CSA environmental

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

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

on behalf of
Croudace Homes Ltd and
Mr & Mrs Berry

Report No: CSA/2646/07

June 2021

urban design | ecology | landscape | heritage

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2646/07	-	30/04/2020	JJ	CA	First Draft
CSA/2646/07	A	09/04/2021	JJ	CA	Final for planning
CSA/2646/07	B	30/04/2021	JJ	CA	Minor masterplan change
CSA/2646/07	C	16/06/2021	JJ	CA	Minor boundary changes
	D				

smas WORKSAFE
QMS ISO 9001 : 2015 REGISTERED
Certificate No 366562021
Landscape Institute Registered Practice
CIEEM REGISTERED PRACTICE 2021-2022

CONTENTS Page

1.0	Introduction	2
2.0	Landscape Policy Context	4
3.0	Site Context	12
4.0	Site Description and Visibility	22
5.0	Suitability of the Site to Accommodate Development	32
6.0	Conclusion	42

Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: MAGIC Map and Local Plan Extract

Appendix E: Landscape Strategy and Strategic SANG Design

Appendix F: Illustrative Site Layout

Appendix G: Methodology and Summary Landscape and Visual Effects

This page has been intentionally left blank

1.0 INTRODUCTION

1.1 CSA Environmental has been appointed by Croudace Homes Ltd and Mr and Mrs Berry to undertake a landscape and visual impact assessment of land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield (the 'Site'). The proposal is for an outline application for up to 290 dwellings, associated landscaping informal open space and strategic SANG, with access (to be determined) from the B2102. Appearance, landscaping, layout and scale are reserved.

1.2 The Site lies within the jurisdiction of Wealden District, in the parish of Framfield, and comprises approximately 41ha. The location and extent of the Site is shown on the Location Plan at Appendix A and on the Aerial Photograph at Appendix B.

1.3 The western part of the Site formed part of conjoined appeal inquiry of three sites to the northwest and west of Uckfield, which was recommended for refusal by the Inspector. This was subsequently upheld by the Secretary of State at appeal in 2008. There were no specific landscape or visual effects reasons for refusal, and in presenting their case at the conjoined appeal, Wealden District Council stated that there was no good case on landscape grounds alone to refuse the development.

1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

1.5 This assessment is based on a site visits undertaken by suitably qualified and experienced Landscape Architects in April 2015 and in March 2020. The weather conditions at the time were of the March 2020 visit were clear and visibility was good.

1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in Appendix G.

1.7 Photographs contained within this document (Appendix C) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (February 2019)

2.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.

2.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.

2.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'

2.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics*.'

2.5 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:

- '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*...'

2.6 Paragraph 130 states that development should be refused where poor design '*... fails to take the opportunities available for improving the character and quality of an area and the way it functions*...' after having taken other design guidance into account. The paragraph continues that design should not be used for a reason for refusal when proposals accord with plan policies.

2.7 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*

2.8 Paragraph 175 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*.

Planning Practice Guidance

2.9 The Planning Practice Guidance ('PPG') is in the process of being updated to reflect the changes following the publication of the revised NPPF. Any PPG paragraphs which have not been updated remain relevant until they are updated, insofar as they are consistent with the Revised NPPF 2019. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.

2.10 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses

- Homes and buildings
- Resources
- Lifespan.

2.11 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

2.12 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

2.13 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

2.14 The final paragraph (008) in the green infrastructure sub-section notes that:

'*Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision*.'

2.15 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain*.'

2.16 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and

the need for strategic policies to '*… provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside*.' Paragraph 036 goes on to note that:

'*Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully*.'

National Design Guide

2.17 The National Design Guide (2019) provides guidance to illustrate '*… how well-designed places that are beautiful, enduring and successful can be achieved in practice*.'

2.18 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*… the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

  '*An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*

- *The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*

- *Nature contributes to the quality of a place, and to people's*

quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

Local Policy Context

2.19 Planning policy for Wealden District is set out in the Core Strategy Local Plan (adopted 2013), which covers the period until 2027. This is supported by the Wealden Local Plan, 1998, which contains policies 'saved' in 2007 which are of relevance insofar as they accord with the NPPF, and until such time as they are replaced by the emerging Local Plan.

2.20 The emerging Local Plan is in the early stages of development, and a Direction of Travel consultation was undertaken between November 2020 and January 2021. Adoption of the new Local Plan, as set out in the Local Development Scheme, 2020, is anticipated in winter 2023.

Adopted Core Strategy Local Plan, 2013

2.21 The Core Strategy sets out the settlement hierarchy for the district and Uckfield is classified as one of three District Centres, which means that the town is accessible by road and public transport, and its range of facilities meets day to day needs.

2.22 There are a number of Spatial Planning Objectives which set out the aspirations of the Council. The one of relevance to the Site and this assessment is SPO13 which aims to encourage high quality, safe and attractive environments through good design to promote local distinctiveness.

2.23 Those policies of relevance to the Site and this assessment are summarised below.

2.24 Policy WCS12 Biodiversity states that the Council will prevent a net loss of biodiversity and will maximise opportunities to maintain, enhance, restore, and where possible, create new biodiversity features and ecological networks. Note some of the details of this policy contained in the third paragraph, relating to the Ashdown Forest Special Protection Area ('SPA') have been removed following an Appeal Court decision in July 2015.

2.25 Policy WCS13 Green Infrastructure ('GI') states that a Green Infrastructure Strategy will be implemented that will protect, improve and enhance the existing GI network. The overall aim will be to maintain and improve biodiversity and landscape character, with development

proposals expected to respect existing GI, and mitigate or provide alternative GI as appropriate.

2.26 Policy WCS14: Presumption in Favour of Sustainable Development states that the Council will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.

Wealden Local Plan, 1998

2.27 Those policies of relevance to the Site and this assessment are set out below.

2.28 Saved Policy EN8: Development within the Low Weald states that development in this area will only be permitted if it conserves the low rolling agriculture of the landscape. The policy gives a list of items that regard will be given to, including:

- '*the setting of settlements;*
- *the retention of woods, boundary trees and hedges;* [and]
- *attractive vernacular buildings and groups of buildings.'*

2.29 Saved Policy EN12: Protection of trees and woodlands states that the Council will seek to retain and enhance the contribution of trees and woodland areas to the landscape character of the district.

2.30 Saved Policy EN13: Ancient Woodland states that the Council will resist development proposals where clear felling is proposed or where the ecology of Ancient Woodlands is prejudiced.

2.31 Saved Policy EN14: Landscaping within developments states that the Council will require development proposals to include landscaping schemes that:

- '*seek to retain existing trees, significant hedgerows and other valuable site features;*
- *normally comprise primarily native species;*
- *complement the scale and character of the proposed development and the locality;*
- *have regard to associated nature conservation benefits;* [and]
- *be implemented at the earliest practicable opportunity and thereafter satisfactorily maintained during the early years.'*

2.32 Saved Policy EN27: Design and Layout of Development states that proposals should meet the following criteria:

- A development's design, scale, form, site coverage and density, as well as its materials and landscaping should respect adjoining development, be of an appropriately high standard, and, where appropriate, promote local distinctiveness; and

- A satisfactory environment for the future occupants should be ensured, and should include appropriately landscaped amenity areas.

2.33 Saved Policy TR13: Footpaths and Bridleways states that new developments should provide safe and convenient pedestrian routes, which link to existing public footpaths where appropriate.

2.34 Saved Policy LR1: Provision of Outdoor Playing Space states that the Council will seek to ensure the provision of adequate outdoor play space, and that among other things, it will require developments of 30 dwellings or more to provide children's play space.

2.35 **Saved Policy LR3: Children's Play Space in Developments of 30+** Dwellings sets out the quantum of children's play space the Council will expect per head of population.

Strategic Housing and Economic Land Availability Assessment (January 2019)

2.36 Part of the Site access and western part of the Site, extending to 9.27 hectares, is included in the Wealden District Council's Strategic Housing and Economic Land Availability Assessment ('SHELAA') under site reference number 002/1410. It is assessed as being a site which is potentially suitable for development, including for housing and employment. The summary table notes that it is available and it has the development capacity of 197 units, which could be achieved within eleven plus years.

2.37 The detailed assessment in the SHELAA notes among other things, that the site faces toward, and is visible from the town, with the urban area of Uckfield (including Uckfield Hospital) to the west. Reference is made to the Inspector's comments during the appeal for the site in 2008 (which was dismissed), in which he '*... suggested that the site might be considered as a natural or logical extension to the urban area*.' The assessment goes on to state among other things, that to complement the form and layout of any development, a strong and reinforced landscape scheme would be required; vehicular access and pedestrian and cycle links to the town centre would be required; and that despite

the presence of the listed Farmhouse at Bird in Eye Farm, a suitable layout could ensure that its setting is not materially harmed.

Background Paper 6: Green Infrastructure (August 2011)

2.38 Wealden District Council prepared a series of background papers as part of the evidence base to support the Core Strategy that cover a range of issues, with Paper 6 concerned with Green Infrastructure.

2.39 The paper references two points of relevance, namely that Uckfield urban fringe influences are evident with the visual impact of such softened by the wooded character, and that landscape character is an important asset within the District and future development should create buffer zones to protect the existing landscape.

Emerging Uckfield Neighbourhood Development Plan (NDP)

2.40 The Uckfield Neighbourhood Plan is currently being drawn up, and a Draft Policies document was issued in 2016. The most recent meeting appears to have been held in April 2017, and although there are agendas for the early part of 2017, no documents beyond this date are saved on the website.

