not be out of character in this location, and the short-term nature of the construction phase, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 1</u> **Photoviewpoint EDP 6** – **Medium**. Adverse. **Minor** and **not significant**. **Photoviewpoint EDP 7** – **Negligible** and **not significant**. It is assessed that there would be a very low magnitude of change on views from this route at Year 1 except where there are views to the new roundabout, from some 500m length of the A22, where there would be a medium magnitude of change. However, due primarily to the limited proportion of the route that would be affected and the fact that a roundabout would not be out of character in this location, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 15</u> **Photoviewpoint EDP 6** – **Medium**. Adverse. **Minor** and **not significant**. **Photoviewpoint EDP 7** – **Negligible** and **not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the establishment of mitigation planting, notably across the roundabout and along the access route into the site, which will soften and integrate the Development within the adjacent wooded road corridor.		
Cumulative Considerations				
Cumulative schemes known and foreseeable at the date of the application		There is potential for cumulative effects due to both the Site and the Ridgewood Farm site, to the south, being located, and apparent from, this route. 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 site 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. For these reasons, it is considered that while development of these sites would result in a sequential cumulative effect, but this would **not constitute a significant cumulative effect**.		

Receptor: A272				
Sensitivity		**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Low		**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**
Sensitivity of Receptor Explanation	**Description route**	**Magnitude of Change**		
Visual receptors using the bypass are likely to be doing so for everyday purposes such as travelling to work, shops, or school within or beyond the settlement area and are assessed to have a low sensitivity.	This route 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 towards the site are represented by **Photoviewpoint EDP 13**. <u>Construction Phase</u> **Photoviewpoint EDP 13** – **Very low**. Adverse. **Negligible** and **not significant**. It is assessed that there would be a very low magnitude of change on views from this route during construction. However, due primarily to the infrequent, oblique, partial nature of these views, and the very limited proportion of the route that would be affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 1</u> **Photoviewpoint EDP 13** – **Very low**. Adverse. **Negligible** and **not significant**. It is assessed that there would be a very low magnitude of change on views from this route at Year 1. However, due primarily to the infrequent, oblique, partial nature of these views, and the very limited proportion of the route that would be affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 15</u> **Photoviewpoint EDP 13** – **Very low**. Adverse. **Negligible** and **not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting, notable along the contours within the development, which will soften and integrate the Development with the adjacent built and wooded context.		
Cumulative Considerations				
Cumulative schemes known and foreseeable at the date of the application		There would be negligible visibility to the cumulative sites from this route and therefore no cumulative effects.		

Receptor: Snatts Road				
Sensitivity		**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Medium		**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**	**Negligible**. Adverse and **not significant.**
Sensitivity of Receptor Explanation	**Description route**	**Magnitude of Change**		
Visual receptors here are within the settlement edge environment and likely to be using this local road for everyday purposes such as travelling to work, shops, or school within the settlement and are assessed to have a medium sensitivity.	This is a minor road connecting between the London Road, to the east, to Rocks Road, to the west. This route is predominantly physically, and visually, separated from the site by large residential properties in generous, well treed, grounds. However, a short section of the route (some 120m) abuts the south-eastern site boundary. To the south-west the route is lined by late 20th century residential development.	Views from this route towards the site are represented by: **Photoviewpoints EDP 3, 4** and **5**. <u>Construction Phase</u> **Photoviewpoint EDP 3** – **Very low**. Adverse. **Minor/negligible** and **not significant**. **Photoviewpoint EDP 4** – **Very low**. Adverse. **Minor/negligible** and **not significant**. **Photoviewpoint EDP 5** – **Very low**. Adverse. **Minor/negligible** and **not significant**. It is assessed that there would be a very low magnitude of change on views from this route during construction. However, due primarily to infrequent, oblique, partial nature of these views, and the very limited proportion of the route that would be affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 1</u> **Photoviewpoint EDP 3** – **Very low**. Adverse. **Minor/negligible** and **not significant**. **Photoviewpoint EDP 4** – **Very low**. Adverse. **Minor/negligible** and **not significant**.		

