KEY with approximate areas taken from O.S. promap base plan

- Application Site Boundary - 45.97Ha
- Area of land retained for Bird in Eye Farm - 1.62Ha
- Area of land for SANG - 29.62Ha
- Ancient Woodland & Buffer within application boundary - 1.31Ha
- Area of land for housing & associated development - 13.42Ha
- Buffers to existing hedgerows at 5M within the application boundary - 0.56Ha
- Buffers to farm & existing housing within the application boundary - 0.28Ha
- Visibility splays
- Existing watercourses
- Existing overhead electricity cables with easement
- Proposed pedestrian access to connect to existing F.P. network.
- Retained vehicular access to Hailwell Farm Bungalow
- Modified accesses to adjacent houses
- Location of Listed Oast house
- Proposed main site access
- Existing Hedges with 5M buffer zone
- Ancient Woodland
- Existing trees
- Opportunity for significant open space to enhance views of listed Oast
- Opportunity for views from within site
- Opportunity to gain additional views of the Oast
- Opportunity for pedestrian links to new SANG

Applicants:
Croudace Homes Ltd and Mr. & Mrs. Berry

Croudace HOMES.CO.UK

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

Rev: C 11/06/21 Red line amended around Hailwell Farm.
Rev: B 27/04/21 Joint applicant names added. Title block revised.
Rev: A 01/04/2021 Red line boundary revised. NDA amended. Draft status removed.

1:2000 @ A1 (0, 20, 40, 6, 80, 100 Metres)

Opportunities & Constraints Plan

Ref: PRB/BIE/PA3C May 2020