3.0 SITE CONTEXT

Site Context

3.1 The Site lies to the east of the existing settlement at Uckfield, within the administrative area of Wealden District. It lies approximately 26km to the southwest of Royal Tunbridge Wells and approximately 22km to the east of Haywards Heath. The Site comprises a series of paddocks in the northern western part, with further paddocks and some plantation woodland to the east and south. The southern parcel of land is separated from rest of the Site by a strip of Ancient Woodland, known as Bird in Eye Shaw. This woodland lies outside the Site boundary, apart from a diagonal strip of land which links the northern and southern parts of the Site. The woodland has a pond and a stream running through it, which is connected to Framfield Stream. Ancient Woodland also extends along part of the western boundary, part of which lies within the Site boundary. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in Appendices A and B, and on the photographs contained within Appendix C.

3.2 The Site surrounds Bird in Eye Farm, which lies to the south of the current access into the farm, approximately 90m from the B2102, Bird in Eye Hill. The farmyard contains a number barns currently occupied by several small business units, areas of hard standing, a number of stable blocks, a manège and a dwelling.

3.3 The Site is bound to the northeast by houses on either side of B2102, Bird in Eye Hill, including Lyecroft, which is indented into the northern boundary. Beyond these to the north lie some small parcels of agricultural land, the River Uck and the Uckfield to London Bridge railway line (extending southwest to northeast through Uckfield). Uckfield High Street and residential areas situated on rising ground are located further north and northeast. On the edge and adjacent to the town to the north, are large areas of woodland, the north eastern parts of which are associated with the countryside estate of Buxted Park. Further to the north, woodland remains a feature, interspersed with agricultural fields and scattered villages.

3.4 To the immediate west of the Site flows Framfield Stream, a tributary of the River Uck, beyond which on the rising land to the west, are a number of allotments, Uckfield Hospital and an area of open land. This area of land has outline permission for 146 dwellings and associated works under application no. WD/2010/2874/FE. Adjoining them and on the land as it continues to rise to the southwest, are the southern residential parts of Uckfield accessed off High Street, Eastbourne Road and Lewes Road.

The A22 defines the western edge of the settlement north of the railway line, and is marked here by Bellbrook Industrial Estate.

3.5 In close proximity to the Site's southern and south western boundaries is woodland, including Nightingale Wood, the majority of which is designated as Ancient Woodland. The suburb of Ridgewood, which forms the southernmost extent of Uckfield lies to the southwest of the woodland. A public footpath (Framfield 65b) follows the external edge of the south eastern Site boundary. Beyond the Site to the south are some fishing lakes off Framfield Stream, fields of varying size, and further blocks and strips of woodland, some of substantial size to the south and southeast.

3.6 To the east of the Site are a small group of dwellings off the B2101, with agricultural fields and small areas of woodland extending to the edge of Framfield, which is approximately 0.8km to the southeast. Beyond this, the landscape is characterised by varying sized fields divided by woodland.

3.7 To the north of the town, approximately 4.5km to the east at the closest point, is the boundary to the High Weald AONB.

National Landscape Character

3.8 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within the Low Weald Character Area (NCA 121). The NCA profile describes the Low Weald as a broad, low-lying clay vale which wraps around the northern, western and southern edges of the High Weald NCA.

3.9 The key characteristics are described as follows:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone;
- A generally pastoral landscape with arable farming associated with higher ground;
- Field boundaries of hedgerows and shaws enclosing small, irregular fields;
- Small towns and villages scattered amongst areas of woodland, grassland and hedgerows;
- Small areas of heathland particularly associated with commons.

- Significant historic houses often in parkland or other designated landscapes;
- An intricate mix of woodlands, much of it ancient; and
- Many small rivers, streams and watercourses with associated water meadows and wet woodland.

County Landscape Character

3.10 East Sussex County Council has produced a Landscape Character Assessment that divides the county into 26 Local Landscape Character Areas (LCAs) and 13 Urban Areas. The Site lies within LCA 3 - Upper Ouse Valley close to Urban Area 36 – Uckfield.

3.11 The character assessment sets out the following key landscape characteristics for LCA 3 – Upper Ouse Valley of relevance to the Site:

- '*Countryside of low ridges and wider valleys covered by an intricate pattern of streams and woods.*
- *The catchment of the upper reaches of the River Ouse which includes Shortbridge Stream and the River Uck.*
- *Winding, alder-lined rivers and streams.*
- *Gently undulating terrain with broad valleys, but more pronounced relief near the northern edge where the low weald landscape rises to that of the high weald.*
- *A heavily wooded landscape which provides areas of relative remoteness especially in the valleys and larger woods.*
- *Significant designed landscaped parkland at Sheffield and Buxted Parks.*
- *Rock outcrops and incised roadways.*
- *Historic farmhouses and large farmsteads.*
- *Abundant tree cover, with 17.5% woodland and a strong structure of woods, trees, hedges and shaws.*
- *Many of the woods are ancient semi-natural woodland with extensive areas replanted with chestnut coppice mixed with conifers.*
- *Characteristic tree species are of coppiced chestnut on the sandy soils with oak in the south east on the Wadhurst clays.*

- *Birch predominates in younger woodland and on the heaths, with some pine.*

- *Other characteristic species are beech, wild cherry and yew with alder and willow in the river and stream valleys.*

- *Many scattered farm ponds and large hammer ponds as relics of the iron industry which thrived in this area.*

- *A sense of tranquillity and relative remoteness away from the main settlements and roads.*

- *A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them.*

- *Several main roads cross the area, the A275 across the west of the area, the A272 across the middle and the A26 across the east as the Uckfield bypass.*'

3.12 Under the current landscape evaluation, the character assessment states that the landscape is generally in good condition, but points to a loss of local distinctiveness due to creeping suburbanisation and urban fringe pressures on the edges of settlements.

3.13 The character assessment sets out a vision in table 4, which includes, among other things, retaining the existing character of settlements and controlling urban development through good design and spatial planning. To support this, the assessment sets out 14 points to help meet the vision, and those of relevance to the Site and this assessment are as follows:

- '*Protection and management of existing wetland habitats and plan for restoration of ditches, riverside vegetation and tree cover to restore habitat linkages and continuity.*

- *Protection and enhancement of the remote qualities of the river valleys.*

- *Plan for the creation of multifunctional green infrastructure to maximise the opportunities for biodiversity and recreation offered by the rural lanes, rights of way network and extensive woodland.*

- *Consider the potential to plan for recreational access in this character area identifying areas where public access can be encouraged whilst protecting other areas where wildlife conservation is the priority.*

- *Integrate proposed and existing development into the*

landscape through planting of tree features and woodland to define the town and village boundaries with the countryside and in particular soften the edges of Uckfield with tree planting.

- *Ensure that the design and layout of new developments respect the character and form of the landscape and existing settlements.*
- *Conserve the setting of historic buildings and landscape features and notably the registered parkland and gardens of Sheffield Park.*
- *Consider appropriate species for new plantings to maintain landscape character and biodiversity having regard to adaptation to climate change influences.*
- *Restore and strengthen tree and woodland structure, encouraging woodland grant and farm conservation schemes and positive woodland management*.'

3.14 In Urban Area 36 – Uckfield, the landscape action priority of relevance to the Site is to establish strong and final development limits to the town and to manage urban edge woodlands.

District Landscape Character

3.15 In 2014, Wealden District Council published the Wealden Landscape and Settlement Character Assessment, produced on their behalf by Chris Blandford Associates. The study contributed to the Council's Core Strategy Local Plan evidence base in order to guide decisions on how best development could be accommodated.

3.16 This assessment divides the 38 County LCAs into 9 Local Landscape Character Types ('LLCT') and subsequently subdivides each of these into Local Landscape Character Areas ('LLCA'). The Site is located within LLCT *A: Ridges and Valleys* which covers the landscape to the north and east of Uckfield, and within LLCA *A4: Blackboys and Framfield* which extends from the south eastern edge of the town. The study also includes a section entitled Landscape Setting of Uckfield.

3.17 The key characteristics of the LLCT A: Ridges and Valleys include, among other things:

- Topography: comprises a ridge and valley pattern, with stream corridors gently meandering through adjacent valleys;
- Settlement Pattern: small to medium sized linear villages on higher ridges;

- Views and visibility: views into and across valleys often limited by abundant small blocks and linear swathes of woodland which line the valley sides, which result in containment in views from the valley floor; and

- Tranquillity and remoteness: generally a strong sense of remoteness and tranquillity, but less apparent in close proximity to Uckfield.

3.18 The assessment considers that overall, the *Ridges and Valleys* LLCT as having a very high landscape sensitivity, based on a very strong strength of place and high visibility, partly reduced by the presence of woodland. The landscape is assessed in the study as being of very high landscape value owing to the recognisable pattern of ridges and valleys, numerous patches of Ancient Woodland and general absence of detracting features, and an overall strong sense of wildness and tranquillity.

3.19 The assessment then goes on to identify the characteristics of LLCA 4A: *Blackboys and Framfield,* which include among other things:

- Undulating patchwork of small-scale pastoral fields interspersed with frequent patches of woodland;

- Numerous stream corridors;

- Characteristic long distance views across valleys from valley sides, with skylines intermittently wooded which contribute to a sense of place;

- Intimate, mainly rural landscape with interconnected, sunken lanes;

- Strong sense of remoteness and tranquillity in much of the area; and

- Villages of Framfield and Blackboys are located within the LLCA situated on ridges of higher land which facilitate long distance views across adjacent valleys.

3.20 The Landscape Setting of Uckfield, which forms part of the study, divides the landscape around the town into landscape setting areas. The Site is identified as lying on the northern edge of Uckfield Landscape Setting Area 2. The report identifies the distinctive characterises of this area as '*... a patchwork of woodlands, arable and pastoral fields which are often lined with mature hedgerows*' and '*... an overall intermittent sense of enclosure*.' The study concludes that the Landscape Setting Area 2,

in which the Site lies has a moderate overall landscape sensitivity, moderate landscape value and moderate landscape capacity.

