

APPENDICES FOR PROOF OF EVIDENCE ON BEHALF OF THE APPELLANT: HERITAGE MATTERS

DR CHRIS MIELE MRTPI IHBC

LAND AT BIRD-IN-EYE FARM

JUNE 2025



APPENDIX 1: DR CHRIS MIELE CV AND PUBLICATIONS LIST

LAND AT BIRD-IN-EYE FARM



DR CHRIS MIELE

IS A PARTNER SPECIALISING IN
PLANNING & THE BUILT
ENVIRONMENT (HERITAGE AND
DESIGN)

EMAIL ADDRESS CHRIS.MIELE@MONTAGU-EVANS.CO.UK

Dr Chris Miele has been a Partner at Montagu Evans since 2006 and is highly experienced in advising on major regeneration proposals involving historic buildings, sensitive landscapes, conservation areas and tall and large buildings. He has particular skills in expert witness work (planning appeals, tribunals and the high court) and in enforcements.

KEY SKILLS

All aspects of planning, urban design and the historic environment with particular expertise in:

- Townscape and visual impact assessments
- Tall buildings
- Large-scale urban extensions and infill, edge of centres sites
- Heritage impact assessments/listed building advisory work
- Planning advice on sensitive sites
- New development in conservation areas
- Charitable and public projects, including health, education, museum and galleries
- Masterplanning in the historic environment
- Mixed use central London
- Historic landscape characterization

PROFESSIONAL MEMBERSHIPS

- Member, Royal Town Planning Institute (MRTPI)
- Full Member, Institute of Historic Buildings Conservation
- Fellow, Royal Historical Society
- Fellow, Society of Antiquaries, London

CLIENTS

- CIT
- The Royal Horticultural Society
- NHS Estates
- South Bank Centre
- St William/Berkeley Group
- U+I developments
- Ministry of Housing and Local Government
- Commercial Estates Group
- Columbia Threadneedle
- British Museum

SELECTED PROJECT EXPERIENCE

Chris is working on major developments at Earls Court, in Whitechapel, on the Isle of Dogs, Bankside and several office and hotel developments in the City of London. He continues to advise the trustees of the British Museum on planning and development matters. Past projects include the South Bank Centre, Westminster Abbey, and many large central London masterplans including Lewisham for Landsec and Tottenham for Lendlease.

Bromley by Bow Gasworks – in Newham, early-stage townscape and historic environment advice, working with RSHP Architects for St William.

Olympia - for YOO Capital, with Thomas Heatherwick and SPARCC, on applications for up to a million square feet of new commercial development and significant alterations to the Grade II and II* exhibition halls. The scheme is being implemented.

Colechurch House - LB of Southwark, for CIT, who developed More London on the commercial redevelopment of this important site beside London Bridge. Foster + Partners scheme involves the creation of a new park under a state of the art, tall office building. This is widely visible including from sensitive positions. The application is under consideration.

BT House 81 Newgate St - City of London. We helped achieve consent for the extension and enhancement of this large 1980s office building close to St Paul's Cathedral, working closely with architects KPF and our client Orion Capital. The scheme is being implemented.

Hulton Park, Bolton, Greater Manchester - for Peel Developments, gave expert evidence in support of proposals to form an international standard golf course in this grade II listed park. Now advising on revised proposals, which are expected to be referred to the Secretary of State.

Gilston Park urban extension - East Hertfordshire, a 10,000 dwelling extension in 7 villages, advising our client Places for People on heritage and related landscape matters, assisting with the site allocation and then worked closely with the Grimshaw-led design team on design and heritage briefs, successfully negotiating the approach with Historic England, who were closely involved in the allocation. We are now advising on the village masterplans.

Published Works

- 'The Conservationist', in *William Morris*, Thames and Hudson with the Victoria and Albert Museum, 2021
- 'Architectural Culture', in *The William Morris Reader*, ed F. Boos, Routledge Academic, 2021
- 'Arts and Crafts Conservation' in *The Oxford Dictionary of Vernacular Architecture (Oxford, the University Press*, 2020 – forthcoming).
- "The Mystery of Ashpitel's Notebook", *Georgian Group Journal*, 2016.
- 'E A Freeman and the Culture of Gothic Revival' in Bremner and Conlin, *Making History* (OUP, 2016)
- 'Scenes of Clerical Life: the Young Scott', in G G Scott RA, ed by P Barnwell (Shaun Tyas, forthcoming).
- 'Community Heritage' and other Victorian Myths: Reflections on the English Experience', ed. Melanie Hall, *The History of Preservation: International Perspectives* (Ashurst, 2013).
- *Forgotten, Lost and Restored*, joint author (Hackney Society, 2012).
- 'Gothic Sign. Gothic Realia: Reflections on the Holy Sepulchre', in *Architectural History*, 2010.
- 'Architectural Representation', *Celebrating a Century of the Victorian Society*: 2010.
- *The Anatomy of Georgian Villa, Danson House*, author (English Heritage 2009).
- *The Supreme Court of the United Kingdom: History, Art, Architecture* (Hardcover) , editor and contributor (2010).
- *From William Morris: Conservation and the Arts and Crafts Cult of Authenticity*, editor and contributor (2005)
- "English Antiquity: Saxonism and the Construction of National Architectural Identities". In *Architecture and Englishness, Con. Proceedings Society of Architectural Historians*. (2005), ed. I. Dungavell and D. Crellin.
- *Designing the World: Engineering, Architecture and the Royal Navy*, *Architectural History* (Jrof the Society of Architectural Historians, UK), vol. 49, 2006.
- "Conservation", in *The Oxford Dictionary of Architecture*, 2005.
- "Conservation and the Development Process", *Journal of Architectural Conservation*, July 2005.
- "Danson House Restored", *Country Life*, 24 March 2005.
- "The Value of Conservation Plans?", *IHBC Yearbook*, 2005.
- "Love, Marriage and the Painted Georgian Interior", *English Heritage Collections Review*, (2001).
- "Re-presenting the Church Militant. The Camden Society and the Round Church", in *A Church As It Should Be*, ed C Webster and J Elliott (Stamford, 2000), pp 257-294.
- "Victorian Internationalism", in *The Gothic Revival. Religion, Architecture and Style in Western Europe, 1815-1914*, ed J de Maeyer and L Verpoest (Leuven/Louvain, Belgium, 2000), pp. 209-220.

- *London Suburbs*, gen ed. C Miele, technical ed. Kit Wedd, introduced by A Saint. Also contributor to first chapter: 'From Aristocratic Ideal to Middle- Class Idyll', (English Heritage, 1999), pp. 31-60.
- 'Icon of Victorian Modernity' in *Country Life*, vol. 193, 2, 1999.
- "The Battle for Westminster Hall", *Architectural History* (British Society of Architectural Historians) vol. 41 (1998), pp. 220-244.
- 'Robert Adam, Marlborough House and Mrs Fitzherbert: "The First Architect of the World in Brighton"', *Sussex Archaeological Collections*, vol. 136 (1998), pp. 149-175.
- "Real Antiquity and the Ancient Object", in *The Study of the Past in the Victorian Age*, ed. V Brand, intro. By Chris Brooks, *Oxbow Monographs* no. 73 (1998), pp. 103-125.
- *Morris on Architecture*, ed by C Miele (Sheffield, 1997). A collection of William Morris' lectures on building and architecture, with a critical introduction and annotations.
- "The First Conservation Militants", in *Preserving the Past*, ed M Hunter (Stroud, Gloucs., 1996), pp. 17- 37.
- "Art or Craft? Morris & Co Revisited", *The Victorian Society Annual*, 1996, pp. 15-21.
- "The Conservationist", in *William Morris*, ed by Linda Parry (Victoria & Albert Museum, Exhibition Catalogue, 1996), pp. 72-90.
- "Their Interest and Habit. Professionalism and the Restoration of Medieval Churches", in *A Saint and C Brooks* (Manchester, 1995), pp 151-171.
- "A Small Knot of Cultivated People: The Ideologies of Protection", *The Art Journal* (American College Art Association: special issue on Conservation and Art History), vol. 54 (Summer 1995), pp. 73-80.
- "The Restoration of the West Front of Rochester Cathedral: Antiquarianism, Historicism and the Restoration of Medieval Buildings", *The Archaeological Journal*, vol. 151 (1994), pp. 400-419.
- *Hoxton* (Hackney Society Publication, London, 1993).

Submitted for Publication Review or in Process

- 'Between Architecture and Archaeology: the Scott-Freeman Debate'.
- 'GG Scott, Gottfried, Semper and the Hamburg Nikolaikirche'.
- 'The Great Architectural "Awakening": Glibert Scott and Pugin'.
- 'Towards a History of Vernacular Revival' from the *Journal of the Vernacular Architecture Group* (ex. Plenary session paper).
- 'The London "City Model": Technology and Planning in a Historic World City 2017 Conference Paper, Glasgow.

APPENDIX 2: PAUL KESSLAR-LYNE CV

LAND AT BIRD-IN-EYE FARM



PAUL KESSLAR-LYNE

IS AN ASSOCIATE SPECIALISING
IN PLANNING, HERITAGE &
TOWNSCAPE

PHONE NUMBER 07436 109556
EMAIL ADDRESS PAUL.KESSLAR-LYNE@MONTAGU-EVANS.CO.UK

Paul is a Chartered Town Planner and member of the Institute of Historic Building Conservation and has for over 20 years provided advice on all aspects of planning and the historic environment across the UK.

His experience includes advising private clients on single householder projects in sensitive heritage contexts, the adaptation and reuse of complex listed buildings, and the promotion and delivery of new strategic housing developments and supporting infrastructure.

He often acts as the historic environment and townscape adviser to large multi-disciplinary design teams at the project feasibility and planning submission stages. His work includes identifying heritage-related risks and opportunities, together with consultation with local planning authorities, local amenity societies, and national organisations such as Historic England.

Paul also has particular expertise advising on the implementation of consented proposals affecting heritage assets, including the discharge of detailed listed building consent conditions, and the consideration of amended proposals

KEY SKILLS

All aspects of planning, townscape, and heritage and, with particular expertise in:

- Works to listed buildings
- New development in sensitive heritage contexts
- Tall buildings
- Implementation of consented proposals
- Planning enforcement resolution

PROFESSIONAL QUALIFICATIONS

- BSc Archaeology, Institute of Archaeology, UCL
- MSc European Urban Conservation, University of Dundee
- MA Town and Country Planning, UWE
- MA Architectural History, Bartlett School of Architecture, UCL
- Member of the Royal Town Planning Institute
- Member of the Institute of Historic Building Conservation

SELECTED PROJECT EXPERIENCE

Shoreditch Works, London Borough of Hackney

Heritage and townscape advice in support of proposals for the phased redevelopment of the site to deliver a commercial-led mixed-use scheme, including the provision of over 73,000 sqm of office, retail, restaurant space, along with an “Urban Room” function and 78 residential units across a series of new buildings including an 18-storey tall building element.

The site is located in the South Shoreditch Conservation Area and contains listed buildings including a Grade II* listed terrace by Philip Webb, and non-designated heritage assets. Also located within the setting of other heritage assets.

Genesis Cinema, London Borough of Tower Hamlets

Heritage and townscape advice in support of proposals for the redevelopment of the existing Genesis Cinema for a replacement cinema and purpose-built student accommodation (PBSA).

The site is located in the Stepney Green Conservation Area and is within the setting of designated and non-designated heritage assets. Paul's work on the project has included pre-application discussions with the local planning authority and consultation with Design South East.

The Stage, London Borough of Hackney

Planning, heritage and townscape advice in support of the original application for the redevelopment of this site for a mixed-use development arranged around a publicly accessible open space, including a 40-storey residential tower and the excavation, preservation, and exhibition of the remains of the Curtain Playhouse in a new dedicated exhibition space.

The site is partially located in the South Shoreditch Conservation Area (London Borough of Hackney) and contains the remains of the Curtain Playhouse, which became a scheduled monument in 2019, alongside other designated and non-designated heritage assets. Also located within the setting of other heritage assets.

APPENDIX 3: GPA 3

LAND AT BIRD-IN-EYE FARM

The Setting of Heritage Assets

Historic Environment Good Practice Advice in
Planning Note 3 (Second Edition)



Summary

This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015 and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).

It is one of three related Good Practice Advice (GPA) Notes, along with [GPA1 The Historic Environment in Local Plans](#) and [GPA2 Managing Significance in Decision-Taking in the Historic Environment](#).

First published by English Heritage March 2015. This edition published by Historic England December 2017. All images © Historic England unless otherwise stated.

[HistoricEngland.org.uk/advice/planning/planning-system/](https://historicengland.org.uk/advice/planning/planning-system/)

Front cover: York Water Gate, Victoria Embankment Gardens, City Of Westminster, Greater London. Built for the Duke of Buckingham in 1626 to provide access to the Thames. View from south east.

Contents

This document was produced by Historic England in collaboration with the Historic Environment Forum, and with the particular assistance of:

- Association of Local Government Archaeological Officers
- British Property Federation
- Council for British Archaeology
- Chartered Institute for Archaeologists
- Country Land and Business Association
- Civic Voice
- Heritage Alliance
- Historic Houses Association
- Historic Towns Forum
- Institute of Historic Building Conservation
- National Trust

Introduction	1
Part 1: Settings and Views.....	2
NPPF Glossary: Setting of a heritage asset	2
PPG: What is the setting of a heritage asset and how should it be taken into account?	2
Difference between setting and curtilage, character, context and landscape	3
The extent of setting.....	3
Setting and the significance of heritage assets	4
Views and setting.....	6
Landscape Assessment and Amenity	7
Part 2: Setting and Views – A Staged Approach to Proportionate Decision-Taking	7
Step 1: Identify which heritage assets and their settings are affected	9
Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated	10
Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.....	12
Step 4: Explore ways to maximise enhancement and avoid or minimise harm.....	14
Step 5: Make and document the decision and monitor outcomes	15

Introduction

1 The purpose of this Historic England Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the [National Planning Policy Framework \(NPPF\)](#) and the related guidance in the national [Planning Practice Guide \(PPG\)](#). It should be read in conjunction with Good Practice Advice notes 1 ([The Historic Environment in Local Plans](#)) and 2 ([Managing Significance in Decision-Taking in the Historic Environment](#)). This good practice advice acknowledges the primacy of the NPPF and PPG, supporting the implementation of national policy, but does not constitute a statement of Government policy itself, nor does it seek to prescribe a single methodology or particular data sources. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives. This guidance, *Good Practice Advice 3 – The Setting of Heritage Assets* (2nd edition, 2017) supersedes *Good Practice Advice 3 – The Setting of Heritage Assets* (1st edition, 2015) and *Seeing the History in the View: A Method for assessing Heritage Significance within Views* (English Heritage, 2011).

2 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.

- 3 This note gives assistance concerning the assessment of the setting of heritage assets, given:
- the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings, and

■ the policy objectives in the NPPF and the PPG establishing the twin roles of setting (see boxes below): it can contribute to the significance of a heritage asset, and it can allow that significance to be appreciated. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset’s conservation, including sustaining significance ([NPPF, paragraph 132](#)).
- 4 This note therefore starts by giving general advice on understanding setting and how it may contribute to the significance of heritage assets, before adding advice on how views play a part in setting; it ends by suggesting a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets (Part 2, paragraphs 17–42).
- 5 Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance.
- 6 Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in

the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets. This advice therefore directs readers elsewhere for approaches to landscape and visual impact assessment and amenity valuation (paragraphs 15 and 16).

Part 1: Settings and Views

NPPF Glossary: Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral ([NPPF, Annex 2: Glossary](#)).

PPG: What is the setting of a heritage asset and how should it be taken into account?

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in

which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation ([PPG, paragraph: 013, reference ID: 18a-013-20140306](#)).

Difference between setting and curtilage, character, context and landscape

7 Setting is separate from the concepts of curtilage, character and context:

- Curtilage is a legal term describing an area around a building and, for listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of a heritage asset will include, but generally be more extensive than, its curtilage (if it has one) (see [Identification and Designation of Heritage Assets: Listed Buildings](#) in the Historic England *Heritage Protection Guide*).
- The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute.
- The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which is relevant to its significance, including cultural, intellectual, spatial or functional. Contextual relationships apply irrespective of distance, sometimes extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect. A range of additional meanings is available for the term 'context', for example in relation to archaeological context and to the context of new developments, as well as customary usages. Setting may include associative relationships that are sometimes referred to as 'contextual'.

- To avoid uncertainty in discussion of setting, a landscape is 'an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors' (Glossary, *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment, p 157, based on the definition in the European Landscape Convention, European Treaty Series – No. 176, Florence, 20.x.2000, p 2).

The extent of setting

8 The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve' ([NPPF, Annex 2: Glossary](#)). All of the following matters may affect considerations of the extent of setting:

- While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.
- Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which it is situated (explicitly recognised in green belt designations).

The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (*R v Canterbury City Council ex parte David Halford*, February 1992; CO/2794/1991). And NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting.

- Consideration of setting in urban areas, given the potential numbers and proximity of heritage assets, often overlaps with considerations both of townscape/urban design and of the character and appearance of conservation areas. Conflict between impacts on setting and other aspects of a proposal can be avoided or mitigated by working collaboratively and openly with interested parties at an early stage.

Setting and the significance of heritage assets

9 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below [Designed settings](#)). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. The following paragraphs examine some more general considerations relating to setting and significance.

The setting of World Heritage Sites may be protected as 'buffer zones' – see [PPG, paragraph: 033 Reference ID: 2a-033-20140306](#).

- **Change over time**
Settings of heritage assets change over time. Understanding this history of change will help to determine how further

development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s).

Cumulative change

Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it (see also paragraph 40 for screening of intrusive developments).

Access and setting

Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for

appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible.

■ **Buried assets and setting**

Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer. They nonetheless retain a presence in the landscape and, like other heritage assets, may have a setting. These points apply equally, in some rare cases, to designated heritage assets such as scheduled monuments or Protected Wreck Sites that are periodically, partly or wholly submerged, eg in the intertidal zone on the foreshore.

- The location and setting of historic battles, otherwise with no visible traces, may include important strategic views, routes by which opposing forces approached each other and a topography and landscape features that played a part in the outcome.
- Buried archaeological remains may also be appreciated in historic street or boundary patterns, in relation to their surrounding topography or other heritage assets or through the long-term continuity in the use of the land that surrounds them. While the form of survival of an asset may influence the degree to which its setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible.

■ **Designed settings**

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. In these special circumstances, these designed settings may be regarded as heritage assets in their own right, for instance the designed landscape around a country house. Furthermore they may, themselves, have a wider setting: a

park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of the design are included in the evaluation of the setting of a designed landscape. Reference is sometimes made to the 'immediate', 'wider' and 'extended' setting of heritage assets, but the terms should not be regarded as having any particular formal meaning. While many day-to-day cases will be concerned with development in the vicinity of an asset, development further afield may also affect significance, particularly where it is large-scale, prominent or intrusive. The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site's visual boundary. It can include:

- land which is not part of the park or garden but which is associated with it by being adjacent and visible from it
- land which is not part of the site but which is adjacent and associated with it because it makes an important contribution to the historic character of the site in some other way than by being visible from it, and
- land which is a detached part of the site and makes an important contribution to its historic character either by being visible from it or in some other way, perhaps by historical association

■ **Setting and urban design**

As mentioned above (paragraph 8, The extent of setting), the numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban

design considerations. These include the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relates to townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

See *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015) and *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (2016).