		Photoviewpoint EDP 5 – **Negligible**. Adverse. **Not significant**. It is assessed that there would be a very low magnitude of change, at most, on views from this route at Year 1. However, due primarily to the infrequent, oblique, partial nature of these views, and the very limited proportion of the route that would be affected, it is assessed that the magnitude of change on the route as a whole would be negligible. <u>Year 15</u> **Photoviewpoint EDP 3** – **Very low**. Adverse. **Minor/negligible** and **not significant**. **Photoviewpoint EDP 4** – **Very low**. Adverse. **Minor/negligible** and **not significant**. **Photoviewpoint EDP 5** – **Negligible**. Adverse. **Not significant**. The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting, notable along the edge of Snatts Road within the SANG, which will soften and integrate the Development with the site context.
Cumulative Considerations		
Cumulative schemes known and foreseeable at the date of the application		There would be no visibility to cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.

Receptor: Rocks Road				
Sensitivity		**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Medium		**Medium**. Adverse. **Moderate/ minor** and **not significant**.	**Medium**. Adverse. **Moderate/ minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.
Sensitivity of Receptor Explanation	**Description route**	**Magnitude of Change**		
Visual receptors here are likely to be using this local road for everyday purposes such as travelling to work, shops, or school within the settlement and are assessed to have a medium sensitivity.	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 Photoviewpoints EDP 16). Views into the site from other sections of this route are screened by woodland and development lining the route.	Views from this route towards the site are represented by **Photoviewpoint EDP 16**. <u>Construction Phase</u> **Photoviewpoint EDP 16** – **Very High.** Adverse. **Major/ moderate** and **significant** It is assessed that there would be a localised very high magnitude of change on views from this route during construction. However, due primarily to the limited proportion of the route that would be affected, it is assessed that the magnitude of change on the route as a whole would be medium. <u>Year 1</u> **Photoviewpoint EDP 16** – **Very High.** Adverse. **Major/ moderate** and **significant** It is assessed that there would be a localised very high magnitude of change on views from this route at year 1. However, due primarily to the limited proportion of the route that would be affected, it is assessed that the magnitude of change on the route as a whole would be medium. <u>Year 15</u> **Photoviewpoint EDP 16** – **Low.** Adverse. **Minor** and not **significant** The magnitude of change at Year 15 is likely to be less than at Year 1 due to the maturation of mitigation planting, which will soften and integrate the Development with the site context. It is assessed that there would be a localised low magnitude of change on views from this route at year 1. However, due primarily to the limited proportion of the route that would be affected, it is assessed that the magnitude of change on the route as a whole would be very low.		
Cumulative Considerations				
Cumulative schemes known and foreseeable at the date of the application.		There would be no visibility to cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Assessment of Effects Table EDP 4: Residential Receptors

Notes: The assessment of effects undertaken within this table is primarily with regard to the Site. Cumulative sites, as detailed with ES **Chapter 2** and illustrated on **Figure 2.1**, are considered only where it is judged that there is potential for a significant cumulative effect.

Effects of moderate or greater are considered to be '**significant**' in landscape terms
Effects of moderate/minor or lesser, are '**not significant**' in landscape terms

Receptor: Ten properties south-east of Snatts Road				
Property	**Sensitivity**	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Ten properties south-east of Snatts Road	High	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.	**Negligible** Adverse and **not significant**.
Sensitivity Residential properties here front onto the road with views towards the Site likely from rooms normally occupied in waking or daylight hours. However, any views will be across the intervening road, and the houses are located within an urban environment. For these reasons, they are assessed to have a high sensitivity.		**Magnitude of Change Predicted** Potential views from these properties are illustrated by **Photoviewpoint EDP 4** although this was taken from the road, beyond the property boundaries. Views into the Site from these properties are further screened and filtered by vegetation in the front gardens. <u>Construction Phase</u> **Photoviewpoint EDP 4 – Very low**. Adverse. **Minor** and **not significant**. During the construction phase it is assessed that there would be a very low magnitude of change at this location. However, this will be moderated by the mature vegetation within the front gardens of these properties which will further limit and filter views from bungalows and from the ground floor rooms of the houses. <u>Year 1</u> **Photoviewpoint EDP 4 – Very low**. Adverse. **Minor** and **not significant**. At year 1, it is assessed that the level of effect will be similar to that at construction. While there is the potential for mitigation planting at the Site boundary, that could be secured through condition, this will be immature and relatively ineffective at Year 1. <u>Year 15</u> **Photoviewpoint EDP 4 – Very low**. Adverse. **Minor** and **not significant PVP7: High**. Adverse. **Moderate** and **significant**. At Year 15, mitigation planting along the Site boundary will have matured and will screen proposals so reducing the magnitude of change.		
Cumulative Considerations				
Cumulative schemes known and foreseeable at the date of the application		There would be no visibility to cumulative sites from these properties and therefore no cumulative effects.		