3.21 In the methodology of the study, the definitions of each assessment category are set out. The definition of each of the above assessments are as follows:

- Moderate landscape sensitivity is defined as '*... having some distinctive features and characteristics that provide continuity/time depth and typically has limited visibility due to apparent landforms and intermittent tree cover*';

- Moderate landscape value is defined as including '*... some important features of conservation value; moderate landscape condition due to relatively coherent landscape pattern and some visual detractors; culturally important landmarks present but not prominent; some rare landscape features/characteristics contribute to a strength of place; limited sense of wildness/tranquillity; and limited cultural associations*... [...]'; and

- Moderate capacity to accommodate development is defined as '*... the landscape is assessed as having very low to moderate landscape sensitivity and high landscape value, or moderate to high landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, medium and small-scale new development could potentially be accommodated without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation*.'

3.22 The study defines indicative development scales as medium to small scale development being 11-50 and 10 or less residential dwellings respectively, with and large scale being defined as over 50 residential dwellings.

3.23 The conclusion of the study that Landscape Setting Area 2 is of moderate landscape capacity is based on the assessments of moderate landscape sensitivity and landscape value, and the study notes that:

> '*... There is recognisable strength of place as a result of the pattern of woodlands and fields, however views are localised, resulting in an intermittent sense of enclosure. Valuable*

landscape features include pockets of Ancient Woodland and mature hedgerows.'

3.24 The study also notes that where landscapes are assessed as being able to accommodate development, there would be the potential for mitigation of the potential adverse effects. It sets out the following siting, design and landscaping mitigation principles:

- '*New development siting, design and landscaping responds to the landscape features, characteristics and special qualities that give the landscape its unique sense of place and local distinctiveness.*
- *New development avoids adverse impacts on the setting of culturally important landmarks, remnant historic landscapes and significant views.*
- *The use of appropriate building and hard/soft landscaping materials that are complementary to local vernacular design.*
- *Use of materials with appropriate finishes and colours that help to blend new buildings and structures into the surrounding landscape.*
- *New planting of woodland and tree belts (using native species to reinforce local distinctiveness) designed to create a strong sense of enclosure (where appropriate), frame views, provide screening and soften impact of built development, that links with existing vegetation to create a cohesive landscape framework to help integrate new development into the landscape.*
- *Existing structure planting, including shelter belts, woodland and hedgerows, is retained and augmented by new structure planting to provide screening for new development (including reinforcement of landscape buffers along sensitive urban edges and to soften hard urban edges where appropriate), and appropriately managed to provide a strong and enduring backdrop to frame views.*
- *Multi-functional green networks are created as planting, open space and recreational corridors.*
- *Where opportunities exist, the improvement and restoration of degraded landscape at a local scale*.'

3.25 The assessment considers the majority of Landscape Setting Area 2 in which the Site lies, and a high proportion of the rest of the setting areas around Uckfield as being 'Remnant Historic Landscapes'. In the case of

Landscape Setting Area 2, this classification relates to an 'ancient' classification, which is reflected in the presence of Ancient Woodland as well as its historic character.

3.26 Our assessment of the wider landscape broadly concurs with this assessment, but the landscape in which the Site lies differs from it. The northern part of the Site has an edge of settlement character, as a result of its use as paddocks, the post mounted over-head wires which cross it and the repurposed barns of the farmyard which the Site surrounds, which contain a number of small business units. In addition, it is strongly influenced by the proximity of existing development on the slope to the west, which has an urbanising influence on it. By contrast, the southern part of the Site is separated from the town, the northern part of the Site and the wider landscape by woodland, giving it a more tranquil character, despite its proximity to the town.

Statutory and Non-Statutory Designations

3.27 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Proposals Map (adopted March 2014) indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. Please refer to MAGIC Map and Local Plan Extract in Appendix D.

3.28 Ancient Woodland lies along and partly within part of the western boundary and in close proximity to the southern and south eastern boundaries, as well as lying between the northern and southern parts of the Site (with a strip of land connecting the northern and southern parts of the Site extending through the woodland) in Appendix D. Parts of Buxted Park, described in more detail in the next section, are designated a Site of Special Scientific Interest ('SSSI').

Conservation Area and Listed Buildings

3.29 The Uckfield Conservation Area lies approximately 1.6km to the northwest of the Site. It contains a number of listed buildings, most notably the Grade II* listed Copping Hall and Hooke Hall. There is no inter-visibility between the Conservation Area and the Site.

3.30 There is a medieval settlement site within Buxted Park that is designated as a Scheduled Monument. It is located over 2km to the north of the Site and as such there is no inter-visibility between the two.

3.31 Buxted Park is located to the northern edge of Uckfield. It is a Grade II* Listed Registered Park and Garden and there is also one Grade I Listed church, three Grade II* and one Grade II listed buildings or structures within the grounds. The southern boundary of the park lies approximately

1.5km to the north of the Site, and there is no inter-visibility between Buxted Park and the Site.

3.32 The Oast (Grade II listed building) at Bird in Eye Farm is located on the western side of the farmyard, around which the Site is wrapped. It occupies an elevated aspect that affords a visual link between the building and the eastern edge of Uckfield.

3.33 Harlands Farmhouse is located approximately 0.5km to the southwest of the Site and, along with several other properties located approximately 1km from the Site, has no inter-visibility with the Site.

Public Rights of Way

3.34 There is no public access to the Site, and no public footpaths cross or follow the boundaries of the Site, apart from public footpath Framfield 65b, which follows the external edge of the south eastern Site boundary. It extends from Brookhouse Lane southwest of Framfield to Eastbourne Road east of Ridgewood Industrial Estate.

3.35 There is permitted public access at the landowner's goodwill across the parcel of land to the south of Uckfield Hospital.

3.36 Further afield, there are a number of public footpaths, in the wider landscape as shown on the Location Plan at Appendix A.

Tree Preservation Orders

3.37 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This is confirmed was confirmed by Wealden District Council in an email dated 17th April 2020.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

4.1 The Site comprises several fields currently in use as paddocks, divided into two areas, which are bisected by Bird in Eye Shaw (Ancient Woodland). A narrow strip of land extends through the woodland connecting the northern and southern parts of the Site, and there are areas of plantation woodland in the northern and southern parts of the Site. This is illustrated on the Site Location Plan and Aerial Photograph at Appendices A and B, and in photographs 1 to 36 shown on the Photosheets at Appendix C. For the purposes of this assessment, the Site has been divided into five parcels, labelled Areas A to E, as shown on the Aerial Photograph at Appendix B. The Site surrounds Bird in Eye Farm, with the current access into the farm passing through the northern part of the Site at Area B.

Area A

4.2 Area A lies to the west of the Site and Bird in Eye Farm, and is formed of a roughly rectangular area of the Site, with a short finger which extends to the northwest to reach B2102, Bird in Eye Hill. A line of post-mounted overhead cables crosses the Area from the northeast to the southwest, leaving the Area roughly in the southwestern corner.

4.3 The land is divided into several paddocks by post and wire fencing and further divided by electric fencing. Roughly in the centre to the east is a fenced off area with chicken coops, while the rest of the short grassland is relatively open. Extending west from the chicken coops are the remains of a ditch, which was wet at the time of the site visit. A few hedgerow plants, part of a remnant hedgerow lie within the Area to the west, running parallel to the western boundary.

4.4 The Area is bound to the north and northeast by domestic hedging and fences associated with the residential properties which adjoin the Site, and which are accessed off the B2102, Bird in Eye Hill.

4.5 To the east, the Area is marked by a number of different elements. These include a short section of hedgerow, which lies adjacent to the current access into the farm to the north, a stretch of evergreen *Leylandii* hedging, an unmarked boundary adjoining the area of car parking associated with the businesses at the farm, and some temporary fencing further south which extends to the south western corner of the farm. Post and wire fencing marks the southern part of the boundary along the edge of the farm, beyond which the Area is bound to the east by mainly continuous trimmed hedgerow.

4.6 The southern part of Area A is bound by Bird in Eye Shaw (woodland), which lies outside the Site boundary, but the woodland continues in a finger along and within the southern part of the western boundary of Area A. A strip of land, which extends from close to the south eastern corner of Area A, follows an informal path through Bird in Eye Shaw. The strip crosses the stream within the woodland via a small bridge, and connects the northern and southern parts of the Site.

4.7 The rest of the western boundary, which follows the course of Framfield Stream, comprises hedgerow and stream edge vegetation, with a further finger of woodland on the edge near the north western corner. There are sections of post and wire fencing, as well as some post and rail fencing at the corner. There is a relatively narrow access which extends to B2102, Bird in Eye Hill, and this is bound by post and wire and post and rail fencing, with outgrown hedgerows and trees beyond.

Area B

4.8 Area B comprises an irregular shaped parcel of land and includes the current access to the farm complex off the B2102, Bird in Eye Hill, short sections of the road to the west and east, and the majority of a small grass paddock and an area of hardstanding, and some vegetation breaking through it. A number of containers and some caravans are in the area of hard standing. The post-mounted overhead cables which cross Area A continue from the southwest to the northeast through Area B.

4.9 To the north, along the B2102, Bird in Eye Hill, Area B is marked by post and wire fences which surround the grassed paddocks either side of the entrance into the farm. A separate line of post-mounted overhead cables runs along the verge beyond these fences parallel with the road. The western and eastern ends of the Site area along Bird in Eye Shaw are unmarked on the road.

4.10 To the east of the northern part of the Area, the boundary is marked by a post and wire fence with a stand of trees immediately to the east, indented into the eastern Site boundary. The post and wire fence continues along the southern part of this stand of trees, and intermittently along the southern part of the eastern Area boundary.