■ **Setting and economic viability**

Sustainable development under the NPPF can have important positive impacts on heritage assets and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic viability of a heritage asset can be reduced if the contribution made by its setting is diminished by badly designed or insensitively located development. For instance, a new road scheme affecting the setting of a heritage asset, while in some cases increasing the public's ability or inclination to visit and/or use it, thereby boosting its economic viability and enhancing the options for the marketing or adaptive re-use of a building, may in other cases have the opposite effect.

Views and setting

10 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

11 Views which contribute more to understanding the significance of a heritage asset include:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset
- those where town- or village-scape reveals views with unplanned or unintended beauty
- those with historical associations, including viewing points and the topography of battlefields
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant

12 Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- military and defensive sites
- telegraphs or beacons
- prehistoric funerary and ceremonial sites
- historic parks and gardens with deliberate links to other designed landscapes and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary

13 Views may be identified and protected by local planning policies and guidance for the part they play in shaping our appreciation and understanding of England's historic environment, whether in rural or urban areas and whether designed to be seen as a unity or

as the cumulative result of a long process of development. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such views include:

- views identified as part of the plan-making process, such as those identified in the [London View Management Framework](#) (LVMF, Mayor of London 2010) and [Oxford City Council's View Cones](#) (2005) and [Assessment of the Oxford View Cones](#) (2015 Report)
- views identified in character area appraisals or in management plans, for example of World Heritage Sites
- important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, and
- views that are identified by local planning authorities when assessing development proposals

Where complex issues involving views come into play in the assessment of such views – whether for the purposes of providing a baseline for plan-making or for development management – a formal views analysis may be merited.

Landscape Assessment and Amenity

14 Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.

15 Assessment and management of both setting and views are related to consideration of the wider landscape, which is outside the scope of this advice note. Additional advice on views is available in *Guidelines for Landscape and*

Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.

Visual Impact Assessment, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).

16 Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.

Part 2: Setting and Views – A Staged Approach to Proportionate Decision-Taking

17 All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of

the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

18 Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process ([NPPF, paragraphs 131-135 and 137](#)).

19 Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of

Development proposals involving the setting of single and less significant assets and straightforward effects on setting may best be handled through a simple check-list approach and can usefully take the form of a short narrative statement for each assessment stage, supported by adequate plans and drawings, etc.

Cases involving more significant assets, multiple assets, or changes considered likely to have a major effect on significance will require a more detailed approach to analysis, often taking place within the framework of Environmental Impact Assessment procedures. Each of the stages may involve detailed assessment techniques and complex forms of

analysis such as viewshed analyses, sensitivity matrices and scoring systems. Whilst these may assist analysis to some degree, as setting and views are matters of qualitative and expert judgement, they cannot provide a systematic answer. Historic England recommends that, when submitted as part of a Design and Access Statement, Environmental Statement or evidence to a public Inquiry, technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

steps that apply proportionately to the complexity of the case, from straightforward to complex:

- Step 1:** Identify which heritage assets and their settings are affected
- Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- Step 5:** Make and document the decision and monitor outcomes

Each of these steps is considered in more detail below.

For further information on Strategic Environmental Assessment and Environmental Impact Assessment, see [Sustainability Appraisal and Strategic Environmental Assessment: Historic England Advice Note 8](#) (2016).

Step 1: Identify which heritage assets and their settings are affected

20 The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

21 It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or
- specifies an ‘area of search’ around the proposed development within which it is reasonable to consider setting effects, or
- advises the applicant to consider approaches such as a ‘Zone of Visual Influence’ or ‘Zone of Theoretical Visibility’ in relation to the proposed development in order to better identify heritage assets and settings that may be affected

A ‘Zone of Visual Influence’ defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a ‘Zone of Theoretical Visibility’ which includes these factors is to be preferred.

22 For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account

of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.

23 The area of assessment for a large or prominent development, such as a tall building in an urban environment or a wind turbine in the countryside or offshore, can often extend for a distance of several kilometres. In these circumstances, while a proposed development may affect the setting of numerous heritage assets, it may not impact on them all equally, as some will be more sensitive to change affecting their setting than others. Local planning authorities are encouraged to work with applicants in order to minimise the need for detailed analysis of very large numbers of heritage assets. They may give advice at the pre-application stage (or the scoping stage of an Environmental Statement) on those heritage assets, or categories of heritage asset, that they consider most sensitive as well as on the level of analysis they consider proportionate for different assets or types of asset.

24 Where spatially extensive assessments relating to large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities and reasonableness of requiring assessors to access privately owned land. In these circumstances, they should also address the extent to which assessors can reasonably be expected to gather and represent community interests and opinions on changes affecting settings.

25 Where the development proposal affects views which may be particularly helpful in allowing the significance of an asset to be appreciated and which are therefore part of the setting, it is often necessary to identify viewing points for assessment. An explanation why a particular viewing point has been selected will be needed. Sometimes a heritage asset is best appreciated while moving (for example, in a designed landscape, where its three-dimensional

formal qualities are an essential part of its significance). These, such as the changing views of the Tyne bridges viewed from the banks of the River Tyne or of the Tower of London from the south bank of the River Thames in London, are often termed ‘kinetic’ views.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

26 The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset’s intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

27 The box below provides a (non-exhaustive) [checklist](#) of the potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset’s heritage values and significance. Only a limited selection of the attributes listed will be of particular relevance to an asset. A sound assessment process will identify these at an early stage, focus on them, and be as clear as possible what emphasis attaches to them. In doing so, it will generally be useful to consider, insofar as is possible, the way these attributes have contributed to the

A handy way of visualising the contribution of setting to the significance of heritage assets may be diagrammatically to map past and present relationships between a heritage asset and its surroundings, weighting the mapped connections to demonstrate the relative contribution of the relationship to the significance of the asset or the ability to appreciate the significance. By setting out the relationships and considering the level of their contribution to significance, it is possible to gauge impact more transparently and more consistently.

Change can also have the effect of strengthening relationships, for example by removing visual impediments such that significance is better revealed; mapping thereby provides one mechanism for identifying opportunities for enhancement.

significance of the asset in the past (particularly when it was first built, constructed or laid out), the implications of change over time, and their contribution in the present.

28 The local authority Historic Environment Record is an important source of information to support this assessment and, in most cases, will be able to provide information on the wider landscape context of the heritage asset as well as on the asset itself. Landscape Character Assessments, Historic Landscape Character Assessments, Conservation Area Appraisals, the Register of Parks and Gardens and the Parks & Gardens UK database are also important sources in this regard.

29 This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below. It will, therefore, be focused on the need to support decision-taking in respect of the proposed development. A similar approach to

assessment may also inform the production of a strategic, management or conservation plan in advance of any specific development proposal, although the assessment of significance required for studies of this type will address the setting of the heritage asset ‘in the round’, rather than focusing on a particular development site.

30 An assessment of the contribution to significance of a view does not depend alone on the significance of the heritage assets in the view but on the way the view allows that significance to be appreciated. The view may be part of a

landscape, townscape or other design intended to allow a particular attribute of the asset to be enjoyed, such as its reflection in a body of water. Heritage assets (sometimes of different periods) may have been deliberately linked by the creation of views which were designed to have a particular effect, adding meanings through visual cross-references. Composite or fortuitous views which are the cumulative result of a long history of development, particularly in towns and cities, may become cherished and may be celebrated in artistic representations. The ability to experience

these same views today can illuminate the design principles and taste of our predecessors.

31 The impact of seasonal and day/night changes on a view or views needs to be considered, including other changes that may mean that a view at a particular point in time may not be representative of the experience over longer periods. Does summer foliage hide an asset that is visible in winter? Does artificial external lighting at night emphasise some aspects of an asset and leave others in the dark.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

32 The third stage of any analysis is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s). In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not solely be visual.

33 The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

34 The box (see [below](#)) provides a more detailed list of attributes of the development proposal that it may be appropriate to consider during the assessment process. This list is not intended to be exhaustive and not all attributes will apply to a particular development proposal.

Depending on the level of detail considered proportionate to the purpose of the assessment, it would normally be appropriate to make a selection from the list, identifying those particular attributes of the development requiring further consideration and considering what emphasis attaches to each. The key attributes chosen for consideration can be used as a simple check-list, supported by a short explanation, as part of a Design and Access Statement, or may provide the basis for a more complex assessment process that might sometimes draw on quantitative approaches to assist analysis.

35 In particular, it would be helpful for local planning authorities to consider at an early stage whether development affecting the setting of a heritage asset can be broadly categorised as having the potential to enhance or harm the significance of the asset through the principle of development alone; through the scale, prominence, proximity or placement of development; or through its detailed design. Determining whether the assessment will focus on spatial, landscape and views analysis, on the application of urban design considerations, or on a combination of these approaches will clarify for the applicant the breadth and balance of professional expertise required for its successful delivery.

36 Cumulative assessment is required under the EU Directive on EIA. Its purpose is to identify impacts that are the result of introducing the development into the view in combination with other existing and proposed developments. The combined impact may not simply be the sum of the impacts of individual developments; it may be more, or less.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset’s physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, ‘wildness’
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and ‘light spill’
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

37 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development likely to affect its setting are considered from the project’s inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

38 Enhancement (see [NPPF, paragraph 137](#)) may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

39 Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be

an important consideration in determining the balance of harm and benefit.

40 Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting. The permanence or longevity of screening in relation to the effect on the setting also requires consideration. Ephemeral features, such as hoardings, may be removed or changed during the duration of the development, as may woodland or hedgerows, unless they enjoy statutory protection. Management measures secured by legal agreements may be helpful in securing the long-term effect of screening.

Step 5: Make and document the decision and monitor outcomes

41 It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record.

42 The true effect of a development on setting may be difficult to establish from plans, drawings and visualisations. It may be helpful to review the success of a scheme and to identify any ‘lessons learned’ once a development affecting setting has been implemented that was intended to enhance, or was considered unlikely to detract from, the significance of a heritage asset. This will be particularly useful where similar developments are anticipated in the future.

Contact Historic England

East Midlands
2nd Floor, Windsor House
Cliftonville
Northampton NN1 5BE
Tel: 01604 735460
Email: eastmidlands@HistoricEngland.org.uk

East of England
Brooklands
24 Brooklands Avenue
Cambridge CB2 8BU
Tel: 01223 582749
Email: eastofengland@HistoricEngland.org.uk

Fort Cumberland
Fort Cumberland Road
Eastney
Portsmouth PO4 9LD
Tel: 023 9285 6704
Email: fort.cumberland@HistoricEngland.org.uk

London
Fourth Floor
Cannon Bridge House
25 Dowgate Hill
London EC4R 2YA
Tel: 020 7973 3700
Email: london@HistoricEngland.org.uk

North East
Bessie Surtees House
41-44 Sandhill
Newcastle Upon Tyne NE1 3JF
Tel: 0191 269 1255
Email: northeast@HistoricEngland.org.uk

North West
3rd Floor, Canada House
3 Chepstow Street
Manchester M1 5FW
Tel: 0161 242 1416
Email: northwest@HistoricEngland.org.uk

South East
Eastgate Court
195-205 High Street
Guildford GU1 3EH
Tel: 01483 252020
Email: southeast@HistoricEngland.org.uk

South West
29 Queen Square
Bristol BS1 4ND
Tel: 0117 975 1308
Email: southwest@HistoricEngland.org.uk

Swindon
The Engine House
Fire Fly Avenue
Swindon SN2 2EH
Tel: 01793 445050
Email: swindon@HistoricEngland.org.uk

West Midlands
The Axis
10 Holliday Street
Birmingham B1 1TG
Tel: 0121 625 6870
Email: westmidlands@HistoricEngland.org.uk

Yorkshire
37 Tanner Row
York YO1 6WP
Tel: 01904 601948
Email: yorkshire@HistoricEngland.org.uk



Historic England

We are the public body that looks after England's historic environment. We champion historic places, helping people understand, value and care for them.

Please contact guidance@HistoricEngland.org.uk with any questions about this document.

HistoricEngland.org.uk

If you would like this document in a different format, please contact our customer services department on:

Tel: 0370 333 0607
Email: customers@HistoricEngland.org.uk

All information and weblinks accurate at the time of publication.

Please consider the environment before printing this document

HEAG180
Publication date: First Edition March 2015
© English Heritage
Second Edition December 2017 © Historic England
Design: Historic England

APPENDIX 4: COUNCIL'S STATEMENT OF CASE EXTRACT (PARAGRAPHS 5.15 TO 5.30)

LAND AT BIRD-IN-EYE FARM

Impact on designated listed building – Bird in Eye Oast

Putative Reason for Refusal 2 -

The development would result in harm to and the loss of the traditional rural open and undeveloped setting of the Grade II listed Bird in Eye Oast by virtue of the proposed indicative areas of development to the northwest, west and southwest of the designated heritage asset. The proposed development would visually compete with and distract from this local historic landmark and would not safeguard the existing relatively tranquil and quiet setting through the introduction of housing within the undeveloped area and the infrastructure to serve the proposed SANG leading to a detrimental cumulative impact of change. This in combination with the inappropriate urbanisation of the character of the access road with the introduction of the roundabout infrastructure would result in the proposals leading to less than substantial harm to the significance of the designated heritage asset through inappropriate development within its setting and this harm would not be outweighed by the public benefits resulting from this proposal.

The proposal would be contrary to Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990, Policy EN1 and EN27 of the Wealden Local Plan 1998, Policy SPO2 of the Core Strategy and paragraphs 212 – 217 of the National Planning Policy Framework and Chapter 5, 7 and 12 of the Wealden Design Guide.

- 5.16 At the centre of the Site is a Grade II listed oasthouse. It sits broadly at the centre of Bird in Eye Farm, which forms its setting, along with the fields surrounding it which were historically used for a mixture of arable, hop garden and pasture uses in connection with the farm. The Appellant's current position is that it does not accept that the proposed development would affect the setting of the listed oasthouse. Consequently, as set out in Section 66(1) of the Planning (Listed

Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the setting of a listed building, the decision maker must have special regard to the desirability of preserving the building's setting.

- 5.17 Previously, the effect of development on the setting of the oasthouse was determined at appeal to cause less than substantial harm to the significance of the listed building. Paragraph 55 of the appeal decision sets out the circumstances in which this matter was aired. Paragraph 57 is clear on the significance of the setting and the functional relationship between the fields which grew hops could still be appreciated. This traditional rural open setting was considered to be compromised by the proposed development and to cause less than substantial harm to the significance of the heritage asset.
- 5.18 The current scheme has reduced the proposed quantum of growth from 290 to 190 homes. The area shown for development is configured differently from the dismissed appeal. The current scheme also proposes changes to the immediate setting of the oast house with the removal of an area of hardstanding to the west and inclusion in the redline boundary of the site for landscaping purposes. This latter element of the current scheme is a positive change and reintroduces the historic boundary to the farmyard area where this has been eroded in the later part of the 20th century.
- 5.19 Notwithstanding, the expert view of the Council's Senior Heritage Officer is that there will still be harm to the setting of the oast through the proposed built development forward of the westerly farmyard line and the works to create a designed SANG with associated infrastructure. Both of the westerly elements of built development will be apparent in views of the oast from the hospital side, housing, public areas etc, and also in views from the oast itself, particularly that to the south-southwest. There is also a failure to understand the elevated views from the external stair of the oast and the upper element of the building. In relation to the proposed built development to the northwest, whilst there is currently a length of leylandii screening around the riding area, the longevity of this planting has to be questioned. Without this, the isolated island of linear development at the back of existing development on Bird in Eye Hill would be prominent. The Council is firmly of the view that the Appellants have still not looked at the site in the 'round', being very myopic in predominantly considering setting from the oast only, not how it is perceived within the wider rural landscape and how the farmstead is perceived on the ridge. The tranquil rural setting would not be safeguarded. In addition to areas of built development outlined above, the scheme introduces a designed SANG with infrastructure (furniture, bins, formal pathways, 3m wide shared footway/cycleway, lighting and planting, together with several areas of surface water attenuation and engineering works to create appropriate levels for the footway/cycleway) in the western part of the site would add to the cumulative impact of change and artificiality of the landscape character created.
- 5.20 The current scheme also proposes a new roundabout on the Bird in Eye Hill road with a new route south to replace the existing farm access road. It is acknowledged that part of the historic farm access (the northernmost part) was originally to the west of the current farm access which was moved to the east in the mid 20th century, however the experience at arrival to the farm retains a rural character,

along a narrow route, moving between fenced paddocks, with the oast building visible to the south. The proposed roundabout will introduce an overly urbanising effect on the approach to the farm with all the resulting infrastructure, including signage and lighting and will also necessitate artificial changes to levels to create the road design proposed. This will permanently remove the rural character of the farmstead entrance and result in loss of the wider rural setting of the oasthouse.

- 5.21 Although it is acknowledged that there will be a larger open area to the west of the oast, the remaining ability to appreciate the significance of the oasthouse in its historic rural setting would be substantially impacted for the reasons set out above. The level of development proposed would also visually compete with and distract from its local landmark quality. Furthermore, the relatively quiet and tranquil character of the setting of the oasthouse would be significantly diminished by the large-scale residential development proposed, highways infrastructure and associated SANGs/recreational usage of the land to the west with its associated infrastructure.
- 5.22 As a result, the setting of the oasthouse would not be preserved by the development thereby conflicting with the requirements of Section 66(1) of the Planning (Listed Building and Conservation Areas Act) 1990 where special regard must be had to the desirability of preserving the building's setting. It follows therefore that the proposal would conflict with Spatial Planning Objective SPO2 of the CS which requires protection of the historic environment. The Framework is also clear that in determining planning applications account should be taken of the desirability of sustaining and enhancing the significance of heritage assets.
- 5.23 In terms of paragraph 215 of the NPPF the harm identified to the significance of the oasthouse through development in its setting would be 'less than substantial', at the moderate level, given that the significance of the building in terms of its technical rarity would be unharmed by the development.
- 5.24 As set out in paragraph 215 pf the NPPF, where a development proposal would lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Heritage Balance

- 5.25 In this case the public benefits would include economic benefits derived from the provision of up to 190 homes of which 35% would be affordable housing and 5% custom and self-build homes, in an area where there is an agreed and long-standing shortfall of housing land supply, the current figure being 3.68 years. These homes would drive economic growth in the area through the associated expenditure and job creation that new housing provides. Appropriate conditions also mean this development could come forward relatively quickly. The provision of housing, including affordable housing is afforded substantial weight in the current context.
- 5.26 The development would provide a SANG primarily to mitigate impacts to the Ashdown Forest SPA and SAC which would likely occur from increased recreational disturbance from the proposed housing as set out in Policy WCS12 of the Core Strategy. The mitigation the SANG would provide is a neutral factor in the

planning balance. However, provision is also made for other visitors to the SANG also which is a public benefit. This additional benefit of the SANG, over and above its primary requirement to mitigate impacts on the Ashdown Forest, is afforded limited positive weight on the basis it meets no policy requirement or identified local need but would be of some value to local residents

- 5.27 The size of SANG proposed in this appeal is necessary to provide a circular walking route of c. 2.7km for future occupiers of the development.
- 5.28 The proposals would secure a biodiversity net gain of +159.11% net gain in habitat units within the SANGS area and in a +13.02% net gain in habitat units and a +35.87% net gain in linear features in the development area. Sustainable homes in terms of their environmental credentials and proximity to local services would be created, along with recreational space and landscaping. Some minor public benefit would also be derived from the provision of a heritage information board regarding the oasthouse and the parties have agreed that an information board about the Ancient Woodland and nearby Veteran Trees.
- 5.29 An absence of harm to the amenity of neighbouring occupiers or landscape harm carries neutral weight. Generally, neutral weight is also afforded to any contributions through CIL planning obligations to mitigate pressure on local services, although some wider public benefits may occur as a result. An absence of harm from loss of Best and Most Versatile agricultural land is also a neutral factor in the planning balance.
- 5.30 Paragraph 212 of the NPPF advises that great weight should be given to the conservation of designated heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm. Furthermore, any harm must be given considerable importance and weight. Given that the proposal would result in less than substantial harm at the moderate level to the significance of the oasthouse due to the harm to such a large area of its immediate setting and would therefore severely reduce the contribution this currently makes to the significance of this heritage asset, in line with the recent appeal decision, the Council is of the view that this harm is not outweighed by the public benefits in this case.