Receptor: Approximatly nine properties north-west of Snatts road.				
Property	**Sensitivity**	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Bramling Cottage	High	**Very low**. Adverse. **Minor** and **not significant**.	**Very low**. Adverse. **Minor** and **not significant**.	**Negligible** Adverse and **not significant**.
Swallow Barn (Barn at Downlands Farm - Grade II listed)	High	**Medium**. Adverse. **Moderate** and **significant**.	**Medium**. Adverse. **Moderate** and **significant**.	**Low**. Adverse. **Moderate/minor** and **not significant**.
Downlands Cottages 2 and 3	Very high	**Very high**. Adverse. **Substantial** and **significant**.	**Very high**. Adverse. **Substantial** and **significant**.	**High**. Adverse. **Major** and **significant**.

Five remaining properties to the north-west of Snatts Road	High	**Medium**. Adverse. **Moderate** and **significant**.	**Medium**. Adverse. **Moderate** and **significant**.	**Low**. Adverse. **Moderate/minor** and **not significant**.

Sensitivity

Bramling Cottage, to the north, fronts Snatts Road with its mature, well treed rear grounds abutting the Site to the north-west and north-east. There are unlikely to be views to the proposals from rooms normally occupied in waking or daylight hours.

Swallow Barn (Barn at Downlands Farm Grade II listed) fronts south-east with its mature well treed rear grounds abutting the Site to the north-west and an old barn and hedgerow abutting the Site to the south-west. There are unlikely to be views to the proposals from rooms normally occupied in waking or daylight hours.

Downlands Cottages 2 and 3 both have a façade orientated towards the site and there are likely to be views to the proposals from rooms normally occupied in waking or daylight hours.

The five remaining properties here are set back within their own generous, well treed, mature grounds adjacent to, but fronting away from the Site, and are unlikely to have views to the proposals from rooms normally occupied in waking or daylight hours.

Magnitude of Change Predicted

Bramling Cottage, to the north, abuts the SANG area of the site to the north-east and north-west adjacent to the SANG

Construction Phase

Bramling Cottage – Construction activities across the adjacent SANG are of the Site will be limited and short term and visibility will be limited by intervening vegetation at and beyond the property boundaries.

Swallow Barn (Barn at Downlands Farm – Grade II listed) – Construction activities across the adjacent proposed POS of the residential development area will be limited and short term with visibility limited by intervening vegetation at and beyond the property boundaries. However, there may be views to high level construction activities over vegetation within the property grounds and residents are likely to be aware of noise.

Downlands Cottages 2 and 3 – There will be open views to low- and high-level construction activity and residents are likely to be aware of noise. This will be across a wide geographical extent but moderated, to a degree, by setback beyond an area of POS.

Five remaining properties to the north-west of Snatts Road – Views to construction activities across the adjacent residential development area of the Site will be limited by intervening vegetation across the property grounds but residents are likely to be aware of noise.

Year 1

At Year 1, mitigation planting will still be immature and provide little softening or screening so that the level of visual effect is likely to remain the same for all receptors.

Year 15

At Year 15, mitigation planting across POS abutting the boundaries of these properties will have matured and will soften and screen proposals so reducing the magnitude of change.

Cumulative Considerations	
Cumulative schemes known and foreseeable at the date of the application	There would be no visibility to cumulative sites from these properties and therefore no cumulative effects.