4.11 The eastern part of the southern boundary of Area B is marked by a raised earth bund. The rest of the boundary lies adjacent to the edge of the farm and is unmarked to the east and west, where it passes through the eastern paddock.

4.12 The western boundary is formed of sections of trimmed hedgerow to the south and a post and rail fence for the rest of the boundary.

Area C

4.13 Area C comprises a roughly rectangular area, bisected by a concrete farm track, which runs from the hard standing in Area B to roughly the centre of the eastern boundary. The Area is divided into several paddocks by post and wire fencing.

4.14 The northern boundary is unmarked on the ground, and is pulled back a short distance (6m) from a raised earth bund to the northwest, and a post and wire fence. Similarly, the eastern boundary lies 6m inside (to the west) of the post and wire fences to the east. The southern boundary is marked by the edge of Bird in Eye Shaw.

4.15 The southern part of the western boundary is marked by the trimmed, mainly continuous hedgerow on the edge of Area A. The northern part of the western boundary is defined by sections of hedgerow, some trimmed, while others are outgrown. The concrete track runs close to this part of the western boundary, parallel with it.

Area D

4.16 Area D comprises a roughly rectangular area of land on the north eastern side of the Site with the extension of the concrete track through Area C, passing through the Area. Below the track is an area of young broadleaf plantation woodland.

4.17 The northern boundary of Area D is unmarked on the ground, and is 6m away from the farm boundary (marked at the site visit by electric horse fencing). Similarly, the eastern boundary is unmarked, and is set back 6m from the main part of the domestic boundary of Hailwell Farm Bungalow. For the rest of the boundary, again it is unmarked on the ground, and is set back a short distance from the access track to Hailwell Farm. One small farm building lies within the south eastern corner of the Area. The southern boundary follows the northern edge of Bird in Eye Shaw, while the western boundary is defined by horse fencing and just north of the concrete track, a shelter belt of trees, some of which are evergreen.

4.18 A linking strip of land extends along the farm track at the south eastern corner of Area D, linking it to Area E.

Area E

4.19 Area E lies to the south of the Site, and is an irregularly shaped piece of land with its boundary unmarked on the ground. It is set back by 6m from the edges of the woodland which lies on all sides, with Bird in Eye Shaw

to the north and Nightingale Wood to the west. To the south of Nightingale Wood within Area E is a block of plantation woodland.

Topography

4.20 The topography of the Site is strongly influenced by Framfield Stream to the west, and the stream through Bird in Eye Shaw which bisects the Site flowing east-west.

4.21 The northern part of the Site rises from approximately 24m Above Ordnance Datum ('AOD') at the north western corner at Bird in Eye Hill and approximately 27m AOD at the south western corner. The topography rises fairly steadily at first, before slowing in the area of Bird in Eye Farm, but continuing its rise, to approximately 54m AOD to the north eastern corner of the Site.

4.22 As Framfield Stream extends to the southeast, a short distance from the south western part of the Site. The land rises from the stream from approximately 25m AOD, reaching approximately 50m AOD at the eastern boundary.

4.23 The topography through which the stream in Bird in Eye Shaw flows to the east is deeply incised, opening out and becoming wider to the west as the stream reaches Framfield Stream.

4.24 Beyond the Site, the land continues to rise to the northeast and east, to reach a localised highpoint at 80m AOD near Highlands. The landscape to the north and west is similarly undulating, with the residential parts of the town located on rising land at typically 60m AOD above the River Uck to the north and northwest, and approximately 50m AOD to the west.

4.25 Beyond the town, the landscape remains closely undulating, cut through with numerous streams and larger watercourses.

Visibility

4.26 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained Appendices A and B and on the photographs in Appendix C.

4.27 From our assessment, it is apparent that the Site is visible in the immediate area from public vantage points on two short sections of the B2102, Bird in Eye Hill along the northern boundary, and from the rising land to the west. There are views from residential properties which bound the Site, and views are also possible from some residential properties on the

higher ground in the environs of the town, to the north, west and southwest. In the wider landscape, views are restricted by the closely undulating topography and the extensive woodland cover in the landscape. The key views of the Site are described in the tables contained in Appendix G and are summarised below.

Surrounded by the Site

4.28 Views from the complex of buildings at Bird in the Eye Farm are possible from parts of the access road to the buildings and the outdoor areas around the stables. Many of the commercial buildings face into the farm complex, but there are some with upper floor windows which face the Site, from where views of the Site are possible. Views are possible from the dwelling in the southern part of the farm complex from rear upper and ground floor windows which face the Site.

North

4.29 Views of the northern part of the Site at Area B are possible for a short section of Bird in Eye Hill when close to the current entrance into Bird in Eye Farm (photographs 37, 38 and 39), as is a glimpsed view of the north western entrance into the Site to the west (photograph 40).

4.30 From Framfield Road, there is a framed view of the western side of the Site partly filtered by intervening vegetation as the road falls towards the east, from just beyond the junction with Keld Avenue to the entrance to Mitchell & Cooper to the north of Uckfield Hospital (photograph 46).

4.31 Opposite the Site on the northern side of the B2102, Bird in Eye Hill, there are views from the open land into Area B, although this area is not publically accessible (photograph 37). Similarly, some views are possible further north beyond the town and the woodland that adjoins it. This land is at least 3km from the Site, with views confined to private land (see reciprocal views from photographs 16 and 17).

4.32 From the residential dwellings along the B2102, Bird in Eye Hill there are views of the Site. Views of the higher parts of Area A, and the northern part of Area B from upper and ground floor windows are possible from Lyecroft, which is indented into the northern boundary of the Site (see reciprocal views from photographs 01, 02, 16, 17 and 36). From the property to its north, there are oblique views of the northern part of Area B and views of parts of the higher northern ground of Area A from upper floor windows (see reciprocal views from photographs 16, 17 and 38). From properties along the southern side of Bird in Eye Hill, there are views from rear upper and some ground floor windows, partly screened by boundary vegetation and fencing (see reciprocal views from photographs 02, 04 and 06).

4.33 There are filtered views of the northern part of Area B from mainly upper floors of residential properties on higher ground to the north (see reciprocal views from photographs 16 and 17).

East

4.34 As the B2102 continues to the east and southeast there is a short section, near Hailwell Farm Bungalow, where a glimpsed view of Areas C and D is possible where the roadside vegetation allows (see reciprocal view from photograph 29).

4.35 There are some residential views from the east, and these include views from Hailwell Farm Bungalow and Ivy Cottages, where views will be possible from rear windows and the curtilage of gardens of Areas C and D, with the undulating landform of the Site and the woodland preventing views of the other areas. Filtered views of Area D as also possible from the rear upper floor windows of Hailwell Farm, and highly filtered, but similar views, are possible from the property off the B2102 to the southeast of Ivy Cottages (see reciprocal views from photographs 29 and 30).

South

4.36 Public footpath Framfield 65b extends along the outside of the Site's south eastern boundary. There are views of the rising land of the Site to the northeast, with the tops of the trees within the woodland at Bird in Eye Shaw seen beyond (Photographs 33 and 34), with Nightingale Wood to the west.

4.37 In views beyond the Site, on public footpath Framfield 65b, intervening woodland and the closely undulating topography prevents views.

West

4.38 Views are possible from southern part of the access road to Uckfield Hospital and car park (photograph 45) and comprise the more open, western parts of the Site, and the woodland to the south filtered by intervening vegetation. Similarly views from the hospital itself are possible from windows which face east towards the Site. In these views, Area A and the southern parts of Area C are possible, partly filtered by intervening vegetation (see reciprocal views from photographs 04, 05 and 11).

4.39 Similar views to those from the carpark of the hospital will be possible from the allotments to the west of the Site, although these are slightly lower down the slope, and therefore are more filtered by the riparian

vegetation along Framfield Stream (see reciprocal views from photographs 04, 05, 11 and 45).

4.40 To the south of the hospital and west of the Site, is an area of currently open land, with permissive public access (and outline permission for 146 dwellings). Views of the Site, including the woodland on and adjoining the Site are possible, filtered by intervening vegetation (photographs 43 and 44).

4.41 For a short section of Mallard Drive when close to Harlands Community Primary School and Nursery, there is a view, partly filtered by intervening vegetation, of the Bird in Eye Farm complex and a limited amount of the higher ground in Area A which adjoins it. A similar view is possible from public footpath Uckfield 12b as it passes through and around the school grounds, although visibility here is mainly screened by the hedgerow which runs along the north eastern side of the footpath (see reciprocal view from photograph 05).

4.42 Some views of the western side of the Site (Area A) are possible from the windows of residential properties and Harlands Community Primary School which face the Site in the New Town and Ridgewood residential areas where they lie on higher land to the west and southwest (see reciprocal views from photographs 04, 05, 13, 16 and 17). Views are also available of the highest land on the eastern side of Area E from a limited number of properties on the south eastern edge of Ridgewood, from first and some ground floor windows (see reciprocal views from photograph 32).

Landscape Quality, Value and Sensitivity

4.43 The Site is not covered by any statutory or non-statutory designations for landscape character or quality.

4.44 The Site is identified in the Wealden Landscape and Settlement Character Assessment as lying within Local Landscape Character Type ('LLCT') A: Ridges and Valleys, within Local Landscape Character Area ('LLCA')A4: Blackboys and Framfield. The study also includes an assessment of the landscape setting of Uckfield, and identifies the Site as lying within Landscape Setting Area 2.