APPENDIX 5: CONSERVATION OFFICER RESPONSE TO ORIGINAL SCHEME, DATED 22 NOVEMBER 2021

LAND AT BIRD-IN-EYE FARM

From: Jo Tucker
Sent: 22 November 2021 11:54
To: [REDACTED]
Cc: planning
Subject: WD/2021/2198/MAO - LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD

Categories: Consultee

Dear [REDACTED],

Please accept this email as my formal consultation response on the above major application for outline planning permission.

I can confirm that I have viewed the application particulars. My considerations revolve around whether the setting of any heritage assets would be unacceptably harmed by any future development within the application site.

Heritage considerations

The Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990) (thereafter referred to as The Act).

The requirements of The Act are reinforced by the National Planning Policy Framework 2021 (NPPF), which at Chapter 16, sets the national agenda for 'Conserving and enhancing the historic environment'. This, in particular, requires the significance of any heritage asset to be identified and assessed that may be affected by a proposal (including by development affecting the setting of a heritage asset) and for this to inform future change in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Paragraph 206 of the NPPF states that significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or through development within its setting. Paragraph 189 of the NPPF states that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

It should be noted that the Courts have held that 'preserve' means an absence of harm. The NPPF points out that harm can be either 'substantial' or 'less than substantial' and where harm occurs, it should be given considerable weight as a material consideration in the assessment of planning applications and as part of the balance exercise and in ascertaining if any public benefits would outweigh that harm. This national policy intent is addressed by 'saved' Local Plan Policies EN1 and EN27; Core Strategy Policy SP02; as well as Chapter 12 of the Wealden Design Guide.

Considerations of proposals

The NPPF at paragraph 199 states that great weight should be given to the conservation of designated heritage assets through an understanding of the impact of a proposed development on their significance and this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

There is one listed building located in the vicinity of the application site and this is the Grade II listed Oast House at Bird in Eye Farm. A robust and comprehensive heritage statement has been submitted with the application that has considered the potential for impact on the setting of the listed building and has followed guidance set out with the Historic England Guidance on assessing 'Setting' within GPA3.

Subject to a layout at reserved matters that is informed by a thorough understanding of the setting of the listed building, it should be possible to accommodate development proposed within the red line area without harm to the significance of the listed building. I note all matters are reserved accept for access which would therefore allow the amount of units and their size (detached, semi-detached, terraced), layout (including positioning of buildings), appearance and landscaping to be properly considered at reserved matters stage, fully informed by the constraints of the setting of the listed building and to show heritage benefits in the development of this site.

Joanna Tucker

Joanna Tucker Bsc(Hons) Building Conservation Technology, MA Town Planning, MRTPI | Senior Heritage Officer

Planning and Environmental Services, Wealden District Council

Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

<http://www.wealden.gov.uk>

[@wealdendistrict](#) [@wealden](#) [@wealdendc](#)

Please note given the recent guidance relating to Covid-19 the decision has been made for the majority of staff to work remotely. We will aim to provide you with the same level of service during this time, but to help, we would be grateful if you could contact us primarily by email, using planning@wealden.gov.uk.

Further details on the reponse of the Council's Planning and Building Control Services to Covid-19 are available here: <https://www.wealden.gov.uk/planning-and-building-control/planning-services-coronavirus-covid-19-update/>

From Monday 7th September the office reception will be open on a trial basis. All visits to the Council's reception will be by **strict appointment only** for customers with a **specific need** to see an officer in person. Social distancing measures will be in place and enforced at all times. Opening hours are limited to Monday, Wednesday and Friday from 10am until 1pm.

The Wealden website (www.wealden.gov.uk) remains the most convenient way to access Council services 24/7. The Contact Centre continues to operate remotely and is available during "normal" office hours Mon/Tues/Thur/Fri 08:30am – 5pm, Wed 09:00am – 5pm.

APPENDIX 6: LIST DESCRIPTION

LAND AT BIRD-IN-EYE FARM

OASTHOUSE TO THE NORTH WEST OF BIRD IN EYE FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1028381**

Date first listed:**31-Dec-1982**

List Entry Name:**OASTHOUSE TO THE NORTH WEST OF BIRD IN EYE FARMHOUSE**

Statutory Address 1:**OASTHOUSE TO THE NORTH WEST OF BIRD IN EYE FARMHOUSE, BIRD IN EYE HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**OASTHOUSE TO THE NORTH WEST OF BIRD IN EYE FARMHOUSE, BIRD IN EYE HILL**

The building or site itself may lie within the boundary of more than one authority.

County:**East Sussex**

District:**Wealden (District Authority)**

Parish:**Framfield**

National Grid Reference:**TQ 48385 20780**

Details

FRAMFIELD BIRD IN EYE HILL 1. 5208 Uckfield Oasthouse to the north- west of Bird in Eye Farmhouse TQ 4820 43/860 II 2. C19. Square stone building with slate roof and retaining its cowl. Inside, a flue (still intact) winds round the walls of the kiln. Fresh air entering at intakes near the floor was heated indirectly from the hot flue wall before rising through the hop-drying floor. Said to be the only fresh air oast surviving in Sussex. Listed for technical rarity.

Listing NGR: TQ4838520780

Legacy

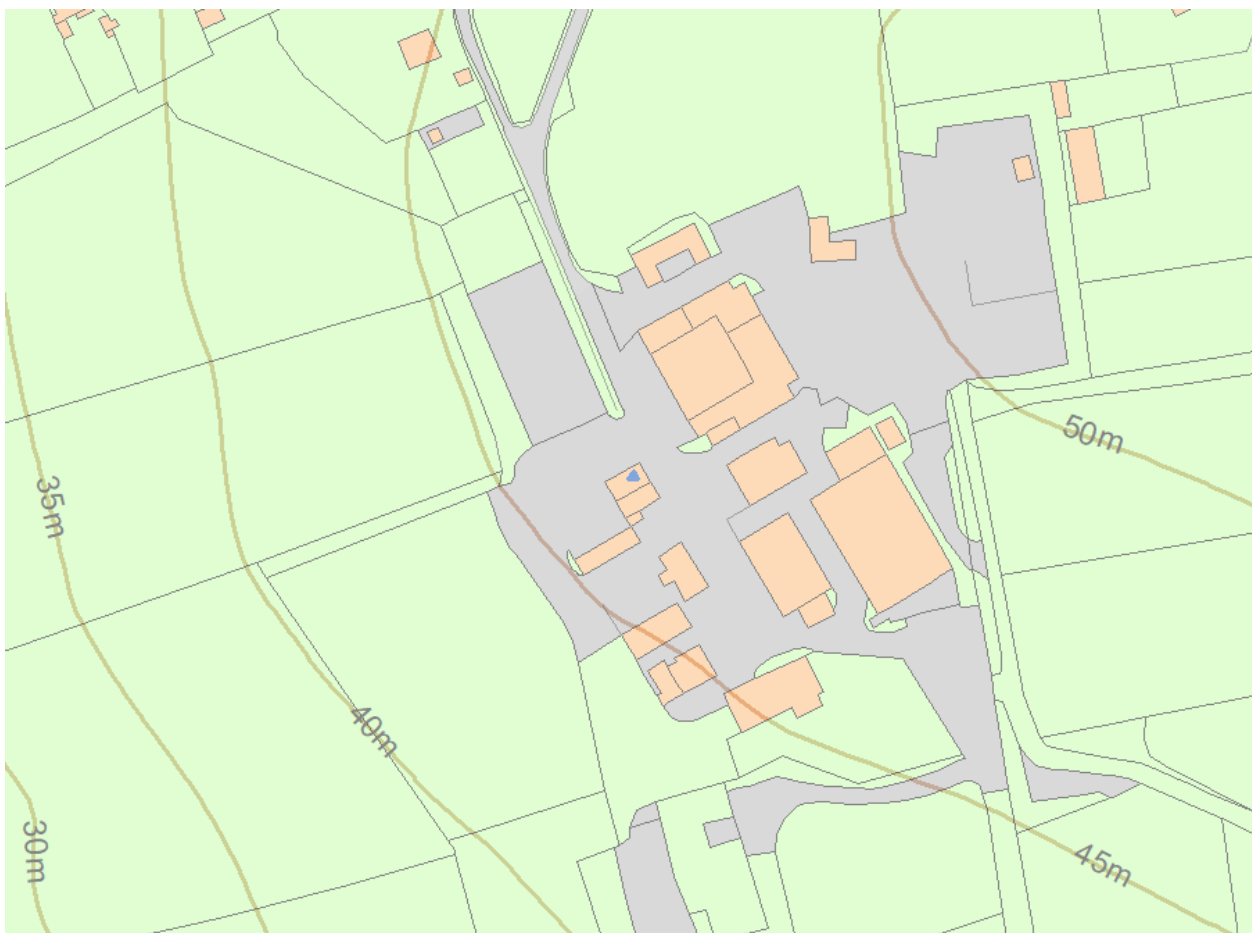
The contents of this record have been generated from a legacy data system.

Legacy System number:**296085**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 17-Jan-2025 at 16:04:07.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved.
Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions
Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.

APPENDIX 7: PHOTOGRAPHS OF THE LISTED BUILDING IN ITS CONTEXT

LAND AT BIRD-IN-EYE FARM



South elevation of the Oast House, Bird in Eye Hill



East elevation of the Oast House, Bird in Eye Hill and surrounding hard standing



West elevation of the Oast House, Bird in Eye Hill



Entrance to the Oast House at the west elevation



Paddock and land to the west of the Oast House



Land to the west of the Oast House



Views towards the Site from Framfield Road

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.

APPENDIX 8: LVIA EXTRACTS (REFER TO VIEWS 1, 2, 4, 6, 12, 13, 19, 20, 21 AND 24)

LAND AT BIRD-IN-EYE FARM

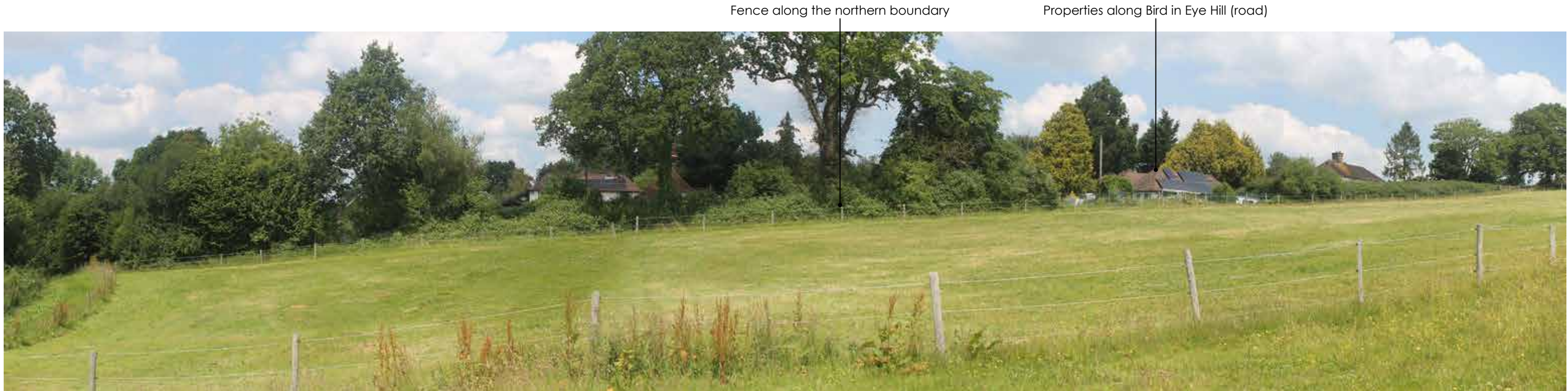


Photograph 1 View from eastern boundary within Parcel A looking west

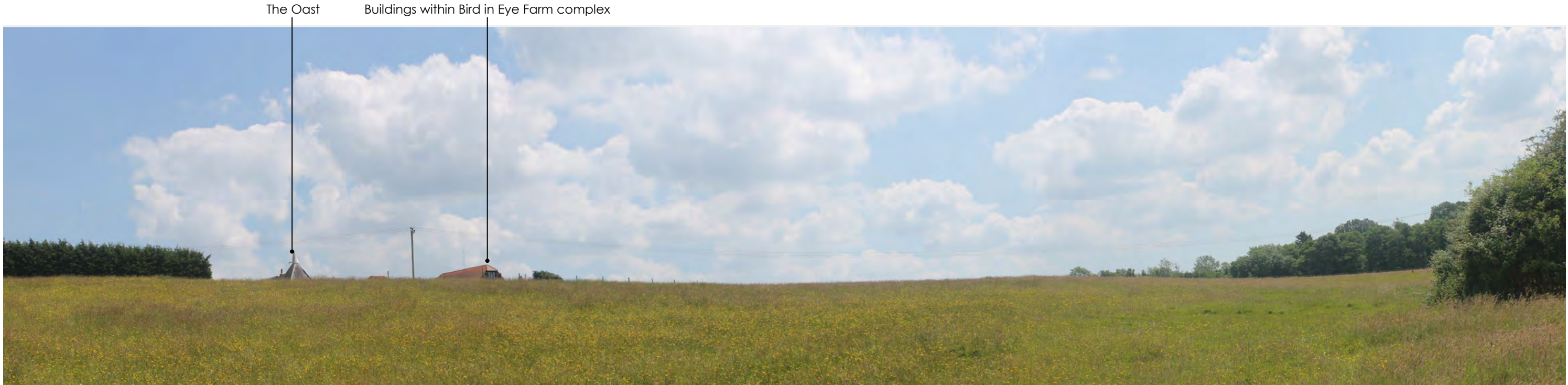


Photograph 2 View from within Parcel A looking north west

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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 3 View from within Parcel A looking north



Photograph 4 View from within Parcel A looking 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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 5 View from western boundary of Parcel A looking south east



Photograph 6 View from south western corner of 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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

Town of Uckfield Buildings within Bird in Eye Farm complex



Photograph 11 View from northern boundary of Parcel C looking west

Town of Uckfield The Oast Buildings within Bird in Eye Farm complex



Photograph 12 View from the unmarked access road within Parcel C looking 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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Photograph 13 View from Parcel A within the Site looking north east



Photograph 14 View from eastern boundary of Parcel A 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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Panorama 19 For context only



Photograph 19
View from Uckfield Hospital car park looking east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:09
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east

		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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -



Panorama 20 For context only



Photograph 20
View from Uckfield Hospital car park looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:11
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: 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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

← Site extends full width of the view →

The Oast Buildings within Bird in Eye Farm complex



Photograph 21
View from Wigeon Way (road) south of hospital looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:12
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: 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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

Approximate extent of Site

Properties along Framfield Road



Photograph 24
View from Framfield Road looking east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
24.06.2024, 15:25
Canon 1100D 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/2646/121		
Drawing Title	Photosheets	Date July 2024		
Client	Croudace Homes Ltd.	Drawn TV	Checked CA	Rev -

APPENDIX 9: GWEN JONES ARTICLE

LAND AT BIRD-IN-EYE FARM

**AN EXAMPLE OF EARLY NINETEENTH-CENTURY TECHNOLOGY:
BIRD-IN-EYE OASTHOUSE, FRAMFIELD PARISH, EAST SUSSEX.**

Gwen Jones

Introduction

After the establishment of hops as a commercial crop towards the end of the sixteenth century, hop drying practices continually evolved in order to eliminate loss or failure during drying and to maximise, thereby, the profits made from hop sales. Loss or failure arose from difficulties in maintaining requisite temperatures, in spreading the heat across the kiln, and in preventing contamination of the hops by the products of combustion. Initially, a controlled rise to about 60 degrees centigrade (140 degrees fahrenheit) is needed to drive off the greater part of the moisture contained in the hops, while later on, a gentler temperature - 49 degrees centigrade (120 degrees fahrenheit) - ensures thorough drying. Wind speed and direction can change very rapidly so driers using every type of open grates or braziers needed draught openings on all sides of the kiln. That meant careful positioning of the building, and even with the draught to keep the fires bright and achieve the right temperatures, a baffle plate suspended above the grates was often needed to spread the heat more evenly across the kiln. If, as often happened, pockets of cold or damp air persisted, the hops dried unevenly and even a small amount of damp hops in a bag could cause the rest to deteriorate. To compound these problems, the burning of wood, coal, charcoal or 'welsh coal' (anthracite) on open grates inevitably involved contamination of the hops to a greater or lesser extent. Theories to combat this contamination were put forward from at least the second half of the seventeenth century (1).

Experiments using enclosed stoves or furnaces began in the first half of the eighteenth century. Although the later years of the century brought improved stoves which are said to have been widely used, many driers found it harder to judge the state of the fire and, therefore, harder to raise and maintain the temperatures proper to each stage of drying. Many are known from both documentary and building evidence to have continued with the use of open grates despite improvements to stoves such as added pipework designed to carry the heat up towards the drying floor (2). It was against a background of persistent problems that John Read, gardener, inventor and native of a large hop-growing parish, Horsmonden, turned his attention to perfecting a new type of oasthouse in which many such problems would be eliminated.

Read's Design (Fig 1)

He eventually submitted his perfected design to John Claudius Loudon for inclusion in his 'Encyclopaedia of Cottage, Farm and Villa Architecture' in 1835 and sent him the ground plan and sections of an oasthouse actually erected in 1832 in Teston, near Maidstone (3). His first experiments had been made in 1796; it had indeed taken him "many years of experiment and adaptation".