Assessment of Effects Table EDP 5: Other Receptors

Receptor: Lake Wood			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
High	**Medium**. Adverse. M**oderate** and **significant**.	**Medium**. Adverse. M**oderate** and **significant**.	**Low**. Adverse. **Moderate/minor** and not **significant**.
Sensitivity	**Magnitude of Change Predicted** 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. Development is set back from the LWS boundary to protect the woodland resource and the proposal is to plant this buffer with woodland edge shrubs. Construction Phase Views to construction activities across the adjacent residential development area of the Site will be limited by intervening vegetation of the woodland itself, the screening effect of which will increase with distance from the Site but users are likely to be aware of noise. Impacts will be moderated, to a degree, by setback of the development beyond the buffer zone. Year 1 At Year 1 mitigation planting will still be immature and provide little softening or screening so that the level of visual effect is likely to remain the same for all receptors. Year 15 At Year 15 mitigation planting across buffer along the woodland edge will have matured and will soften and screen proposals so reducing the magnitude of change.		
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	There would be no visibility to cumulative sites from these properties and therefore no cumulative effects.		

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Assessment of Effects Table EDP 6: Designated Landscapes

Assessment of effects on High Weald AONB Designation, Special Qualities and Setting
Assessment of Non-host LCA – LCA 2: Ashdown Forest (East Sussex County Landscape Assessment 2016), **Photoviewpoint EDP 15,** users of open access land within the AONB are repeated here for ease of reference as they all contribute to the assessment of effect on the AONB.

Notes: The assessment of effects undertaken within this table is primarily with regard to the Site. Cumulative sites, as detailed with ES **Chapter 2** and illustrated on **Figure 2.1**, are considered only where it is judged that there is potential for a significant cumulative effect.

Effects of moderate or greater are considered to be '**significant**' in landscape terms
Effects of moderate/minor or lesser, are '**not significant**' in landscape terms

Receptor: Non-host LCA – LCA 2: Ashdown Forest (East Sussex County Landscape Assessment 2016)			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Very high	**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.
Cumulative Considerations			
Cumulative schemes known and foreseeable at the date of the application	All of the cumulative sites, and the Site itself, fall outside LCA 2: Ashdown Forest. None of the cumulative sites are apparent from within the LCA. Visibility to the Site is from a very limited area of this LCA and is partial and distant. For these reasons, it is considered that development of these sites would **not constitute a significant cumulative effect** on LCA 2: Ashdown Forest when considered with the development of the Site.		

Photoviewpoint No.	**Photoviewpoint Name and Distance and Direction to Site**	**Receptor**	**Sensitivity**	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
PVP15	Car Park south of Friends Clump within the High Weald AONB 6.1km SSE	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**.	**Very low**. Adverse, **Moderate/minor** and **not significant**.
Night-time Assessment						
A glow above, and some light points on the skyline at the edge of, Uckfield are apparent. The development is likely to contribute further to the glow but this will be kept to a minimum through the measures outlined in the Lighting Impact Assessment.				**Very low**. Adverse, **Moderate/minor** and **not significant**.	**Very low**. Adverse, **Moderate/minor** and **not significant**.	**Very low**. Adverse, **Moderate/minor** and **not significant**.
Cumulative Considerations						
Cumulative schemes known and foreseeable at the date of the application				There would be negligible visibility to the cumulative sites from this location, or from the route as a whole, and therefore no cumulative effects.		

Receptor: Open access land within the AONB			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Very high	**Negligible** Adverse and **not significant**.	**Negligible** Adverse and **not significant**.	**Negligible** Adverse and **not significant**.

Receptor: High Weald AONB designation and setting			
Sensitivity	**Construction:** **Magnitude. Nature. Effect.**	**Year 1:** **Magnitude. Nature. Effect.**	**Year 15:** **Magnitude. Nature. Effect.**
Very high	**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.	**Very low**. Adverse. **Moderate/minor** and **not significant**.
Overall Assessment			
	Based on the above assessments of effects on the landscape character, views and open access land within the AONB it is assessed that the effect of the proposals on landscape character and visual amenity of the AONB will be **very low**, adverse, **moderate/minor** and **not significant**. The not significant level of effect on views from the AONB, both during the day and at night, leads to the finding that the proposals 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".* With regard to the setting of the AONB, the proposals 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 it is found that the proposals will have a less than significant effect on the setting to the AONB. It should be noted that the proposals provide the opportunity, that can be secured through condition, to maintain views to the AONB from within the SANG the detailed proposals for which include a viewpoint from which views to Maresfield church tower, and the AONB beyond, can be enjoyed where currently there is no secured public access.		