4.45 The character of the landscape of the LLCT and LLCA in which the Site lies is described in the study as a well wooded landscape of ridges and valleys, with numerous stream corridors running through the valleys, resulting in a well contained landscape, and views confined to opposite valley sides. The field pattern is small-scale and pastoral, interspersed with woodland, giving a wooded skyline. Away from the major

settlements, the landscape is tranquil and remote, with villages and smaller settlement often confined to the ridges.

4.46 In the Wealden Landscape and Settlement Character Assessment Landscape Setting Area 2 is assessed as having an overall moderate landscape sensitivity, value and capacity. The study defines moderate capacity as being able to accommodate some medium to small scale development, and goes on to state that large-scale (over 50 dwellings) may be able to be accommodated where there is appropriate siting and design of the development and landscape mitigation. The study notes that views are localised, giving an intermittent sense of enclosure.

4.47 Our assessment of the landscape of the Site broadly concurs with the published assessment, but with some distinctive differences. The landscape character in the vicinity of the Site has undulating landform, with ridges, valleys and numerous streams, and a good presence of woodland. However, the Site lies on the lower slopes of Bird in Eye Hill (landform) and given the use of the northern part of the Site for horse grazing and the repurposed barns for commercial activities at Bird in Eye Farm, it has an edge of settlement character. In addition, it is strongly influenced by the urbanising effect of its location on the west-facing slope opposite the town, and the overhead post mounted cables which cross the Site further detract from its character. While this part of the Site could not be considered tranquil or wild, the southern part of the Site is separated from the town and the northern part of the Site, by Bird in Eye Shaw and Nightingale Wood on the north and west respectively, and from the wider landscape by the woodland on the eastern and southern boundaries. Accordingly, this part of the Site has a more remote character.

4.48 Notwithstanding the detracting influences which affect the northern part of the Site, its landscape is pleasant in character. The Site's landscape features comprise its varied topography, and areas of woodland, including part of Bird in Eye Shaw, which is designated as Ancient Woodland, and plantation woodland to the east and southwest. Other features include a hedgerow between Areas A and C, and a short tree belt between Areas C and D, as well as the stream through Bird in Eye Shaw, and a pond associated with the stream. The landscape features are fairly typical of the wider landscape and display relatively ordinary characteristics, and the Site is therefore assessed as being of medium landscape quality.

4.49 With regards to the woodland, trees and hedgerows within the Site, these are variously classified in the Tree Survey as being high, moderate or low arboricultural and landscape quality and value. The section of Ancient Woodland which lies along the western Site boundary is

classified as Category A (high quality). Bird in Eye Shaw (Ancient Woodland) which adjoins the southern boundary of the northern part of the Site, and the off-site woodland to the immediate east of Area B are classified as Category A. There is also a group of two trees which are classified as veteran trees (Category A) within the Site close to the south eastern corner of Area D, east of the plantation woodland. A single tree, also classified as veteran (Category A), lies on the northern edge of Bird in Eye Shaw to the south of Area C outside the Site boundary, but with its buffer extending into the Site. There are a number of Category B (moderate quality) trees and tree groups, including the trees between Areas C and D, as well as the plantation woodland within Areas D and E. Some individual trees which lie along the Site's boundaries are also classified as Category B in the Tree Survey. The hedgerow between Areas A and C is classified as Category C (low quality), although it does have landscape value, as are most of the other hedges in proximity to the farm complex. Overall, the woodland, trees, tree groups and hedgerows of the Site are assessed from a landscape perspective as being of medium to high landscape quality and value.

4.50 In relation to landscape value, as noted above the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The Site is not publically accessible, and there is a listed building within the Bird in Eye Farm complex, but no listed buildings within the Site's boundaries. The Site's landscape features are fairly typical of the wider area and its character. The Site is not of particular scenic quality, it does not display rare or unusual characteristics and is influenced by adjoining development in the northern part, and by the town on the rising slopes to the north, west and southwest. Given its edge of settlement location, it could not be considered tranquil or wild. On this basis, the Site is assessed as being of medium landscape value, and thus could not be considered a 'valued' landscape against paragraph 170 of the Revised NPPF 2019.

4.51 Landscape sensitivity is judged according to the type and scale of development proposed, and the ability of the landscape as a resource to accommodate the development. The Site's sensitivity is influenced by its proximity to existing built development on the opposite valley slopes and that adjacent to its boundaries. The edge of settlement character of the Site and the post mounted overhead cables which cross the Site detract from its character, and reduce its sensitivity. The Site is assessed as being of medium landscape sensitivity.

4.52 Our assessment of the Site is supported by the findings of Landscape Setting Area 2 in the Wealden Landscape and Settlement Character Assessment which, as set out above, is assessed as having an overall moderate landscape sensitivity, value and capacity.

4.53 Our assessment of the wider landscape around the Site is that it is broadly typical of the LLCT and LLCA, but not rare or unusual. It is thus assessed as being of medium landscape quality, sensitivity and value.

4.54 Apart from the listed building within Bird in Eye Farm, the properties in the immediate vicinity of the Site comprise modern, 20th century residential buildings. The wider town contains buildings from a wide range of time periods, including modern, 21st century development. It is pleasant, but undistinguished and is accordingly assessed as being of medium townscape quality and sensitivity. The listed building within Bird in Eye Farm is assessed as being of medium/high townscape quality and value, with its assessment reduced given the buildings which adjoin and lie in its close proximity are of undistinguished architectural quality and value.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The following section assesses the ability of the Site to accommodate the proposed development with associated infrastructure, and then considers potential impacts on the character of the landscape and visual amenity.

5.2 The proposals, which are in outline, are for a residential development of up to 290 dwellings, associated landscaping, informal open space and strategic SANG, with access (to be determined) from the B2102. Appearance, landscaping, layout and scale are reserved. The new housing, which will be predominately two storeys in height, with some three storeys located on the lower slopes, will be located in the north western part of the Site, with the large area of land for the strategic SANG adjoining it to the east and south. The findings of this assessment have informed the preparation of an Illustrative Site Layout (at Appendix F) and a Landscape Strategy and Strategic SANG Design (at Appendix E). The principles which have informed development at the Site are as follows:

- New housing to be set within a landscape-led masterplan, with significant multi-functional green corridors between the housing parcels, as well as separating the new housing from the boundaries and from the adjoining properties on Bird in Eye Hill, and the Bird in Eye Farm complex. These landscape corridors will provide a setting for the new housing and The Oast, providing an opportunity for significant new planting and an opportunity for recreation;

- Area of strategic SANG to the east and south of the residential area providing a 2.7km walking route with walking links to it from the residential area, a carpark and significant new native tree and wildflower planting, and new wildlife ponds. This area will provide substantial ecological benefits, to the edge of the settlement and to the adjoining woodland, including new habitats and biodiversity enhancement;

- All woodland within and on the edges of the Site to be protected and management secured through management plans;

- Ancient woodland and veteran trees to be protected with a minimum 15m buffer (in line with published Natural England and Forestry Commission guidance);

- All existing high and moderate quality trees and hedgerows to be

retained and enhanced where possible, to maintain and add to the landscape structure and the well-treed boundaries of the Site and assist in integrating it into the wider wooded landscape;

- Vehicular access to be taken off B2102, Bird in Eye Hill with pedestrian access taken at the north western corner of the Site, where it meets Bird in Eye Hill;

- Landscaped entrance into the development, with post and rail fencing, hedgerows, wildflower planting and trees to complement the character of Bird in Eye Hill (road);

- Viewing corridor through the western part of the development with planting on the lower slopes to respect The Oast (Grade II listed building) at Bird in Eye Farm, and maintain visual links between it and the eastern edge of the town;

- New tree planting within the public open space and within the development to add to the well-treed character of the area, and soften the development in views from the town;

- Pedestrian access through the development creating circular walks within the public open space, as well as connecting to the routes of the strategic SANG to the east and south;

- Provision of a Locally Equipped Area of Play ('LEAP'); and

- Proposals to include landscaped sustainable drainage features ('SuDS'), with a large attenuation basin in the south western corner of residential development, and swales inking to this to the north and east.

Relationship to Settlement

5.3 The Site lies to the east of Framfield Stream on the lower slopes of Bird in Eye Hill (landform), currently outside the existing settlement limits. However, the town lies on the valley facing the north western part of the Site, where development is proposed, and exerts a strongly urbanising influence on this part of the Site. The hospital buildings are a prominent feature in the foreground, with the adjoining area of land to its south, having outline consent for up to 146 dwellings. Beyond these to the west and southwest, residential development rises up the valley sides, including the more recently developed suburb of Ridgewood, with its school visible to the southwest of the hospital.

5.4 Development at the Site would be well related to the housing along Bird in Eye Hill, and would face the New Town and Ridgewood areas of the town. It would closely follow the pattern of development of the town,

which is characterised by development rising up valley sides. By virtue of its west-facing location, the proposed development would have a strong visual connection to existing development at the edge of Uckfield. In addition, the landscape-led masterplan, with development parcels set within green corridors, would respect the edge of settlement setting. The area of strategic SANG will allow for a transition to the wider countryside further east, wrapping around the proposed residential area to the east and south. In addition, the existing strong woodland features will provide containment to the new houses and a recreational resource for the town.

5.5 As a result, new housing proposed will not appear at odds with the pattern of development in this location.

Impact on Landscape Features

5.6 The landscape features of the Site include its varied topography, as well as its vegetated framework, which although mainly limited to the boundaries, also contains a substantial area of Ancient Woodland, Bird in Eye Shaw which bisects the Site.

5.7 There will be no material change in the landform of the Site as a result of development, with the new housing and the associated play areas located in the flattest parts of the Site.

5.8 All the tree and hedgerow losses will be of poor arboricultural material, as shown in the Arboricultural Impact Assessment, which accompanies the application.