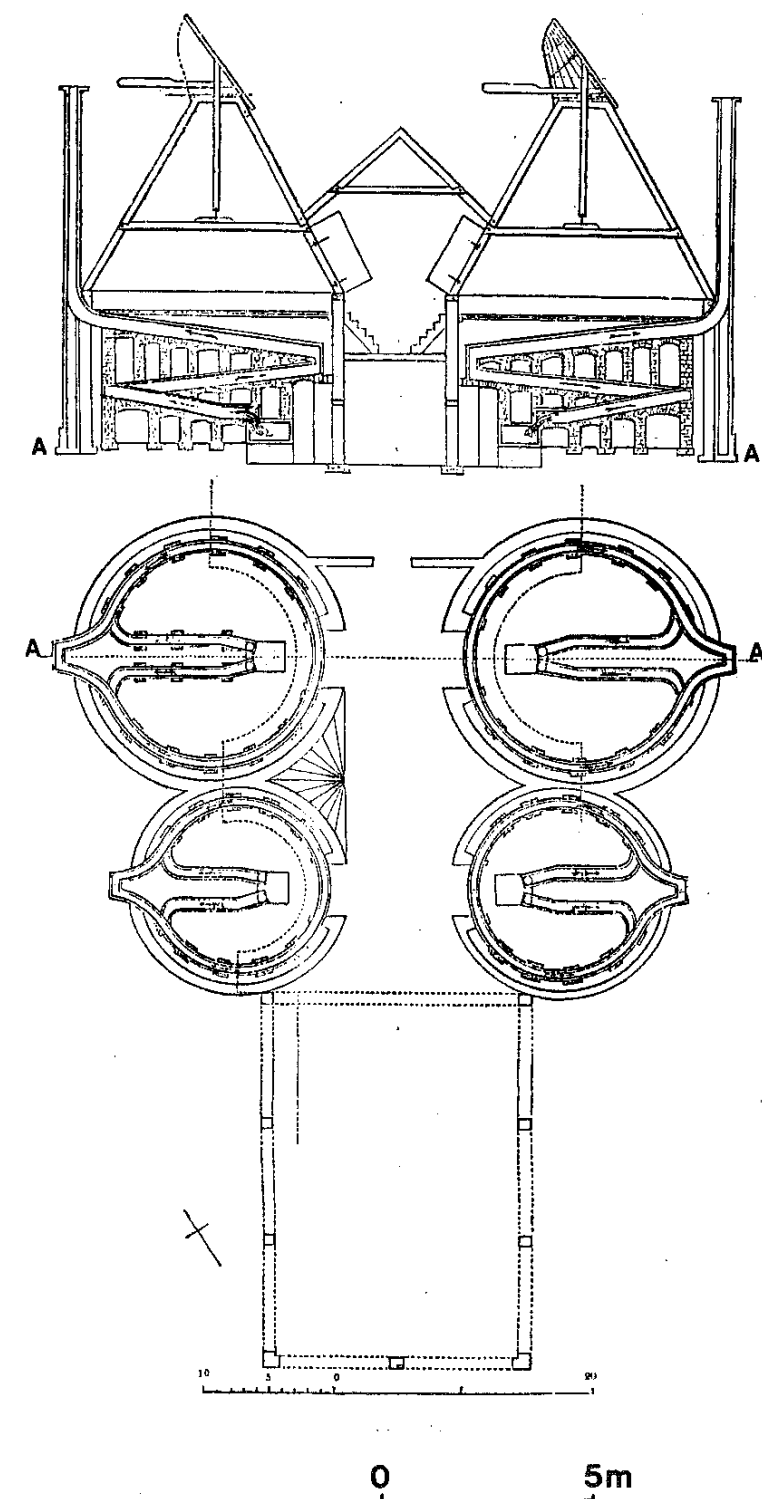


Fig. 1

The plan and section of the oasthouse at Teston as published in Loudon's 'Encyclopaedia of Cottage, Villa and Farm Architecture'.

Loudon was clearly excited by the originality of the design. Read's experience as a gardener, of using smoke flues in hothouses and steam in pineries had brought him to an inventive application of similar principles for the drying of hops. Once his ideas had been perfected in practice, he adopted a circular kiln because of its greater strength and economy in the use of brick. He is not known to have claimed to have invented the circular kiln, but its invention has since frequently, and erroneously, been attributed to him (4). (Round kilns have been in use since prehistoric times for the drying of grain, malt, seeds and various other substances.)

The illustrations and accompanying explanations in Loudon's Encyclopaedia demonstrate a system of brick flues supported by brick piers and arches built about 150 - 200mm away from the internal face of the wall of the kiln. The flues were designed to carry the heated air not only right up to the drying floor, but also all round the kiln. With open grates, such proximity would have resulted in poor draught and in scorching the bottom layer of the hops. The brick flues, however, were to produce and maintain a controlled and even heat emanating from the side walls of the kiln, thus eliminating pockets of cold or damp air, whilst heat rising from the furnace itself would more than adequately spread across the centre of the kiln.

The Kiln

The pages of the Encyclopaedia set out in general terms the specification for every part of the kiln, giving some dimensions and omitting others. The walls were of 225mm brickwork on 450mm footings. A door on both ground and first floor opened from the stowage into the kiln. The one provided on the ground floor was kept low, not more than 1.37m maximum, because Read held that a low door improved the draught. Fumes from the furnace were ducted away into a chimney built on the outside wall immediately opposite the door.

Plenum Chamber

A cockle or furnace of cast iron stood at the end of a short, covered entrance passage with two doors, one on either side of the furnace, leading into the area behind (5). The furnace itself had two doors, one to the fire box, and one to the ash pit below. Both furnace and flues were blackened on the outside in order to increase the radiation of heat, and the inside face of the walls was whitened in order to prevent the bricks from absorbing heat.

From the rear of the fire box two horizontal sections of pipe constructed of either iron or firebrick and of just less than a metre in length, conducted the heat towards the wall of the kiln where it entered the flues which immediately separated and started to rise round the wall. Each flue passed half way round the kiln in opposing directions and came together again when they reached the piers above the entrance passage. Here each one rose vertically for a short distance and then returned back round the kiln, still rising, until they connected with the chimney flue at a point just below the drying floor. The side walls of the flues were built directly upon the piers or arches which supported them.

They were constructed of three courses of brick-on-edge and sealed across the top by either brick or tile. Initially it is stated that either could be used, but later in the description, tile is said to be preferable because duty could be saved. Two courses of tiles 150mm by 75mm are stipulated, the joints staggered in order to prevent smoke from penetrating into the plenum chamber. The piers which supported the flues were also built of open brick-on-edge work and between them stretched an arch 110mm deep. Read suggests that the flues could easily be cleaned, either by removing one or two of the covering-tiles to insert a brush, or by burning in the furnace a few handfuls of dry brushwood or dried hop-bine which would create sufficient draught to carry all the soot out of the chimney.

Drying Floor and Cone

The joists for the drying floor were lodged on a course of corbelled brickwork. Across them were laid iron laths, 50mm across the top, roach bellied underneath, and shallow, being only 6.25mm at their thickest. Perforated tiles such as were used in malt kilns were laid across the top of the laths and the weight of this floor was supported by one or perhaps two iron girders with iron stanchions where necessary. When the drying floor was laden, the hops were prevented from falling out at the doorway by boards slotted between guides nailed to the door frame.

No firm dimensions are given for the height of either the eaves or the top of the conical roof, but Read appears to have considered it crucial that the circular roof should start gathering in at a point 450mm above the top of the tiles. Where the roof gathered in, the opening was closed by a pair of doors which could be lifted and laid back on the slope. A collar beam across the kiln just above the opening carried the pivot of the spindle of the cowl. The rafters, rising from a plate laid on top of the kiln wall and tapering from 100mm x 50mm at the bottom to 75mm x 37mm at the top, rose to an iron curb which also supported the stay for the cowl.

The Stowage

Very few details were given of the stowage, probably because there was little to improve in the traditional ideas for stowage building. The introductory remarks proclaim the necessity of having a "...cool well-ventilated loft adjoining...formed over a cart-shed, or some other building open on one or on all sides", and the section through the two larger kilns shows in outline the sort of building considered necessary. The level of the cooling floor was considerably below that of the drying floor. Access to that was via a pair of movable steps which could be hooked to the wall just below the door opening. When the hops were dry the steps were to be removed and the hops shovelled out of the kiln down on to the floor. They would lie on this floor until deemed to be sufficiently cooled, at which point they were to be trodden into pockets or bags at a treading hole fashioned into the floorboards. The ground floor of the building perhaps served as the 'shed' whence the hops were sent to market. The

'store loft' prescribed for those hops which were not to be sent until prices were right, was probably in another building, given that the bags needed to be 'carefully excluded from the air'.

A Surviving Example of a 'Read Kiln'

Given firstly, the published design, and secondly, the numbers of round kilns known to have been constructed in Kent and Sussex, it might have been thought that Read's ideas were finally considered suitable only for circular kilns. Necessarily, however, his early experiments must have been conducted in the square or rectangular kilns traditional at the end of the eighteenth century and at the beginning of the nineteenth. The recent recording of an oast in which a 'Read kiln' survives intact finally dispels any doubt: it has one square kiln. And, as if to underline this fact, another oasthouse nearby which has two square kilns, also reveals remnants of Read's system.



Fig. 2

Bird-in-Eye oasthouse. The kiln remains unconverted. The stowage is used on the ground floor by a saddlery firm, on the first floor by an upholstery firm whose workshop occupies the former stable building nearby.

Bird-in-Eye Farm Oasthouse, Framfield Parish, Sussex. (Fig.2)

The farm was part of the Buxted Park Estate and documentary evidence shows that Bird-in-Eye farm (formerly spelt Budny/Budney), always moderate in size - roughly 70 acres - was established at the very end of the eighteenth century on land originally farmed with Gatehouse farm. A mixed farming economy was adopted and the farmstead eventually acquired a brick-built barn, oasthouse, stable, dairy, cowshed, tackle-store and enclosed yard (6).

The oasthouse, first mentioned in a lease of 1838, originally comprised a single kiln and stowage on a north-west/south-east axis (assumed west/east for the convenience of this discussion) with a covered entrance and storage area on the south wall. To the north a lean-to was added and subsequently altered and enlarged (Fig.3).

Stowage

The stowage measures 4.6m by 4.36m. The north, south and west walls at both ground floor and first floor levels were originally of dressed and coursed stone blocks, 225mm thick. The east wall was open at ground floor level and at first floor level was timber-framed and weatherboarded. Owing to later alterations, only a fragment of the north wall now survives at first floor level. There may initially have been a north window, but at the present time just one window in the east wall lights this floor.

Access to the cooling floor is by an external staircase on the south wall. There is a press, by Drake and Muirhead, and its position slightly off-centre suggests that the original treading hole may have been re-used for the press. At wall-plate level dragon-ties brace each corner and the hipped roof has two main trusses, one at the hip and the other positioned just before three Jack-rafters join the main roof to the slope of the kiln. Externally the roof is of slate on battens (Fig.4).

Kiln

The kiln measures 4.32m by 4.05m. The walls are of stone with some brick coursing in the north, east and south walls.

A two-leaf external door originally opened into the plenum chamber. Its entrance arch has a single brick lining and two metal doors, one either side of the furnace, are hung on the internal face of the entrance. These open into the area to the rear of the furnace where the system of flues supported on piers and arches rises from a concrete floor 460mm above ground level (Fig.5).

The drying floor is 0.87m above the cooling floor and a short flight of steps gives access to it. At the base of the door a board slotted into guides nailed to the jambs keeps the hops in the kiln. Above, a door hung on the right-hand jamb closed the gap to the point where the roof starts to slope inwards. Here

two other side-hung doors open and fold back on to the slope (Fig.6). The ends of the joists to the drying floor are supported on brick corbelling on the north and south walls and are strengthened centrally by a timber girder. The drying floor has timber laths over which an oast haircloth was spread. The roof is of slate on battens. The rafters are lathed and plastered internally. Dragon-ties brace each corner. Three metres above the drying floor two cross-beams support the spindle of the cowl.

Lobby

The covered entrance and storage area or lobby is brick-floored. It is a single storey building which is contemporary with the stowage and kiln. It has a blank entrance opening in its east wall and a window in the south wall. Below this window is a draught opening. (There there is now another draught opening in the west wall where formerly there was a door). The roof is of slate on battens, underfelted, and the rafters are supported on a central purlin. Both half-gable ends are weather-boarded. The building shields the entrance to the kiln and was also used as a sleeping area for the drier (Fig.7).

Firing System

The fire was lit in a rectangular metal furnace whose fire bars were set level with the concrete floor over a sunken ash pit at natural ground floor level. Two openings in the roof of the furnace connect with two short lengths of parallel brick ducts supported by brick piers between curved arches. These ducts carry the warm air from the furnace to the flues at the inner face of the external wall (Figs.8 & 9).

The flue walls are constructed of three courses of brick-on-edge which rise directly off the piers and arches which support them and they are covered at the top with special bricks 310x145x56mm. From a central point in the north wall they are taken in opposing directions round the perimeter of the kiln and gradually rise towards the underside of the drying floor. Where they come together above the door on the south wall, the ducts rise vertically and independently for approximately one metre, and then turn and again follow opposing directions, running horizontally round the perimeter of the kiln supported by a second series of brick piers and arches. Where they meet, at the central point on the north wall, they turn to enter an external brick chimney (Fig.10).

The ducts were cleaned via removable plates set in the face of each straight length and the system's construction is stabilised by occasional brick spacers set between the internal face of the kiln and the walls of the flue. There are two draught openings in each of the south and north walls and one central opening in the west wall.

Discussion

The two most obvious differences between Bird-in-Eye and Read's building are in the use of stone rather than brick and in the kiln shape. Building stone is found in the locality and this may explain its use, especially as stone was also used in other parts of the farmstead. The choice of a square, rather than a round kiln, must presumably have been the landowner's and we shall never know why it was made.

The inspiration for the system used must, however, have been Read's. Since he described his stowage in only the most general and traditional terms, the one at Bird-in-Eye can be said to conform with the principles he laid down: it was originally open-ended on the ground floor; the level of the cooling floor is below that of the drying floor, and given the small scale of the building, the roof is sufficiently high to render it airy.

The flue system is so nearly identical to the one published that it is quite possible that Read actually supervised the building of the oasthouse himself: he is known to have overseen the construction of many, making visits to the owners both at the design stage and after completion of the building (7). It would not have been possible for him to expect each owner to adopt exactly the same template. Each oasthouse built had to respond to constraints both financial and topographical. Read's design had to be capable of alteration and adjustment. Here the shape of the kiln is used to institute a major change: the way in which the flues return horizontally round the top of the kiln. This may, indeed, have been intended as an improvement as the heat is maintained at a constant level beneath the drying floor.

Other changes are less fundamental. The pillars are not constructed in brick-on-edge work. The need to take the flues across the angle of the corners occasioned the use of unusual curved bricks. Furthermore those bricks, 310mm by 145mm which are placed across the top of the flues may well have also been specially made for use in such kilns (8). Either these were just easier to lay, or the double tile course recommended in the Encyclopaedia was not found to be adequate in practice. As a result of the adoption of these bricks, mortared together to prevent the smoke from penetrating into the kiln, it became necessary to provide a front opening in each length of the flues so that they could be swept clean.

The furnace used follows Read's design closely except that its ash pit has no door (9). There are still two doors, however, but at Bird-in-Eye the top door opened to allow a pan of sulphur to be placed on top of the fire-box. As sulphur was already in use by the end of the eighteenth century, it may be that it was not mentioned by Read because he thought that to recognise the need for cosmetic improvement of the colour of the dried hops would reveal an inherent weakness in his system (10).

The door into the kiln, at 1.97m above ground level, is not as low as Read stipulated, but since both the brick floor of the lobby and the floor on which the furnace stood were respectively 230mm and 460mm above ground level, a better draught may have been achieved without making entry into the kiln so difficult. As for his recommended blackening, "in order to increase the radiation of heat", the furnace at Bird-in-Eye is blackened externally but the flues are not. Indeed they show some signs of having been whitened.

Corbelled brickwork is used to support the ends of the joists to the drying floor but they are strengthened by a timber, not metal girder. They are also more numerous because this drying floor was designed to have timber slats and a hair cloth rather than metal slats and terracotta tiles. It may be, of course, that the original 'malting' floor had to be replaced, perhaps at a time when perforated terracotta tiles were less easily obtained. In that case, the slatted floor must have been put in before 1906 when a valuation surviving in East Sussex Record Office lists an oasthair amongst the fitments (11).

It is true that Bird-in-Eye Farm is not in a major hop-growing area, and that is perhaps one reason why it never needed to be replaced or refurbished, but the fact that this oasthouse remained in use until 1965 is testimony to the soundness of Read's conception. The kiln's capacity was increased in 1945 by putting in a 'puller' fan which augmented the air speed by drawing the hot air through the kiln more quickly. This not only reduced the time taken to dry the hops, but made it possible, when conditions were right, to load them more deeply. To cope with this extra capacity, the cooling area was extended to the north.

In view of the numbers of such kilns which must have been built, it perhaps seems surprising that this is the only complete example discovered so far. The reason is that most kilns have been stripped of their fitments when the industry in the twentieth century was revolutionised first by electric fans, then by 'pure' hot air blown through the kiln and finally by diesel firing. It is to be hoped that what is described above will make it possible for other recorders to recognise fragmentary remains of the same system elsewhere. It would be particularly interesting to know whether any such kilns were ever built in hop-growing areas other than Kent and Sussex. As we have seen, the kilns did not need to be round.

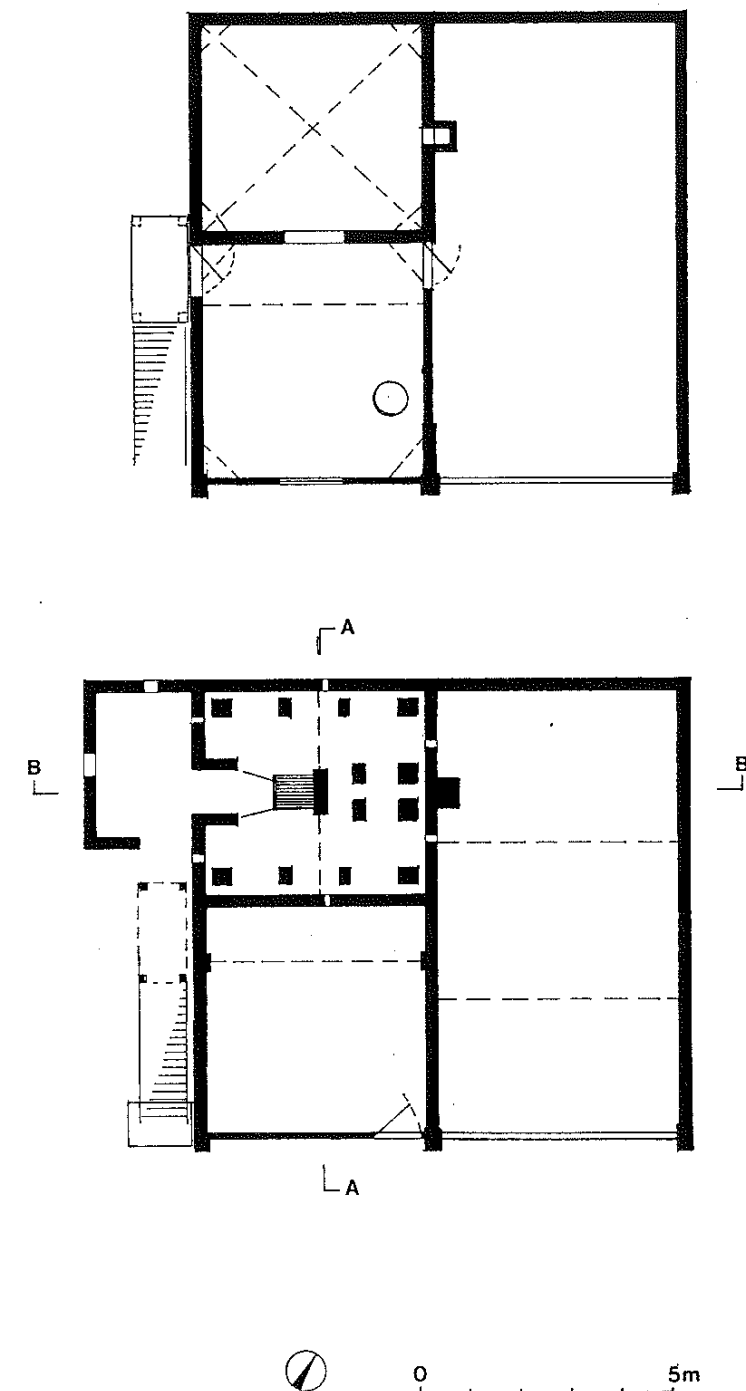


Fig. 3

Bird-in-Eye oasthouse: plans. The first floor plan shows the extra cooling area added after the installation of a 'puller' fan. This addition replaced a lean-to added to the north wall between 1899 and 1910.