5.9 As shown on the Landscape Strategy and Strategic SANG Design (at Appendix E), Bird in Eye Shaw, part of the adjoining Ancient Woodland will be respected, with a 15m buffer separating the woodland from development of any type. Within this buffer new planting is proposed to provide further protection to the woodland. At the south western corner of Area A, a potential drainage outfall and piped connection from the attenuation basin is required. Given that the route will be able to be taken through an area which is regularly cleared for overhead power lines, the effect on any woody material is considered in the AIA to be of minor potential impact. New planting of suitable native species can be undertaken in this area, provided they are shallow rooting.

5.10 An existing path through Bird in Eye Shaw and a bridge over the stream, which runs through it, will be utilised as part of the strategic SANG route, to avoid any damage or further disruption to the woodland. Any surfacing would be limited to no dig construction and the fencing along the route, to avoid dogs wandering, would be managed by careful

placement of supporting posts using hand digging and avoiding significant roots.

5.11 The majority of the hedgerow between Areas A and C will be retained linking the landscape-led masterplan to the original landscape structure. There will be the loss of a short section of hedgerow to the south (between Areas A and C), to accommodate vehicular connectivity between the western and eastern residential areas of the Site. There will also be losses of short sections of poor quality (Category C) hedgerow and tree groups in the northern part of Area A and south eastern part of Area B to allow for access into the development. All the moderate quality trees along the route into the eastern part of the development (Areas B and C) have been retained and will be protected. A small tree group of low arboricultural quality will be lost in the central western side of the development within Area A.

5.12 As shown in the Landscape Strategy and Strategic SANG Design, the new planting within the public open space and green corridors, as well as the extensive new planting within the strategic SANG will more than compensate for these losses, and will result in a wider species and age range of trees, as well as additional biodiversity enhancement within the Site.

Public Rights of Way

5.13 One public right of way (Framfield 65b) extends along the south eastern Site boundary. This area borders the proposed strategic SANG and is remote from the developed part of the Site. There will be no direct effect on this footpath as a result of development, and indirectly, there will be little change to the visual experience from it. However, the proposed planting of copses of trees and wildflower meadows in the strategic SANG will add to the experience of the walker and also link the footpath to the rest of the SANG route, thus opening private land to public access.

5.14 Recreational routes within the residential area will link the footway along Bird in Eye Hill to the open spaces within the development and to the wider SANG routes to the east and south, as shown on the Illustrative Masterplan and the Landscape Strategy and Strategic SANG Design at Appendix E.

Impact on Heritage Assets

5.15 A separate Heritage Assessment has been undertaken and submitted as part of this application. It found that the changes as a result of the proposed development on The Oast '*... would not have a discernible impact on the significance of the listed building*.' It goes on to note that the proposals respond to the character of the Site and the way in which

the Site contributes to the significance of The Oast, and that as a result of the development, the Site would '*... become accessible to residents and visitors and this would allow a wider public appreciation and understanding of The Oast*.'

5.16 A green corridor which extends from The Oast to the west will allow views towards it as noted above, with the proposed planting designed to frame views towards it, as can be seen in the Landscape Strategy and Strategic SANG Design at Appendix E.

Visibility

5.17 As discussed in Section 4 there are some opportunities for views from public vantage points in the near vicinity of the Site to the west and north, and from the public footpath which extends along the south eastern boundary of the Site. For the rest of the Site, and in the wider landscape views are restricted by the closely undulating topography and the extensive woodland cover in the landscape. The key views and the visual effects of development at the Site are summarised in the tables in Appendix G and briefly discussed below.

Bird in Eye Farm - land surrounded by the Site

5.18 The new housing will be set back from the Bird in the Eye Farm complex behind green landscape corridors, apart from the north western parcel, which lies close to the complex, but separated from it by the existing evergreen *Leylandii* hedge. As the land falls towards the watercourses, the housing will step down the slope, which will reduce its visual presence when viewed from the farm complex. New planting within the green corridors will soften the views further as it establishes.

5.19 Where views from the dwelling within the complex are possible, these will be seen in the context of the repurposed farm barns, and where more open views are possible to the south, views here will be seen across the curtilage of the garden to the property, with new planting around the complex filtering views as it establishes.

North

5.20 Views of the proposed access point at the entrance to the development will be possible for a short section of Bird in Eye Hill when passing it. Although the highways works for the new development will be visible for this section of Bird in Eye Hill, this will be in close proximity to the existing housing along the road, and the new housing will not be visible, as it is set back into Areas A and C, which lie beyond the Bird in Eye farm complex. The entrance to the Site (and the whole of Area B) will be landscaped with tree, hedgerow and wildflower planting, set back from

the road behind a rural post and rail fence, which will complement the current vegetated edge, and character of the road further north of the entrance.

5.21 Similar, albeit private views will be possible from the field opposite Area B on the northern side of Bird in Eye Hill.

5.22 For a short section of Framfield Road to the west, from just beyond its junction with Keld Avenue to the entrance to Mitchell & Cooper to the north of Uckfield Hospital, there will be framed views of new housing in the north western part of the development. The development will be seen on the rising land towards Bird in Eye Farm, and in the context of existing residential properties which frame the view. New planting within the open space will soften the view and add further tree cover in the well wooded local area.

5.23 There will be some views of the new housing in the north western part of Area A from upper and some ground floor rear windows of residential dwellings along Bird in Eye Hill, albeit set back from the northern boundary by a green corridor. From Lyecroft and the dwelling immediately to its north, which are indented into the northern Site boundary, there will be views of the new entrance into the Site, and of the new housing in the north western part of the Site set back from the boundary. Proposed planting at the entrance into the Site and within the green corridors will softened views as they mature.

East

5.24 From the B2102 to the east of the Site, a glimpsed view of the eastern edge of the development in Area C will be possible near Hailwell Farm Bungalow. Reinforcement of the tree belt between Areas C and D, as well as the planting within the SANG land will soften and filter views as it establishes.

5.25 There will be some residential views of the development from properties to the east of Area D. From Hailwell Farm Bungalow and Ivy Cottages, SANG land in Area D will be visible in the foreground from upper and ground floor rear windows and rear gardens, with the potential for views of rooftops of the new housing in Area C and the car park for the SANG, from upper floor windows. As the proposed strengthening of the tree belt along the edge of Area C establishes, as well as planting within the SANG, any views will become well filtered.

5.26 Views from Hailwell Farm (residential property) will be limited to SANG land in Area D visible from rear upper floor windows, partly filtered by intervening vegetation. As the new planting establishes, these views will become more filtered.

5.27 From the property off the B2102, to the southeast of Ivy Cottages, little change will be experienced, with new planting within the SANG land in Area D adding to the intervening vegetation in the view.

South

5.28 In views from public footpath Framfield 65b, along the external edge of the south eastern Site boundary, the southern part of the strategic SANG will be visible, with new planting within the interior of the open space of the SANG visible along the route. The new housing will be screened by the intervening woodland of Bird in Eye Shaw.

5.29 Due to the woodland that lies on the southern Site boundaries, and Bird in Shaw which separates the northern and southern parts of the Site, there will be no views of the development from public footpath Framfield 65b beyond the extent of the footpath which follows the boundary of the Site.

West

5.30 Views of the new housing in the western side of the development will be possible from the car park of Uckfield Hospital, the southern part of the access road to it and from the windows which face the Site, partly filtered by intervening vegetation. The housing parcels will be set within a generous amount of public open space, which will include a viewing corridor to The Oast, and this and the new planting within it, will soften views as it matures.

5.31 Similar views will be possible from the allotments to the west of the Site, albeit here views will be more filtered by the riparian vegetation along Framfield Stream.

5.32 Similarly, views from the currently undeveloped land with permission for 146 dwellings south of the hospital will comprise the western side of the development, with planting softening these views over time. Once the open land south of the hospital is developed, views of the new housing at the Site will be seen in the context of the development on this land.

5.33 Some views of the highest parts of the development within Area A will be possible from Mallard Drive, for a short section as it passes Harlands Community Primary School and Nursery. Similar views are possible, where intervening vegetation allows, from the route of public footpath Uckfield 12b, as it passes through and around the school grounds. Although the hedgerow alongside the footpath screens the majority of these views. As the footpath enters the surrounding residential area views of the new housing will be prevented.

5.34 Some views of the new housing on the western side of the Site will be possible from the windows of residential properties and Harlands Community School which face the Site in the New Town and Ridgewood residential areas. Views will be mainly from upper floor windows, and some will be oblique. Views will be seen in the context of existing development on higher land within the town, and new planting within the proposed development and in the open space will soften these views as it matures.

Summary

5.35 As discussed above in relation to the visual effects of the scheme, views of the proposed development will be contained to the near vicinity of the Site, with the closely undulating topography and well-wooded character of the landscape screening the vast majority of views from the wider landscape. As a result the visual effects from public vantage points are assessed as being no greater than moderate adverse at year one, reducing to slight adverse by year 15. In relation to residential views, there are two dwellings which lie on the boundary of the Site and within Bird in Eye Farm, which are assessed as experiencing substantial adverse visual effects at year 1, reducing to moderate adverse by year 15. These effects are not atypical given that these properties adjoin the development boundary. For the rest of the residential properties with views of the Site, the visual effects are assessed as being no greater than slight adverse by year 15.

Landscape and Visual Effects

5.36 As set out in Section 4 the Site is not covered by any statutory designations for landscape character or quality. Overall the Site is assessed as being of medium landscape quality, value and sensitivity. This assessment is consistent with the findings of the Wealden Landscape and Settlement Assessment, in respect of Landscape Setting Area 2 in which the Site lies.

5.37 Development at the Site will result in the loss of a number of paddocks in the northern part of the Site. These would be replaced by residential development set within a strong landscaped framework, with a substantial area of strategic SANG land to the east and south. The new housing will be located in the north western part of the Site and set back from the eastern edge. It will be overlooked by housing at the edge of Uckfield to the west, which has an urbanising influence on this part of the Site. Development in this location would visually and physically relate to existing housing in the settlement, and would be consistent with the settlement pattern on the valley sides to the west, northwest and southwest of the Site. The proposed strategic SANG, which wraps around the residential part of the scheme to the east and south will provide

containment to it, and offer a well-related edge to the countryside beyond to the east and south.

5.38 The landscape structure of the Site, which includes plantation woodland, some hedgerows and trees would be largely retained, thus retaining the overall character of the landscape. The new housing would be placed within the landscape framework breaking the housing parcels up with green corridors. There will be limited breaches through the retained field boundaries, and new planting within the green corridors and between the development area and the SANG would reinforce the landscape structure and benefit from long term maintenance. In addition, the adjoining Ancient Woodland of Bird in Eye Shaw and Nightingale Wood would be protected by setting any new housing or recreational routes set away from their edges.

5.39 Accordingly, based on the principles of the development set out in Section 5, we consider that the Site can be developed by retaining the majority of the Site's established landscape framework without resulting in significant harm to the landscape and visual character of the surrounding countryside. A summary table detailing the anticipated Landscape Effects can be found in Appendix G.

Compliance with Published Landscape Guidance

5.40 The Wealden Landscape and Settlement Assessment identified the Site as falling into the LLCA 4A: Blackboys and Framfield. This assessment provides a set of landscape mitigation principles for the LLCA, and the proposals respond to them in the following ways:

- Green corridors will break up the development parcels, provide a strong, multi-use landscape framework, supporting recreation, biodiversity and complementing the landscape character;
- By retaining the vast majority of the landscape features, and with the proposed new planting, the development will respond to the local distinctiveness and sense of place of the local landscape beyond the Site;
- The green viewing corridor to The Oast (Grade II Listed building) will respect its setting and allow for framed views towards it;
- The tree belt along the eastern side of the development area will be augmented and extended to reinforce local distinctiveness, soften the development from the east and create a strong sense of enclosure to the development; and
- The strategic SANG will provide a significant recreational

resource, considerably adding to the tree cover (and provide age and species diversity) in the area, as well as providing new habitats and improving existing ones.

6.0 CONCLUSION

6.1 The Site is situated on eastern edge of Uckfield, in Wealden District. It comprises a series of paddocks in the northern western part, with further paddocks and some plantation woodland to the east and south. The southern parcel of land is separated from rest of the Site by a strip of Ancient Woodland known as Bird in Eye Shaw, with a stream running through it and a pond, and Ancient Woodland also extends along part of the western boundary. Bird in Eye Hill (B2102) runs along the northern edge of the Site. The Site surrounds Bird in Eye Farm, which is a complex of barns converted into small-scale commercial operations, some stables and a residential dwelling, all accessed off Bird in Eye Hill.

6.2 Neither the Site nor the immediate landscape is covered by any statutory or non-statutory designations for landscape character or quality. The northern part of the Site lies on the west-facing valley slope facing the town, which exerts an urbanising influence on it, as does the adjoining existing housing on the north western edge along Bird in Eye Hill (B2102). The use of this part of the Site for paddocks and the commercial activities at the Bird in Eye Farm complex give it an edge of settlement character. Overall the Site is assessed as being of medium landscape quality, value and sensitivity. This assessment is consistent with the findings of the Wealden Landscape and Settlement Assessment, in respect of Landscape Setting Area 2 in which the Site lies.

6.3 The visual assessment found that there are some opportunities for views from public vantage points in the near vicinity of the Site to the west and north, and from the public footpath which extends along the south eastern Site boundary. For the rest of the Site, and in the wider landscape, views are restricted by the closely undulating topography and the extensive woodland cover in the landscape.

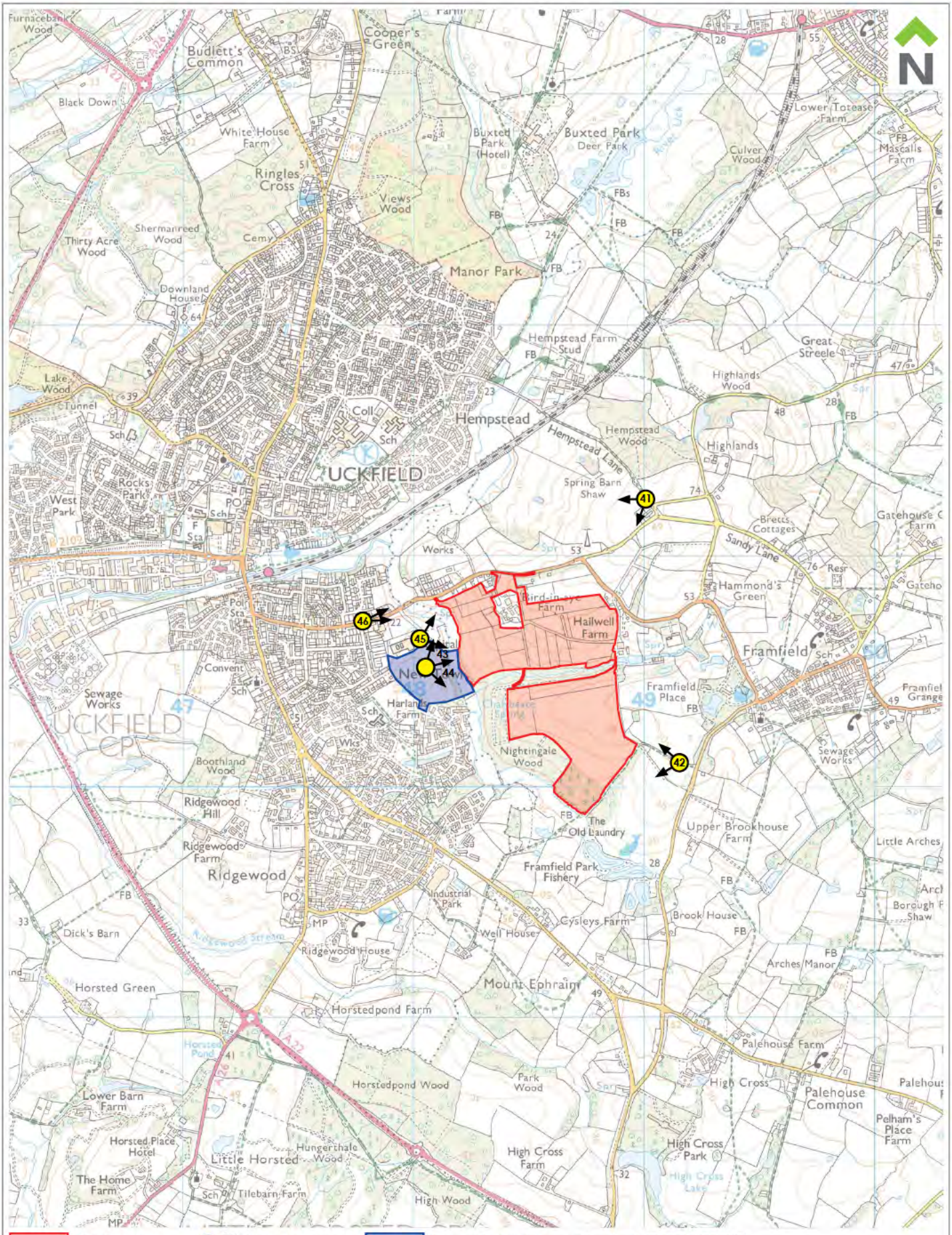
6.4 The Illustrative Site Layout and the Landscape Strategy and Strategic SANG Design (at Appendices F and E, respectively) show how an appropriate landscape-led development can be accommodated at the Site, complementing its edge of settlement and landscape character, with the development set into a strong, multi-functional framework of green corridors. Within, and on the edges of the development, the proposals retain and enhance the vast majority of the Site's existing landscape features which will complement the landscape character and provide a sense of place to the new development. The Ancient Woodland within, and adjoining the Site's boundaries will be protected, with development and recreational routes set back from it, or managed sensitively, to protect it. The strategic SANG will act to contain development on the eastern side of the town, while providing a

significant recreation resource for the town, and opportunities for new planting, creating new and enhancing existing habitats.