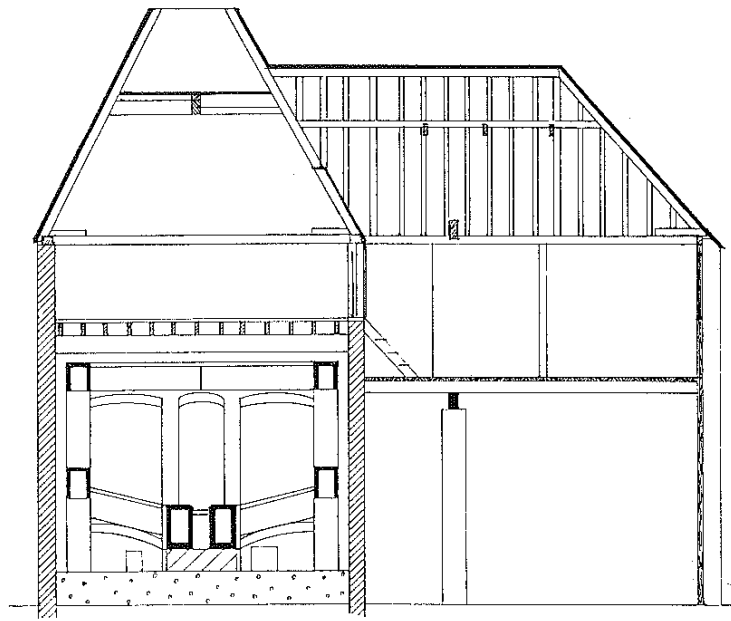


Fig. 4
Bird-in-Eye oasthouse: section A-A.

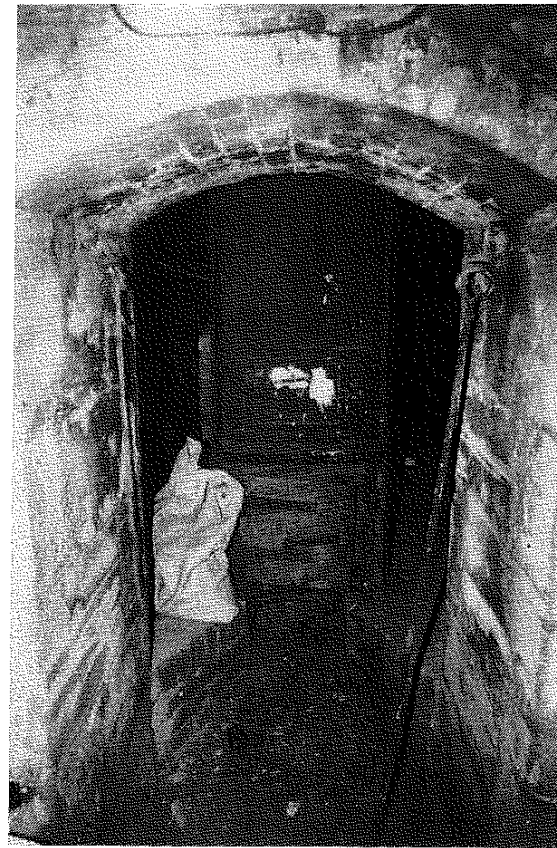


Fig. 5
The entrance arch and the iron furnace at the end of the short passageway. The long-handled rake placed against the right-hand wall allowed the drier to rake out the ash without standing too close to the furnace.

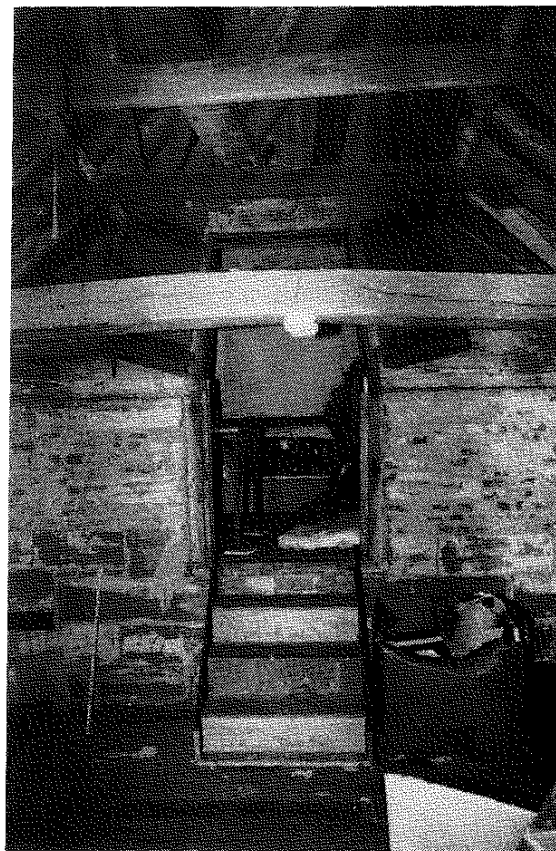


Fig. 6
The entrance to the kiln on the first floor. The steps are not the original flight. The guide nailed to the left-hand jamb indicates the height of the board slotted in to keep the hops in the kiln. The rides on the right-hand jamb mark the former position of the door above. The doors which closed across the slope of the kiln are still in situ.

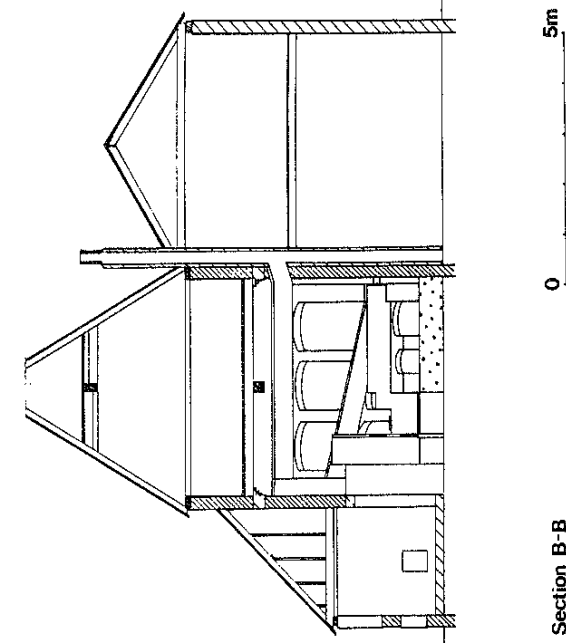


Fig. 7
Bird-in-Eye oasthouse: section B-B.

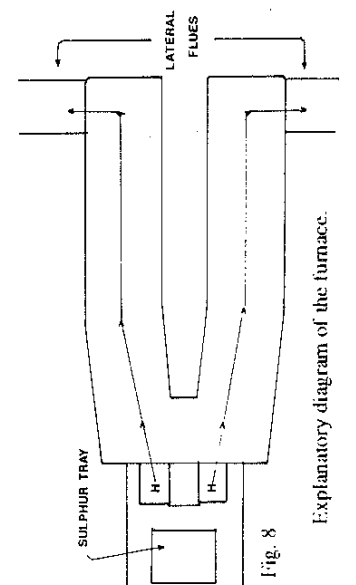
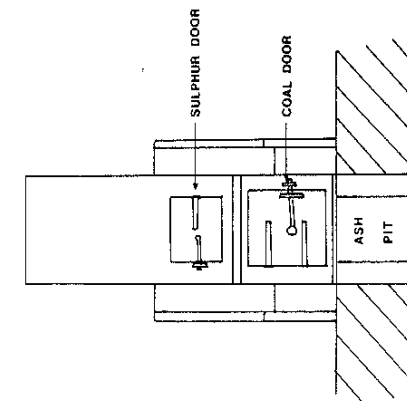
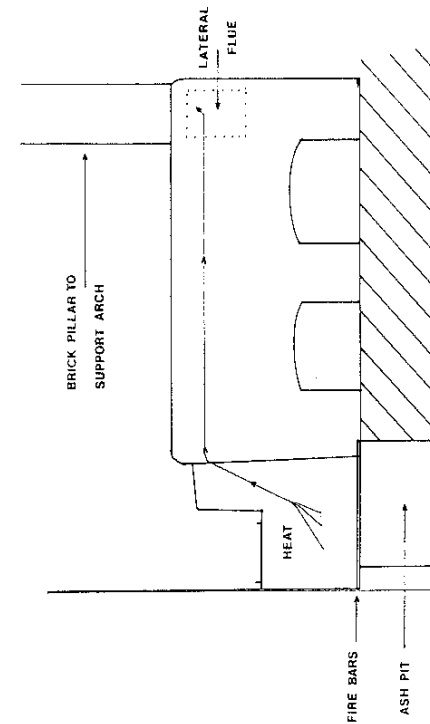


Fig. 8
Explanatory diagram of the furnace.

Fig. 9

Diagram to show the circulation of the heated air round the kiln.

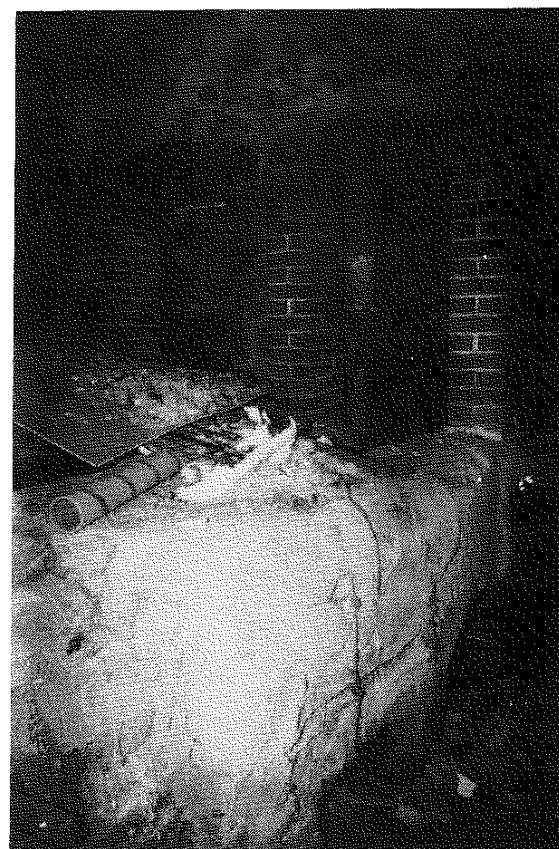
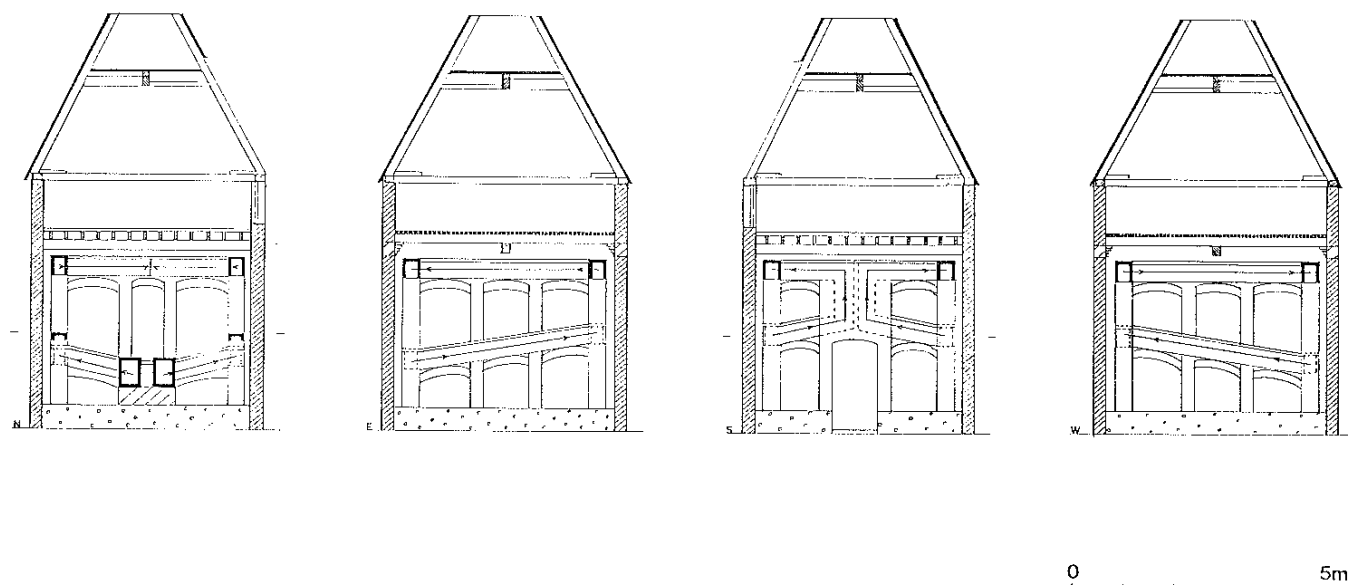
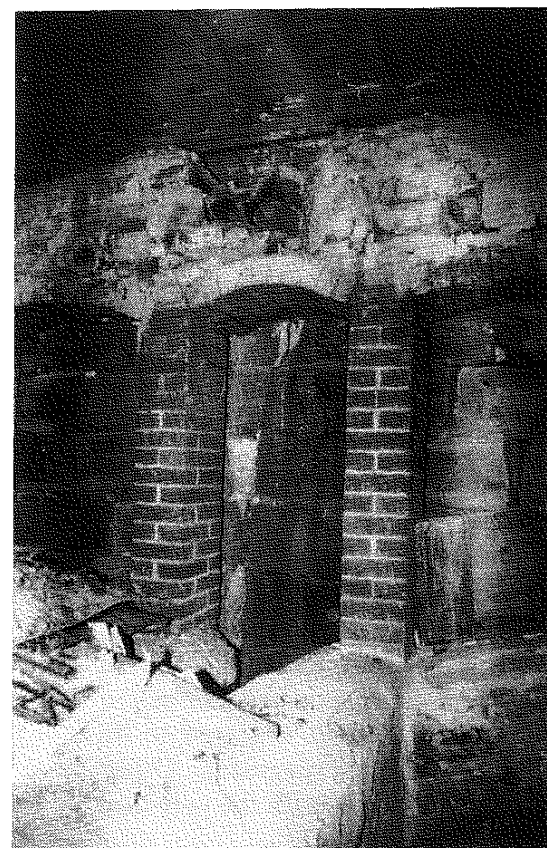


Fig. 10

10i: The furnace. The photograph shows the horizontal ducts leading to the flues on the north wall.



10ii: The north wall of the kiln. The separation of the flues is visible at the lower level. The point at which they entered the chimney is shown at the top: the curved bricks are intact on the east side but have collapsed on the west side.



10iv: The south wall of the kiln. A draught opening is visible in the stone wall at ground level. The vertical rise of the flues is marked by the bricks-on-edge in the centre between the two upper arches.



10iii: The rise of the flues on the west side of the kiln.

References

- (1) See, for example, Worlidge, J. Systema Agricultura - The Mystery of Husbandry Discovered, (1669).
- (2) Lance, E.J. The Hop Farmer, (1838).
- (3) Loudon, J.C. Encyclopaedia of Cottage, Villa and Farm Architecture, (1835).
- (4) See, for example, Goodsell, R.H. A Kentish Patchwork, (1966).
- (5) 'Cockle' is used in Loudon as an alternative for 'furnace', both being used to indicate an enclosed stove of iron. E.J. Lance (op. cit., pp 148/9), however, explains the word differently: "By the word cockle, is to be understood that the flues wind round about the house, that is, twisted, which flues, offer great facilities for forming a highly rarefied air." In both of these accepted senses the word could be applied to Read's kiln. The word's derivation is stated to be uncertain in the Oxford Dictionary, but a Dutch origin is suggested. Other dictionaries suggest an Indo-European origin linking the word with the very first ovens used for cooking.
- (6) For the farm's history see the following documents in East Sussex Record Office:
AMS 445; Framfield Tithe Map TD/E/6 1841, Uckfield Tithe Map TD/E/ 1841; SAS H 158; Ordnance Survey 1st Edition 25" map: Sheet Sussex 41/1 1874, 2nd Edition 1899, 3rd Edition 1910; A5290 2/2.
- (7) Quoted in Jones G. et al. 'Oasthouses in Ewhurst Parish: Evidence for the History of an Industry', Sussex Archaeological Collections, vol. 126, (1988)
- (8) Beswick, M. Brickmaking in Sussex, personal communication.
- (9) The Berry family who have worked the farm since 1908 recall that a replica furnace was specially made by a local craftsman when the one then in the kiln became too old to use.
- (10) William Marshall mentions sulphur burning as an established practice in The Rural Economy of the Southern Counties, (1798)
- (11) East Sussex Record Office (BMW A2 Vol.151)
The metal girders and stanchions which Read suggested might be necessary to support the weight of a tiled drying floor were found in a nearby oasthouse although even there, close-set timber slats had replaced the original widely spaced metal ones. The kilns had been enlarged, perhaps expressly to accommodate the new concept of hop drying. They reveal further adaptation of the published design. They have a lower drying floor and the flues appear

only to have made one circuit of the kiln. The chimney is above the entrance door rather than opposite to it. The evidence for it having dried according to Read's system is incontrovertible, however: excavation of the floor revealed the bases of the piers and the sunken ash-pit towards the centre of the kiln.

The grandfather of the present owner became tenant in 1908. The owner's father bought the farm in 1922 when the Buxted Park Estate was sold.

ACKNOWLEDGEMENTS

Grateful thanks are extended to Mr. Berry, the owner of the farm, for allowing the building to be recorded, to John Bell for invaluable help with the recording, to Mr. Anthony Cronk for first mentioning this building to me, and to the staff of East Sussex Record Office.

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.

APPENDIX 10: APPEAL DECISION

APP/C1435/W/22/3307820

LAND AT BIRD-IN-EYE FARM



Appeal Decision

Inquiry Held on 12-21 September 2023

Site visit made on 18 September 2023

by H Butcher BSc (Hons) MSc Pg Dip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2023

Appeal Ref: APP/C1435/W/22/3307820

Land at Bird in Eye Farm, South of Bird in Eye Hill, Framfield, Uckfield TN22 5HA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
- The appeal is made by Croudace Homes Ltd against Wealden District Council.
- The application Ref WD/2021/2198/MAO is dated 15 February 2022.
- The development proposed is the erection of up to 290 dwellings, associated landscaping, informal open space and strategic SANG, with access from the B2102.

Decision

1. The appeal is dismissed.

Applications for Costs

2. An application for costs was made by Wealden District Council against Croudace Homes Ltd. This application will be the subject of a separate Decision.
3. An application for costs was also made by Croudace Homes Ltd against Wealden District Council. Similarly, this application will also be the subject of a separate Decision.

Preliminary Matters

4. I have removed any words that are not acts of development from the description of development in the banner heading above.
5. The application is submitted in outline with only access to be determined at this stage. Included in the evidence are an Illustrative Site Layout and Indicative Parameter/Land Use Plan. I have considered these plans on their respective illustrative/indicative bases.
6. During the course of the appeal amended plans were submitted in respect of the main highway access to the appeal site, the most recent iteration being Drawing No 5330/021 Rev P. I considered the submissions from the appellant, the Council, the R6, and interested parties as to whether accepting this revised plan would deprive those who should have been consulted on the changes the opportunity of such. However, I concluded in a subsequent ruling that all persons who should have been consulted on the amended access plan had

been given the opportunity to do so. The appeal has therefore been determined on the basis of this drawing.

7. The validity of the appeal was raised by the Council in terms of accepting revised plans without sufficient accompanying evidence to allow them to consider the proposals adequately. This would not, of itself, invalidate Inquiry proceedings, and matters of deliverability of the proposals and any assessment of the impacts of the revised plan were considered in evidence during the Inquiry.
8. A signed and dated Unilateral Undertaking has been submitted with the appeal and contains a number of obligations. However, it is not necessary for me to look at this in detail given I go on to find that the proposal is unacceptable for other reasons.
9. A revised National Planning Policy Framework (the Framework) was published by the Government during the course of the appeal. However, the changes do not relate to the matters under consideration.

Main Issues

10. The Council raised six putative reasons for which planning permission would have been refused were they in a position to determine the planning application. They have latterly withdrawn their putative reason for refusal in respect of drainage following receipt of a 'no objection' consultation response from the Lead Local Flood Authority (LLFA). Notwithstanding this, the R6 party in this case is advancing objections in respect of drainage and flood risk.
11. A further putative reason for refusal relating to obligations towards local infrastructure is also no longer being pursued by the Council subject to the submission of a signed legal agreement which is now before me.
12. Heritage was not an issue between the main parties at the Inquiry. This, in part, stems from an Inspector's report and Secretary of State decision on the appeal site from 2008/09 where it was found that the setting of the Grade II listed Uckfield oasthouse¹, which is located central to the appeal site, albeit not within the appeal site itself, would not be "materially harmed" by the proposals. However, matters, such as policy and guidance on setting and heritage assets have moved on since then. In any event, I have a statutory duty in considering whether to grant planning permission to have special regard to the desirability of preserving the setting of this listed building.
13. With this in mind, I consider this matter to be of fundamental importance in the determining of this appeal. Consequently, in the interests of natural justice, I raised this matter proactively with the main parties at the Case Management Conference and during the course of the Inquiry, giving them the opportunity to comment specifically on the impact of the development on the setting of the oasthouse at a round table session. No one would therefore be prejudiced by my consideration of this as a main issue in the determination of the appeal.
14. The main issues are therefore:
 - Whether the development would result in the loss or deterioration of ancient woodland and the effect of the development on protected species;

¹ Core Document F.11

- The effect of the development on highway safety;
- The effect of the development on flood risk;
- The effect of the development on drainage;
- Whether the site is a suitable location for housing having regard to accessibility and local planning policy; and,
- Whether the development would preserve the setting of the Grade II Listed Uckfield oasthouse.

Reasons

Ancient Woodland

15. The appeal site includes, directly abuts, and cuts through areas of ancient and semi-natural woodland known as "Bird-in-eye-Shaw" and "Nightingale Wood".
16. Based on the submitted illustrative and indicative plans the development would comprise a parcel of land to the north of the appeal site where housing would be located, and a Strategic Area of Natural Green Space (SANG) to the south and east of this. The SANG to the south would be separated from the housing to the north by a long narrow strip of ancient woodland.
17. There is an existing narrow trodden path through this section of ancient woodland which leads over a small wooden bridge which crosses a stream. At the time of my site visit it did not look to be a particularly well-trodden path, as might be indicated by bare earth, and therefore appeared to attract only low levels of pedestrian traffic currently, indeed, it is located on private land and used solely for the recreation of the current owner.
18. In order to provide a circular walking route around the SANG for future occupiers of the development and other visitors generally, as requested by Natural England (NE), it is proposed to incorporate this existing path through the ancient woodland into the route and to upgrade it to make it suitable for the higher numbers of people using it. This would include creating a 'no dig' path of permeable bound gravel, held in place by timber edging boards, secured with short timber stakes. It is also proposed to enclose this path with chestnut paling fencing to restrict access into the ancient woodland by persons and/or their dogs². As discussed at the Inquiry the path would need to be around 2m wide to allow people to pass comfortably.
19. From what I saw on my site visit existing ground flora/fungi and understorey (existing vegetation under the trees) would need to be cleared to upgrade the path. Furthermore, any ground flora/fungi and understorey would, if not cleared, be suppressed due to the installing of a path on top of it. Part of the ancient woodland would therefore effectively be lost and unable to regenerate itself. NE is clear in its standing advice 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions'³ that damaging or destroying ground flora, fungi or understorey are direct effects which can lead to the loss or deterioration of ancient woodland. I therefore find some loss of ancient woodland in this regard.

² Inquiry Document 11

³ Core Document G.3

20. The Forestry Commission (FC) were similarly concerned about the loss of ancient woodland in their consultation comments on the application⁴. The appellant downplays their comments saying that the FC thought the path might be "new", but even if this was the case it does not change my findings above. That the FC suggested fencing of the path was, to my reading, a suggestion of mitigation if their advice was overruled, not a concession it would be "*reasonable to reject their concerns*". Any suggestion that the FC might have changed their mind latterly is merely conjecture on the part of the appellant.
21. Furthermore, the enclosure of this path with fencing would effectively split this area of ancient woodland in two breaking up the habitat connectivity that currently exists. This is identified by NE in their standing advice as an indirect effect which can cause the loss or deterioration of ancient woodlands.
22. Specifically, it is known that there is a protected species present that is active across the most eastern and western extents of this area of ancient woodland, as well as in close proximity to the path in question. The fencing of this path would therefore introduce a permanent barrier into the foraging areas and routes of this protected species as well as isolate parts of its territory. It would also result in a loss of vegetation which provides cover for this species and introduce increased disturbance to this area from people using the path. All of these effects are discouraged in standing advice from NE regarding this protected species⁵.
23. No specific mitigation or compensation measures are proposed in respect of these identified effects on this protected species other than advising that they would find alternative routes around the path, either under the bridge with a ledge created to facilitate this, but which is nevertheless narrow and very close to where people would be walking, or at either end of the path through the housing development or SANG. None of these alternative routes would be suitable in terms of the disturbance this species would experience as a result. I therefore find deterioration of ancient woodland due to harm to habitat connectivity, and harm to a protected species.
24. The minimum 15m buffer zone required by NE could be provided between the area indicated for housing and ancient woodland to the south and west of this as shown on the Illustrative Site Layout and could be secured by condition. This buffer could also be exceeded in places but it would be dependent on the final layout to be determined at reserved matters stage and could be affected by, for example, the final design of the drainage basin (see Drainage section).
25. Nevertheless, because this area of ancient woodland is of itself narrow with a high proportion of its boundary adjoining the area indicated for housing (it borders the whole of the southern boundary of the housing site and around half of its western side) it is, in my view, more susceptible to increased opportunities for deleterious impacts from development such as increased noise and disturbance to wildlife from additional people and traffic, fly-tipping, and the impacts of domestic pets from predation, even with the introduction of defensive planting and a post and rail fence. All of these impacts are identified by NE in their standing advice on Ancient Woodlands as effects of development which can cause loss or deterioration of ancient woodland.

⁴ Core Document B.21

⁵ Inquiry Document 13

26. Taking all of these points together I find that the development would result in some loss and deterioration of ancient woodland. This is not outweighed by any facilitation of recreation, health or wellbeing benefits to be gained by opening up access to the public.
27. I am aware that NE provided advice on the application. It is clear from this that they were aware of a path through ancient woodland to achieve a suitable circular walking route around the SANG. They also note that the inclusion of dog proof fencing, and fencing along the entire SANG border would deter the public from entering and negatively impacting the ancient woodland. However, this advice appears to be largely focussed on the creation of the SANG and it is possible some issues with respect to impacts on the ancient woodland may have been overlooked. In any event, I am therefore satisfied that my findings that the proposal would result in some loss and deterioration of ancient woodland are in line with NE's standing advice⁶.
28. Whether paths through ancient woodland have been created elsewhere does not justify allowing loss or deterioration of ancient woodland in this case which is considered on its own merits. The same follows for development in close proximity to ancient woodland. Each must be determined on their own individual merits.
29. For the reasons given the development would result in the loss and deterioration of ancient woodland and harm to a protected species. As such it would conflict with saved Policies EN1, EN12, EN13 and EN15 of the Wealden Local Plan (1998) (LP) and Policy WCS12 of Wealden District Core Strategy Local Plan (2013) (CS). These policies seek to protect the natural environment and habitats, in particular trees and woodland generally, as well as ancient woodlands.
30. Furthermore, The Framework at paragraph 180c) is clear that development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists. No exceptional reasons have been put forward in this case.

Highway Safety

31. The proposed access would serve not only residents of the development and visitors to the SANG but also vehicles associated with the existing light industrial uses at Bird in Eye Farm. The Highway Authority (HA) confirmed at the Inquiry that the junction shown in Drawing 5330/021 Rev P may be acceptable subject to demonstration of its safety through swept path drawings for all vehicles that would be using this access. These were considered in detail at the Inquiry.
32. Specifically, concerns were raised by the HA in respect of the Swept Path Analysis of 12m rigid trucks using the new access junction as shown on drawing no 5330/228 Rev H⁷. This plan shows the swept path analysis for the four manoeuvres these vehicles would make using the proposed access junction. Of these four scenarios, concerns were raised by the HA with respect to three.

⁶ Core Document G.3

⁷ Appendix 20 of Mr Twinberrow's proof

33. Firstly, 12m rigid trucks turning left into the site could not do so without straddling both lanes of the new access. This could result in occasions where either a collision with a vehicle exiting the site may occur or, more likely, the truck would need to stop on Bird in Eye Hill to wait for the vehicle to exit the junction first. This would increase the risk of rear-end shunts by drivers not expecting traffic to be stopping on a road where speeds are relatively high, especially if traffic were to build up behind the truck waiting to turn.
34. Secondly, 12m rigid trucks turning left out of the site would need to straddle the right turn lane into the site. This could result in conflict with traffic anticipating using this lane, and in a worst-case scenario, a head-on collision.
35. Thirdly, 12m rigid trucks turning right into the access would again need to straddle the two lanes at the access when turning in. This means if a vehicle was waiting to exit the access they would need to pull out before the truck turned in. Furthermore, if the exiting vehicle is turning right they would need to perform two manoeuvres, firstly moving to the centre of the road in front of the truck, and then pausing to try to see past the truck to complete their turn, the truck effectively creating a blind spot. This is a dangerous manoeuvre to make, particularly on a relatively fast road.
36. All of these manoeuvres raise highway safety concerns for even the most reasonable and cautious drivers and in my view cumulatively constitute an unacceptable impact on highway safety. Accident data for the existing access is immaterial as the new access would attract significantly more traffic movements and therefore greater vehicle conflict than at present. Whilst HGV movements would not be large compared to overall numbers of vehicles using the new access, they would be greater than that of simply refuse trucks accessing the site, and sufficient, therefore, to raise highway safety concerns. This is particularly so given the light industrial uses at Bird in Eye Farm which occur in perfectly serviceable facilities and without any known planning restrictions on vehicle movements.
37. Concern was also raised regarding cyclists using the proposed vehicle access because specific provision would not be made for them to turn right. In principle there is no reason why a cyclist could not use the right turn lane to access the site using appropriate arm signals. However, given my findings in terms of 12m rigid trucks needing to straddle the right turn lane, this further adds to my highway safety concerns at this junction.
38. The development would have an impact on both High Street junctions within Uckfield which would operate with increased congestion and a Degree of Saturation occurring in excess of 90% as a result. To mitigate it has been suggested by the HA that the two junctions be linked using a Multiprocessor Optimised Vehicle Actuation system and a contribution towards this of £100,00. The Council raise no objection to this. The R6 specifically raise concern over the costing of the contribution and when these improvements would be delivered. However, I am satisfied that the breakdown of this costing is sufficiently detailed and would mitigate this harm over time. I have therefore taken this into account in my decision. My finding on this matter does not, however, diminish the harm to highway safety identified in respect of the main vehicular access.
39. I have found an unacceptable impact on highway safety as a result of the proposal. For this reason the proposal would conflict with Policies TR3 of the LP

and Spatial Planning Objective SPO12 of the CS which requires new development to not create unacceptable traffic conditions and to provide a satisfactory means of access. The Framework is also clear that development should be refused on highway grounds if there would be an unacceptable impact on highway safety.

Flood Risk

40. The majority of the appeal site falls within Flood Zone 1 'low probability of flooding'. However, there are parts of the site, closest to watercourses, which fall within Flood Zones 2 and 3 'medium and high probability of flooding'. These areas are also at risk from pluvial and groundwater flood risk.
41. The Sequential Test should be applied when any part of a site is at risk of flooding. Flood risk mapping is not an exact science and it may be that the extent of flood risk is greater than that shown. This is particularly relevant in this case as the pedestrian/cycle access would be located in close proximity to areas at medium and high probability of flooding. The Sequential Test should therefore still be applied on sites such as this one which present a greater risk than sites which are wholly within areas at little or no risk of flooding.
42. The site might well be able to be laid out with residential development solely within Flood Zone 1, ignoring the pedestrian/cycle access, but such considerations would form part of the Exception Test and this can only follow after the Sequential Test has been complied with. To miss the Sequential Test would negate the purpose of the Sequential Approach which is specifically designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk.
43. In spite of the appellant's position that a Sequential Test is not required, one has been done. However, this is limited to a search area 7km from the Ashdown Forest Special Protection Area (SPA) and Special Conservation Area (SCA). There is no need for such a limitation given that the development is primarily for housing. The SANG proposed is principally to provide mitigation for this housing in terms of the effects of increased recreational disturbance on the SPA and SCA. Taking into consideration areas not constrained by the SPA and SAC to accommodate housing of this scale seems eminently sensible to me in undertaking a Sequential Test as a wider area would significantly broaden the scope for opportunities to reduce flood risk.
44. In the case of *Wathen-Fayed v Secretary of State for Levelling Up, Housing and Communities* the findings here relied on a previous version of the Planning Practice Guidance (PPG). Matters of planning policy have therefore moved on since this time and I have taken this into consideration in my decision accordingly.
45. In light of my findings above I consider that the Sequential Test does not adequately satisfy the requirements of the Framework and the PPG.

Drainage

46. Whilst there are some areas of surface water or groundwater flood risk the LLFA consider that as these are small, they would not reduce the ability of the proposed drainage system to function as intended. The LLFA are satisfied that the drainage strategy put forward by the appellant is feasible and do not object

to its basis. Site layout and further technical design considerations could be secured via appropriate conditions.

47. The R6 party raised concerns that the size of the basin required may be larger than currently designed for once details were finalised and whether this could be accommodated within the confines of the land/use parameter plan. Even if it transpired that it was required to be c. 40% larger than shown currently, I am satisfied there is sufficient space to accommodate this within the confines of the land use parameter plan.
48. I therefore find no harm in terms of drainage and as such no conflict with Policies EN1 and CS1 of the LP which seek to protect water quality and to ensure that the works and services required to support development can be provided.

Suitable Location – Accessibility

49. The town of Uckfield is located to the west of the appeal site and offers a good choice of shops, restaurants, a train and bus station and other services. The distances to key facilities within the town⁸ at c. 1mile/20mins walk are 'walkable' but not within 'easy' walking distance, particularly as the site occupies an elevated position above the town. It follows that Uckfield is also within cycling distance of the development.
50. The walk/cycle into Uckfield would be improved by the provision of a direct pedestrian/cycle link from the north-west corner of the site onto Bird in Eye Hill, which links into Framfield Road and leads to the town centre. However, it would still not be an easy walk/cycle save for reasonably fit persons, and would be particularly difficult, for example, for people laden with shopping, accompanied by children, or with mobility issues.
51. The proposed pedestrian/cycle link, however, would place persons travelling from the development in close proximity to a bus stop which currently provides a regular service through the day, and on weekends, to Uckfield and other nearby centres. This bus stop would, furthermore, be upgraded as part of the proposal with bus shelters and a real-time passenger information system. In addition to this funding would be provided to secure the bus service for a further three years. A Travel Plan could also be secured to promote sustainable transport modes.
52. Overall, therefore, I consider the development is in a suitable location in terms of accessibility as it would limit the need to travel and offer a genuine choice of transport modes in line with the Framework para 105. On this basis I find no conflict with Policies EN1, EN2, TR3 and TR13 of the LP, and Spatial Planning Objectives SPO7 and SPO15, and Policy WCS7 of the CS which require development to be located efficiently in relation to existing development and to public transport, the provision of safe and convenient pedestrian routes which link to the existing footpath network, and the provision of suitable public transport infrastructure.

Suitable Location - Policy

53. Saved policies GD2 and DC17 of the LP seek to restrict development to within defined development boundaries. The proposed development is outside of

⁸ Inquiry Document 15

these development boundaries therefore the proposal conflicts with this policy. However, these boundaries were drawn to accommodate the level of housing required at the time the LP was adopted, which is far below that which is now required. If these policies were strictly applied they would prevent the delivery of much needed housing in a District where there is no 5 year Housing Land Supply, conflicting with the objectives of the Framework to significantly boost the supply of housing. For these reasons, for the purposes of this appeal, Policies GD2 and DC17 of the LP should be regarded as out of date. Any conflict with them is therefore afforded only limited weight.

Heritage

54. At the centre of the appeal site is a Grade II listed oasthouse. It sits broadly at the centre of Bird in Eye Farm, which forms its setting, along with the fields surrounding it which were historically used for a mixture of arable (hop) and pasture uses in connection with the farm. They remain in use for pasture today. The heritage witness for the appellant confirmed that the proposed development would affect the setting of the listed oasthouse. Consequently, as set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the setting of a listed building I must have special regard to the desirability of preserving the building's setting.
55. I am mindful that no material harm to the setting of the oasthouse was identified in the 2009 Inspector's report and Secretary of State Decision⁹. However, matters have moved on since that time such as guidance from Historic England: The Setting of Heritage Assets, which was first published in 2015, and is now a material consideration in this appeal. Furthermore, the Framework is now a material consideration.
56. Whilst much of the significance of the oasthouse may be derived from its technical rarity as set out in the listing description, this case is concerned with the importance of the setting of the oasthouse and how this contributes to the asset's significance.
57. The setting to the oasthouse contributes to its significance insofar as its historic use for drying hops and functional relationship with the surrounding fields which grew the hops can still be appreciated today. These fields remain open, undeveloped, and in use as pasture. Consequently, they enable the oasthouse to be appreciated in broadly its historic rural scene. These fields also provide for a qualitative understanding of the significance of the oasthouse derived from its setting as they provide a degree of quiet and tranquillity which you would reasonably associate with such a rural, historic scene. Furthermore, the lack of development in these fields along with its elevated position above the town gives it a local landmark quality.
58. The proposed development seeks to site up to 290 houses, access roads, and an attenuation basin within the setting of the oasthouse. Consequently, any remaining ability to appreciate the significance of the oasthouse in its historic rural setting would be largely lost. The level of development proposed would also visually compete with and distract from its local landmark quality. Furthermore, the relatively quiet and tranquil character of the setting of the

⁹ Core Document K.11

oasthouse would be significantly diminished by the large-scale residential development proposed.