6.5 For the reasons set out in this assessment, it is considered that development in accordance with the Illustrative Masterplan and the principles set out in Section 5, can be accommodated without giving rise to significant adverse landscape / townscape or visual effects.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



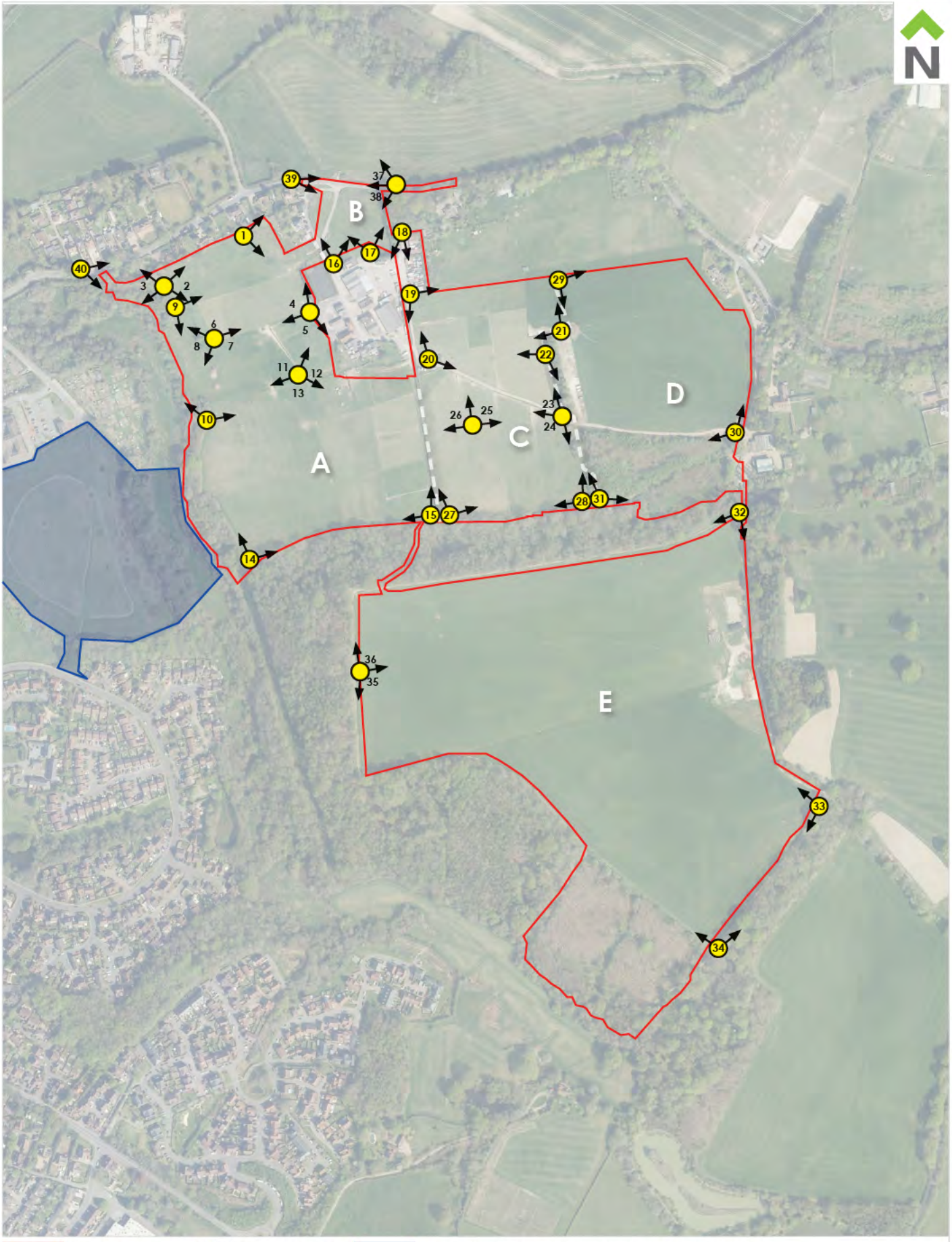
CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird in Eye Farm, Uckfield	Drawing No. CSA/2646/100	Rev B
Drawing Title	Site Location Plan	Scale @ A4 NTS	Drawn AJ
Client	Croudance Homes Ltd	Date June 2021	Checked JJ

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.

Appendix B

Aerial Photograph
(Showing near distance photo locations)



Site Boundary | Photo Locations | Consented outline application WD/2010/2873/FE

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project: Bird in Eye Farm Uckfield		Drawing No.: CSA/2646/101	Rev: B
Drawing Title: Aerial Photograph		Scale @ A4: NTS	Drawn: AJ
Client: Croudance Homes Ltd		Date: June 2021	Checked: JJ

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.

Appendix C

Photosheets

Photograph 01 View from Area A within the Site, looking east

Photograph 02 View from Area A within the Site, looking east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 03 View from Area A within the Site, looking west

Photograph 04 View from Area A within the Site, looking northwest

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 05 View from Area A within the Site, looking southwest

Photograph 06 View from Area A within the Site, looking north

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 07 View from Area A within the Site, looking east

Photograph 08 View from Area A within the Site, looking southwest

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 09 View from Area A within the Site, looking east

Photograph 10 View from Area A within the Site, looking northeast

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 11 View from Area A within the Site, looking west-northwest

Photograph 12 View from Area A within the Site, looking northeast

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 13 View from Area A within the Site, looking south

Photograph 14 View from Area A within the Site, looking north east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 15 View from Area A within the Site, looking northwest

Photograph 16 View from Area B within the Site, looking north

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 17 View from Area B within the Site, looking north

Photograph 18 View from Area B within the Site, looking south

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ / Rev -	

© CSA Landscapes Ltd.

Photograph 19 View from Area C within the Site, looking southeast

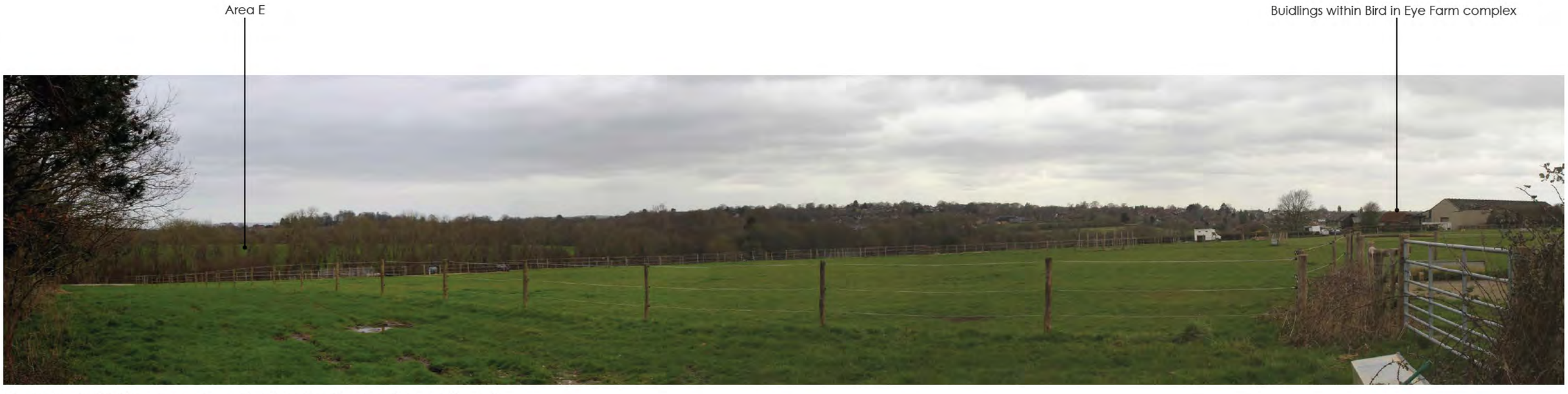
Photograph 20 View from Area C within the Site, looking east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 21 View from Area C within the Site, looking north west



Photograph 22 View from Area C within the Site, looking southwest

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 23 View from Area C within the Site, looking northwest

Photograph 24 View from Area C within the Site, looking southwest

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 25 View from Area C within the Site, looking east

Photograph 26 View from Area C within the Site, looking west

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 27 View from Area C within the Site, looking northeast

Photograph 28 View from Area C within the Site, looking northwest

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 29 View from Area D of the Site looking southeast

Photograph 30 View from Area D of the Site looking northwest

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 31 View from Area D of the Site looking northwest

Photograph 32 View from Area E of the Site southwest

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 33 View from public footpath Framfield 65b looking west

Photograph 34 View from public footpath Framfield 65b looking north

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 35 View from edge of Area E, looking southeast

Photograph 36 View from edge of Area E, looking northeast

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 37 View from Bird-In-Eye Hill (road), within Area B, looking northwest

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.03.2020, 12:57
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south west

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103	
Drawing Title	Photosheets	Date	March 2020	
Client	Croudace Homes Ltd.	Drawn PH	Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 38 View from Bird-In-Eye Hill (road), within Area B, looking southwest

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.03.2020, 12:57
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 70°
Looking direction: north west

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Panorama 39 For context only

Photograph 39

View from Bird-In-Eye Hill (road) within Area B looking east at current entrance into Bird in Eye Farm

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
20.03.2020, 12:59
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Properties along Bird in Eye Hill (road)

Photograph 40 View from Site's north western field entrance on Bird-In-Eye Hill (road) looking east

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.03.2020, 14:16
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 45°
Looking direction: west

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Panorama 41 For context only

Photograph 41

View from Hempstead Lane (public footpath Framfield 62) to northeast looking southwest

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
20.03.2020, 15:37
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west

CSA environmental

Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co uk
w csaenvironmental co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ / Rev -	

© CSA Landscapes Ltd.

Approximate extent of Site

Photograph 42 View from public footpath Framfield 65b beyond the Site to the southeast, looking west with no view of the Site due to intervening vegetation

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.03.2020, 16:51
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 50°
Looking direction: west

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co uk
w csaenvironmental co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ / Rev -	

© CSA Landscapes Ltd.

Photograph 43 View from area of land with consent for 146 dwellings (currently with permissive access) south of hospital looking northeast

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.03.2020, 16:09
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Buidlings within Bird in Eye Farm complex

Photograph 44 View from area of land with consent for 146 dwellings (currently with permissive access) south of hospital looking northeast

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.03.2020, 16:09
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: south east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

Photograph 45 View from Uckfield Hospital car park looking east

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.03.2020, 16:18
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103	
Drawing Title	Photosheets	Date	March 2020	
Client	Croudace Homes Ltd.	Drawn PH	Checked JJ	Rev -

© CSA Landscapes Ltd.

Approximate extent of Site

Photograph 46

View from Framfield Road looking east

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
20.03.2020, 16:27
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east

CSA environmental
Dixies Barns High Street
Ashwell Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Bird-In-Eye, Uckfield	Drawing No.	CSA/2646/103
Drawing Title	Photosheets	Date	March 2020
Client	Croudace Homes Ltd.	Drawn PH / Checked JJ	Rev -

© CSA Landscapes Ltd.

This page has been intentionally left blank