59. The appellant suggests that area(s) of open land could be designed in the final layout of the development, as shown on the Illustrative Site layout, in order to provide an element of the rural setting of the oasthouse. However, given the scale of development proposed any such land would be relatively modest in size, flanked by development, likely landscaped, and would not provide any meaningful historic views of the oasthouse that I have been made aware of. This would therefore reduce the harm I have found to setting by a very minimal degree as its setting as currently experienced is far wider, more extensive, and rural in character. An information board could also be provided as part of the development providing interpretation as to the significance of the oasthouse in terms of its technical rarity and this would better reveal its significance. However, it would not minimise the specific harm to its setting that I have identified.
60. It is my finding, therefore, that the setting of the oasthouse would not be preserved by the development. It follows therefore that the proposal would conflict with Spatial Planning Objective SPO2 of the CS which requires protection of the historic environment. The Framework is also clear that in determining planning applications account should be taken of the desirability of sustaining and enhancing the significance of heritage assets.
61. In terms of para 202 of the Framework the harm I have identified to the setting of the oasthouse would be 'less than substantial' given the building and its significance in terms of its technical rarity would be unharmed by the development. There is no requirement for me to place the degree of 'less than substantial harm' on a spectrum in order to conclude on heritage matters.
62. As set out in paragraph 202 where a development proposal would lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Heritage Balance

63. In this case the public benefits would include economic benefits derived from the provision of up to 290 homes of which 35% would be affordable housing and 5% self-build homes, in an area where there is an agreed and long-standing shortfall of housing land supply, the current figure being 3.92 years. These homes would drive economic growth in the area through the associated expenditure and job creation that new housing provides. Appropriate conditions also mean this development could come forward relatively quickly.
64. The development would provide a SANG primarily to mitigate impacts to the Ashdown Forest SPA and SAC which would likely occur from increased recreational disturbance from the proposed housing as set out in Policy WCS12 of the CS. The mitigation the SANG would provide is a neutral factor in the planning balance. However, provision is also made for other visitors to the SANG also which is a public benefit.
65. The size of SANG proposed in this appeal is necessary to provide a circular walking route of c. 2.7km for future occupiers of the development. The appellant argues that the SANG, due to its resulting overall size could, in theory, provide mitigation for a significant number of new homes beyond that

proposed in this appeal. However, this argument is largely academic because there is no way of knowing at this time if the SANG proposed will provide a benefit in terms of mitigation for any future housing development which may come forward in the vicinity of the appeal site. It would therefore at best carry only minimal weight as a benefit.

66. The proposals would secure a biodiversity net gain of c. 40% to be secured by condition along with new tree planting. Sustainable homes in terms of their environmental credentials and proximity to local services would be created, along with recreational space and landscaping. Some minor public benefit would also be derived from the provision of a heritage information board regarding the oasthouse.
67. An absence of harm to the amenity of neighbouring occupiers or landscape harm carries neutral weight. Generally, neutral weight is also afforded to any contributions through CIL planning obligations to mitigate pressure on local services, although some wider public benefits may occur as a result. An absence of harm from loss of Best and Most Versatile agricultural land is also a neutral factor in the planning balance.
68. Taken together, the scale of development and associated benefits as set out above carry substantial weight.
69. Para 199 of the Framework advises that great weight should be given to the conservation of designated heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm. Furthermore, any harm must be given considerable importance and weight. Given that the proposal would result in the loss of such a large area of the immediate setting of the oasthouse and therefore severely reduce the contribution this currently makes to the significance of this heritage asset I find that this harm is not outweighed by the public benefits in this case.

Overall Planning Balance

70. The harms I have identified in respect of ancient woodland, highway safety, flood risk, and heritage are individually significant and cumulatively carry substantial weight. There is also very limited harm by way of locational policy conflict. Whilst I have found no harm in terms of the accessibility of the development, and no harm in relation to drainage, overall, I find that the proposal would conflict with the development plan as a whole.
71. Furthermore, the harms identified in respect of ancient woodland, flood risk and heritage relate to the application of policies in the Framework which protect areas or assets of particular importance and provide clear reasons for refusing the development proposed.
72. The matters which weigh in favour of the proposal, whilst substantial, do not outweigh the totality of the harm that I have found.
73. The appeal is therefore dismissed and planning permission refused.

Hayley Butcher

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Victoria Hutton

She called:

Ben Rainbow BSc (Hons) NVQ2

Roger New BSc MSc

Claire Turner BSc (Hons) MSC MRTPI

FOR THE APPELLANT

Andrew Tabachnik KC

He called:

Richard Hyett MSc BSc (Hons) MARborA MICFor (Director, Barton Hyett Associates)

Mark Rose BSc (Hons) MSc PGDip MCIEEM (Associate Ecologist, CSA Environmental)

Amy Hensler BSc (Hons) MSc MCIWEM C.WEM CEnv (Director Stantec UK Ltd)

Matthew Twinberrow BEng MCIHT (Associate Director Bellmany Roberts)

Steven Brown BSc (Hons) Dip TP MRTPI (Principal Woolf Bond Planning)

Also appearing for the appellant:

Thomas Copp BA (Hons) MA AssocIHBC (Director RPS Heritage)

FOR THE RULE 6

Mary Cook

She called:

Simon Maiden Brookes BSc (Hons) MSc C Eng C WEM MCIWEM

Richard White BSc (Hons) MSc

INTERESTED PERSONS WHO SPOKE AT THE INQUIRY:

Karen Redwell Uckfield Town Council

Peter Keith Lucas

Cllr Bernadette Reid Wealden District Councillor

Mr and Mrs Chelano

Anne Newton

Alison Strickland

INQUIRY DOCUMENTS

ID1 Appearances for the appellant

ID2 Arboricultural response note to comments on highway access (appellant)

ID3 Arboricultural response note to comments on highway access (Council)

ID4 Rebuttal proof of Evidence of Richard White

ID5 Summary of the consultation exercise undertaken on amendments made to the appeal scheme access and shown on 5330/021 Rev P

ID6 Appellant's opening submissions

ID7 Council's opening submissions

ID8 R6's Opening submissions

ID9 Uckfield Town Council representations

ID10 Letter and plan sent for consultation on access plan 5330/021 Rev P

ID11 Plan of fencing along and around ancient woodland walking route

ID12 Erratum note – Highways Proof of Evidence on behalf of East Sussex County Council

ID13 Advice for making planning decisions

ID14 Proposed bus stop improvements and speed limit extension

ID15 Updated table of Walking/cycling distances to key facilities (from centre of scheme)

ID16 Planning validation guide

ID17 Ped/cycle access to be approved

ID18 Box Van food delivery swept path analysis

ID19 Drawing No: 5330/045 Rev A Location of proposed pedestrian/cycle access

ID20 Numbered Illustrative Site Layout

ID21 Draft Planning Obligation by Unilateral Undertaking

ID22 Draft conditions

APPENDIX 11: EXTRACTS FROM OASTS AND HOP KILNS A HISTORY

LAND AT BIRD-IN-EYE FARM

was not immediately obvious. These kilns are described in more detail in Chapters 6 and 7. They are generally known as inset kilns/oasts or sometimes as *barn kilns/oasts*, though neither name is in common use. Humid air from the hops escaped through the eaves or holes in the roof and walls. Inset kilns were the only type built during the first century or more of hop drying in England. They remained in use long after the invention of larger, free-standing tall kilns.

Type 2: inset kilns with small conical roofs or chimneys, 17th–19th centuries

To increase the capacity of the kiln to take more hops meant increasing the distance from the fire at ground level up to the drying floor. More draught was created, but with the added risk of scorching the hops with too much heat. Making the drying floor higher meant creating extra height at roof level, so small conical or pyramidal roofs or chimneys were built projecting above the roof (Figs 5.3 and 5.4). These were a new and distinctive feature of hop kilns, even though the inset kiln inside remained much as in Type 1. This type is most commonly seen in the High Weald of Kent and Sussex, and in Herefordshire and Worcestershire, less frequently in Hampshire/Surrey and North Kent.

TYPE 2: small conical kilns



Fig 5.3
Type 2, inset kiln with small conical roof. Cross section.

Fig 5.4
Cooper's Green, near Uckfield, East Sussex. A type 2 inset kiln with small projecting conical roof. Inside, the cut-away timbers in the roof structure making space for a vent are visible.



Type 3: square pyramidal kilns, 18th–20th centuries

The distinction between the two parts of the building is now clear: the drying area (the kilns) and the loading and cooling area (the stowage) (Figs 5.5 and 5.6). The evidence on how these tall, square kilns evolved in the later 18th century is thin (see Chapter 9). Square kilns were being built before the arrival of the round kiln in the 19th century. The square kiln was then overtaken in popularity by the round kiln in south-east

TYPE 3: square pyramidal kilns

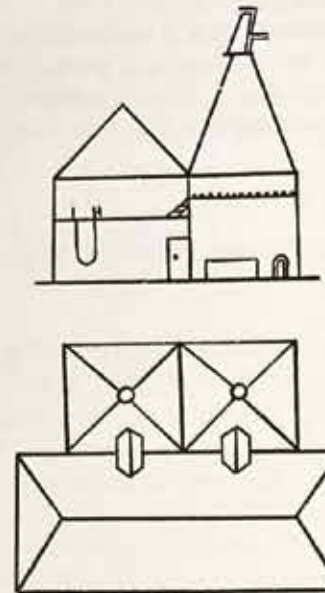


Fig 5.5
Type 3, square pyramidal kilns. Cross section and plan.

Fig 5.6
Type 3, two square pyramidal kilns along the side of the stowage, Hoath, East Kent.



England. Later in the 19th century the square kiln returned to popularity and was the leading design in the final decades of traditional hop kiln building in the 20th century.

Type 4: the round kiln (roundels), 19th and 20th centuries

The predominant kiln type of the mid-19th century, a time of rapid expansion in hop growing, is described in Chapter 10. The round kiln, known as a *roundel*, is strongly associated with Kent and Sussex, though found in all regions (Figs 5.7 and 5.8).

TYPE 4: round kilns

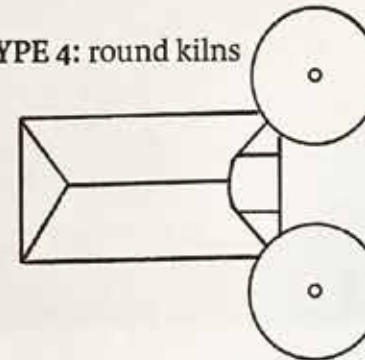


Fig 5.7
Type 4, roundels. Plan.

Fig 5.8
Type 4, roundels built of Kent ragstone, West Peckham, Kent. See also Fig 5.12.



9 Tall square pyramidal kilns with cowls

This chapter explores how farmers and builders of oasts and hop kilns introduced tall pyramidal kilns, type 3 in the typology in Chapter 5, to meet the increased demand for hops from brewers. The development took place in the second half of the 18th century in south-east England, but not in the West Midlands, where inset kilns remained the norm (see Chapter 12). The white wooden cowl, revolving over the vent at the top of the pyramidal roof, was introduced at around this time and is described in this chapter.

Other ways to increase capacity led to two distinct alternative designs:

- a series of kilns built along the long side of the stowage, but at the same height – so without tall pyramidal roofs.
- rectangular kilns built across the end of the stowage, also at much the same height as the stowage, making a T-shaped oast.

The move to tall pyramidal kilns appears to have come about through experimentation and evolution. There is no evidence of any group of hop growers or writers promoting the idea of pyramidal kilns and arguing their superiority over inset kilns. There were no diagrams or instructions in contemporary books, comparable to the diagrams of inset kilns described in earlier chapters. No individuals claimed credit for the idea of a pyramidal kiln. There is no evidence that *bottle kilns* for baking bricks or tall pyramidal kilns for drying green malt at breweries, both introduced by this time, influenced the design of oast houses.

The best way to increase drying capacity was to move the internal kiln outside the end of the stowage, and build it higher, achieving better draught at the same time. Gwen Jones called this 'the great innovation of the 18th century'.¹ These first kilns, square from ground up to cowl, were attached to the end of the stowage. A door on the first floor led to the drying floor. A door on the ground floor gave access to the stove and heating chamber.

These kilns were the successors of the inset kilns described in Chapter 7. Inset kilns, as described in the earlier chapter, were square at lower levels up to the drying floor, but generally round higher up in the roof. This is illustrated in the kiln at Coxbridge Farm, Farnham (see Figs 7.16–7.18, page 58). If the kiln was to be the same shape from top to bottom, there was a choice – square or round? The square walls of the lower kiln could be extended upwards as a square pyramid in the roof, or the round roof could extend down to make round kiln walls. The former, square model, came first.

Square pyramidal kilns appeared in the South East before round kilns. It was the other way round in Herefordshire and Worcestershire where inset kilns remained more widespread. The evidence collected by Edward Peters in the West Midlands shows that pyramidal square kilns did not appear until later in the 19th century, after round kilns had become established.²

By the end of the 18th century large oasts with several tall pyramidal kilns grouped around the stowage were being built. They were more than twice the size of the small kilns in barns or sheds 100 years earlier. In the 1790s, large-scale hop growers had oasts with 'four, six, eight, or even ten kilns', according to Marshall.³

It may seem obvious that building a tall pyramidal roof above a drying floor increased the draught through the hops. But writers continued to describe hop kilns much like Reynolde Scot's rectangular inset oast. Arthur Young, in his *Six Weeks Tour through the Southern Counties of England and Wales* (1771)⁴ and William Marshall, in *The Rural Economy of the Southern Counties* (1798),⁵ did not mention new-style, tall square kilns, even though both of them travelled widely in the hop regions. Nor is it easy to identify surviving examples of the first generations of pyramidal kilns. One is at Weesons, near Wadhurst, Sussex. The pyramidal kiln is not much taller than the stowage roof, and yet is distinct from the stowage, rather than set within it (Fig 9.1).

Another example is an oast at Marshborough Farm, Woodnesborough, in East Kent (Fig 9.2). It has not been converted



Fig 9.1
Weesons near Wadhurst,
Sussex.



Fig 9.2
Marshborough Farm,
Woodnesborough, East Kent,
1960.

Marshborough Farm Woodnesborough, East Kent

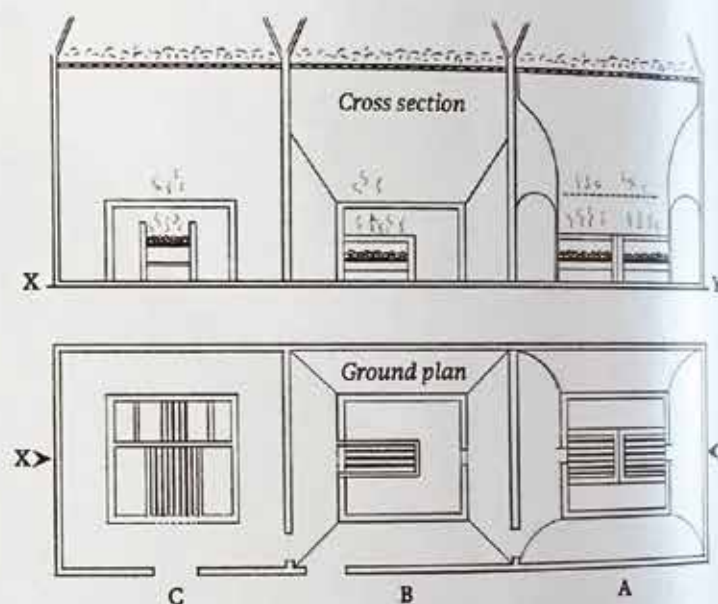


Fig 9.3
Marshborough Farm,
Woodnesborough. Cross
section and floor plan.

to a dwelling, so the interior remains much as it was for drying hops. It has three different designs of brick stove and hopper kiln, side by side (Fig 9.3): Kiln A is an inverted pyramidal plenum chamber whose brick walls curve up to the edge of the drying floor, leaving an arched passageway at ground level around the furnace for the dryer. Six-foot-long tools for stoking the fires, last used in the 1950s, are still in the kiln. Kiln B is from a later date, also a hopper kiln with sloping sides made of timber and plaster. Kiln C is the most recent and now the most decayed. It has a large but simple open hearth. There was a hopper structure like kiln B, but it and the pyramidal roof have gone.

Marshborough Farm Woodnesborough, East Kent

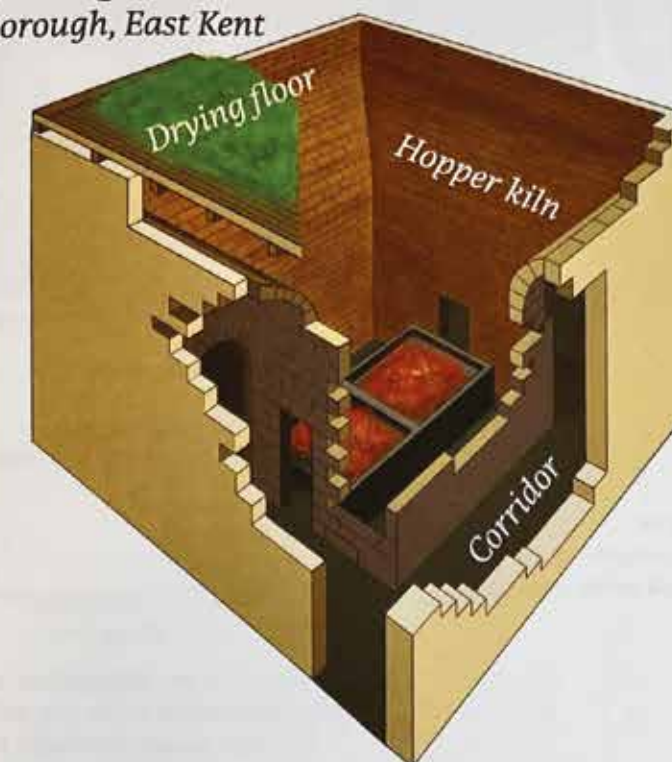


Fig 9.4
Marshborough Farm,
Woodnesborough.
A three-dimensional
diagram of
Kiln A interior.
Jane Davies

The interior of a hopper kiln is, by definition, inaccessible and dark. A three-dimensional diagram shows Kiln A (Fig 9.4). The brick arches of the corridor are under the sloping walls of the plenum chamber. Those walls curve up to the outer walls below the drying floor. The drying floor with hops on top is cut away in the diagram to show the interior.

Swarling Manor oast, south of Canterbury, demonstrates the advances that took place by the end of the 18th century (Fig 9.5). The



Fig 9.5
Swarling Manor oast, Petham,
East Kent, 1960.

Swarling oast

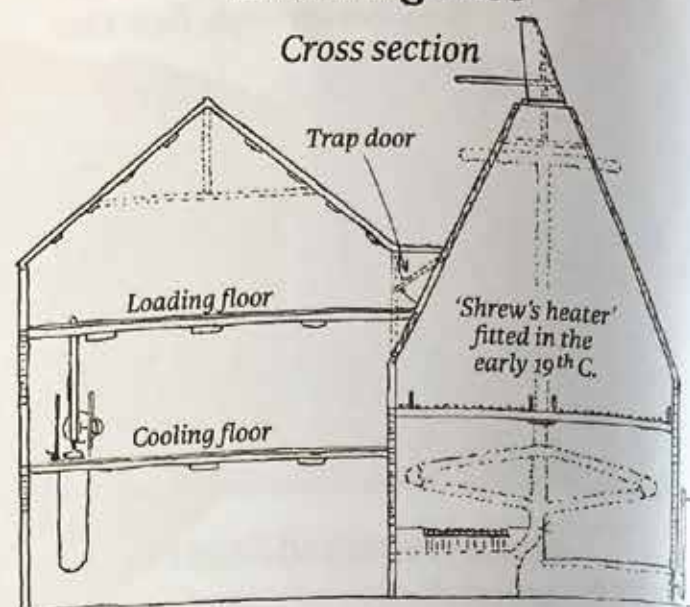


Fig 9.6
Swarling Manor oast, Petham.
Cross section, 1960.

large, three-storey stowage has a date-stone of 1793. There would have been space to store grain and other crops, as well as dried hops.

Six large square pyramidal kilns stood in a row on the north side of the stowage. A large wheel hoist lifted the green hops to the second storey where they were shovelled through a trap door down to the drying floor. When dry, the hops were pushed out onto the cooling floor. No carrying of hops up and down steps, common elsewhere, was required.

In October 1987 an exceptional storm along the English Channel destroyed five of the six kilns; much of the evidence about the kilns was lost. The brickwork junction of the remaining kiln and the stowage wall suggest that the whole structure may not have been built at the same time. But the scale of the building corresponds to a contemporary report by William Marshall of a farmer with over 130 acres of hop gardens.⁸ That acreage would have required drying capacity comparable to the Swarling oast.

Marshall praised an efficient three-level stowage which he saw near Farnham (see Fig 11.8, page 95). He wrote about a new up-to-date closed cockle stove (see Fig 3.17, page 22), with hot air flues circulating round the kiln, and fumes exiting via an external chimney. In 1960 the Swarling kilns had Shaw's stoves (see Chapter 13) with hot pipes around the plenum chamber, as shown in outline in Fig 9.6.

Cowls

Pictures of cowls on inset kilns have appeared in earlier chapters (see, for example, Chapter 3), though 17th- and 18th-century kilns and oasts did not have cowls. The history of cowls dates from the late 18th century, not from the arrival of hop kilns in England 200 years earlier. But



Fig 9.7
A typical Kent and
Sussex cowl.



Fig 9.8
A 'nun's cowl', West Kent.



Fig 9.9
Typical West Midlands cowls.

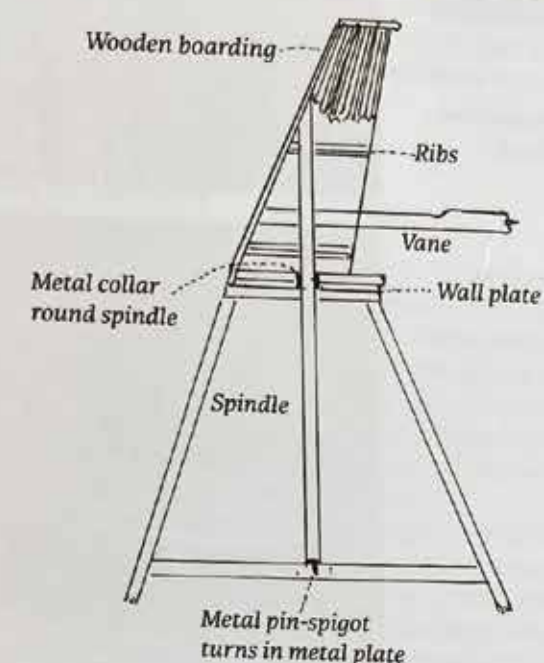


Fig 9.10
Cross section of a cowl.

modern cowls have often been added to older buildings as a signature symbol for hop drying.

Cowls are round and pivot on a central vertical spindle. Wheelwrights who made wheels for carts and carriages had the required expertise to make cowls and took on the trade. Cowls varied in the details of their design, reflecting the taste of the local wheelwright. The first wood cowls of 200 years ago have long since been replaced, and there is no surviving evidence on the design of the earliest cowls. Modern replacement cowls are made of wood or moulded fibreglass.

A cowl has two functions: to keep out rain and to increase suction to draw the reek out of the kiln. There are broadly three designs (Figs 9.7–9.9): the 'standard' Kent cowl, the 'nun's cowl' found mainly in East Sussex, and the more angled and pointed cowl of the West Midlands.

Cowls are larger than they look from the ground, typically 2.5–3m (8–10ft) tall. They are heavy and are exposed to the weather. The central spindle has a spike or spigot at the foot, which rotates in a metal holding box on a cross beam in the kiln roof. The cowl is held firmly in place by a collar at the base of the cowl (Fig 9.10).



Fig 9.11
Chester Beatty racing colours
on cowls at Great Chart
near Ashford.



Fig 9.12
Dude and Arnette Oast
Cowl Construction, formerly
Fountain Works, workshop at
East Peckham, Kent in 1960.

Fig 9.13
Dude and Arnette current
workshop 2018. A metal pin
on the spindle is visible in the
foreground. Black stencils of
the rampant Kent horse hang
on the wall behind.

Cowls are normally painted white. Sir Chester Beatty, a mining magnate living at Great Chart near Ashford, made an exception for himself and painted his cowls in his horse-racing colours. They were and still are green and scarlet (Fig 9.11).

Dude and Arnette, a family-run business, have been leading cowl makers for over 80 years.⁷ The 2018 photograph shows spindles and metal spigots on which the cowl revolves (Figs 9.12 and 9.13).

When traditional hop kilns and oasts with cowls were widely operational, the decorations on the wind vanes were simple and functional, apart from the popular rampant white horse of Kent. In recent years planners have generally required conversions of hop kilns into housing to include cowls as a condition of planning permission. Vanes on oasts converted to dwellings have now acquired an imaginative range of images. Pigs, ducks, horses, even elephants and huntsmen can be seen making their way along the vane.

Adding kilns at the side

While many square kilns increased capacity by raising their height, other oasts and hop kilns were enlarged by expanding sideways, the kilns attached to the long side of the stowage. These larger kilns often remained the same height as the stowage, for example at Thruxted, Petham, in East Kent (Fig 9.14). By 1960, drying at Thruxted had ceased, but two of the five kilns still had square louvred vents. Since then the oast has been converted to dwellings and cowls reinstalled, so that the original purpose of the building is apparent to the passerby.

Building kilns across the end of the stowage created T-shaped oasts. An example from Biddenden, Kent, is illustrated in Chapter 7 (see Fig 7.1, page 47). The 'cross bar' could take the form of a rectangular kiln or two or more square kilns, joining together under a rectangular roof with more than one vent or cowl, and spreading wider than the width

Fig 9.14
Kilns along the side of the
stowage at Thruxted, near
Petham, Kent, 1960.





Fig 9.15
Great Dixter, Northiam, Kent.
A triple-coned roof above
three square drying floors
and hopper kilns. Christopher
Lloyd's garden in front.

The Oast, Great Dixter, East Sussex

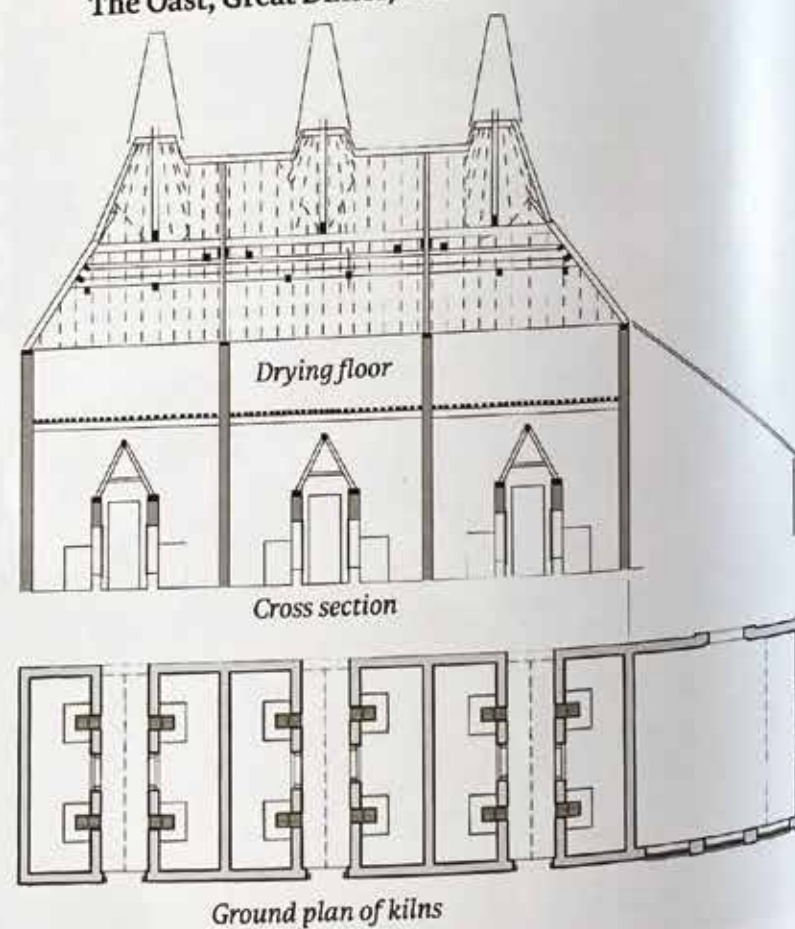


Fig 9.16
Great Dixter. Floor plan and
cross section through the
three kilns.
Gwen Jones and David Martin
1989/2012



Fig 9.17
Great Dixter. Looking up the
internal conical vent above
the drying floor.

of the stowage. This design was common in Farnham/Hampshire and Herefordshire/Worcestershire and is discussed in Chapters 11 and 12.

The oast at Great Dixter, Northiam, East Sussex, is surrounded by the famous gardens created by Christopher Lloyd (Fig 9.15). The diagram (Fig 9.16) shows the ground floor and a cross section through the kilns. The three 3m-square kilns were built on to the end of a 15th-century barn, creating a T-shaped oast. Three hopper kilns with passages between them had a total of 12 small brick hearths. Brick walls separated the drying floors, but the roof area was not subdivided and had three tiled conical vents above (Fig 9.17). A cooling floor was set into the 15th-century barn. These kilns were built soon after 1872, replacing an old oast nearby. They are therefore more recent than most of the examples cited in this chapter. They have survived well and are one of the few places where the kiln interior is open so that visitors can see how an oast worked.

Notes

- 1 Jones and Bell 1992, 32.
- 2 Peters 2010, 7.
- 3 Marshall 1798, 265.
- 4 Young 1771.
- 5 Marshall, 171.
- 6 Marshall.
- 7 Dude & Arnette, oast cowl construction in Kent & Sussex. www.dudeandarnette.co.uk.

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.

APPENDIX 12: LIST DESCRIPTION ENTRIES FOR OASTHOUSES WITH SQUARE PLANS

LAND AT BIRD-IN-EYE FARM

Chestnut Barn, The Old Dairy, The Haywain, Hillside Barn and The Oast House

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1155982**

Date first listed:**27-Nov-1984**

List Entry Name:**Chestnut Barn, The Old Dairy, The Haywain, Hillside Barn and The Oast House**

Statutory Address 1:

**Chestnut Barn, The Old Dairy, The Haywain, Hillside Barn and The Oast House, Home Farm Lane,
Great Witley, WR6 6JJ**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:

**Chestnut Barn, The Old Dairy, The Haywain, Hillside Barn and The Oast House, Home Farm Lane,
Great Witley, WR6 6JJ**

The building or site itself may lie within the boundary of more than one authority.

County:**Worcestershire**

District:**Malvern Hills (District Authority)**

Parish:**Great Witley**

National Grid Reference:**SO 74743 65825**

Details

This list entry was subject to a Minor Amendment on 13/12/2019

SO 76 NW 2/68

GREAT WITLEY CP HOME FARM LANE Chestnut Barn, The Old Dairy, The Haywain, Hillside Barn and The Oast House

(Formerly listed as Barn, stable with loft over and adjoining oast houses approximately 30 metres north east of Walsgrove Farmhouse, GREAT WITLEY)

GV II Former barn, stable with loft over and adjoining oast houses. Early-mid C19. Red brick, tiled roofs, slate roofs to oasts. Buildings form two sides to former U-plan fold yard, barn to north and stable/loft and two oast houses to east; former cowhouse to west destroyed by fire, rebuilt C20 (not included).

Barn: six bays, two threshing floors with square-headed openings, brickwork articulated to suggest blind arcading; full height semi-circular arches with imposts, accentuating bay divisions; perforated brickwork in recessed semi-circular arched panels. Elevation to fold yard is partly obscured by C20 steel-framed extension (not included). Internal trusses have inclined struts and supported on brick spur walls. C20 inserted floor to central bays.

Stable adjoins barn at east end, two storeys, dentilled eaves cornice, cambered lintels to doorways and window openings, loft above. Two oast houses adjoin to south east of stable wing, square plan Hereford oasts, altered, now used as calf pens.

Group Value with Walsgrove Farmhouse.

Listing NGR: SO7474365825

Legacy

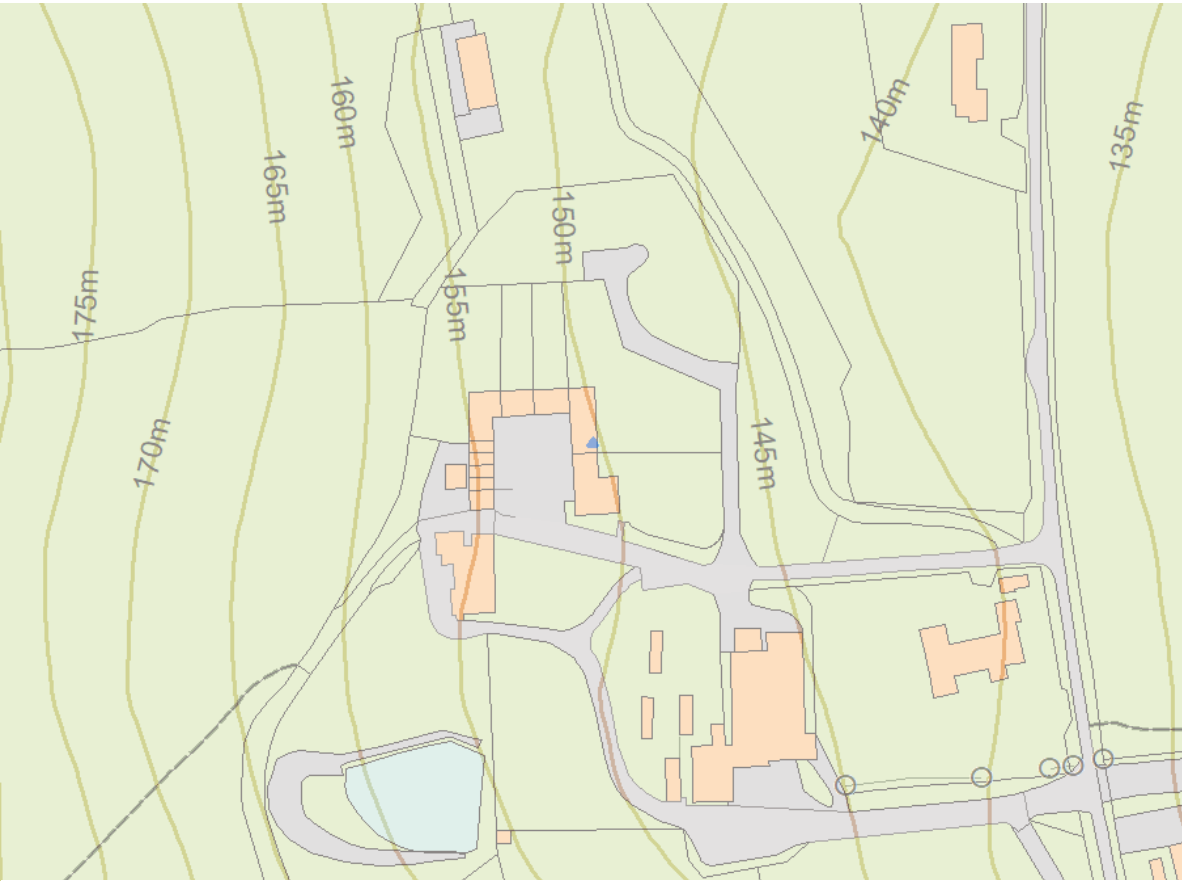
The contents of this record have been generated from a legacy data system.

Legacy System number:**152296**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Jun-2025 at 10:15:16.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and

End of official list entry

GRANARY, FORMERLY AN OAST HOUSE TO REAR, APPROXIMATELY 30 METRES WEST OF RUSHES FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:Listed Building

Grade:II

List Entry Number:1110972

Date first listed:05-Aug-1986

List Entry Name:

GRANARY, FORMERLY AN OAST HOUSE TO REAR, APPROXIMATELY 30 METRES WEST OF RUSHES FARMHOUSE

Statutory Address 1:

GRANARY, FORMERLY AN OAST HOUSE TO REAR, APPROXIMATELY 30 METRES WEST OF RUSHES FARMHOUSE, RUSHES LANE

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (*<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>*)

[Corrections and minor amendments](#)

(*<https://historicengland.org.uk/listing/the-list/minor-amendments/>*)

Location

Statutory Address:

GRANARY, FORMERLY AN OAST HOUSE TO REAR, APPROXIMATELY 30 METRES WEST OF RUSHES FARMHOUSE, RUSHES LANE

The building or site itself may lie within the boundary of more than one authority.

County:**Essex**

District:**Maldon (District Authority)**

Parish:**Asheldham**

National Grid Reference:**TL 97005 01985**

Details

TL 90 SE ASHELDHAM RUSHES LANE

5/4 Granary, formerly an Oast House. To rear, approx. 30 metres west of Rushes Farmhouse

II

Granary, formerly an oast house. C19. Red brick, tall pyramidal red tiled roof. A tall square plan building with loft floor. Doorway to west. Traces of the original fitting of the oast floor visible on walls. An elderly villager remembers the building as an oast house. A rare survival in Essex.

Listing NGR: TL9700501985

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**119190**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Jun-2025 at 10:14:43.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

OAST 100 METRES WEST SOUTH WEST OF TANNERS MANOR HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:Listed Building

Grade:II

List Entry Number:1028489

Date first listed:19-Jun-1985

List Entry Name: OAST 100 METRES WEST SOUTH WEST OF TANNERS MANOR HOUSE

Statutory Address 1:OAST 100 METRES WEST SOUTH WEST OF TANNERS MANOR HOUSE

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments
(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**OAST 100 METRES WEST SOUTH WEST OF TANNERS MANOR HOUSE**

The building or site itself may lie within the boundary of more than one authority.

County:**East Sussex**

District:**Wealden (District Authority)**

Parish:**Heathfield and Waldron**

National Grid Reference:**TQ 56060 18304**

Details

LIONS GREEN 1. 5208 Oast 100m west-south-west of Tanners Manor House TQ 51 NE 7/901

II G.V. 2. Oast House, C18 with oast itself C19 altered later C19. Red brick on rough stone plinth with blue headers to the oast. Plain tile roofs. L-shaped building pierced by few windows, mostly heavily framed in wood and broader than they are tall. Cambered-headed doorway at first floor on north-east side. The adjacent re-entrant wall is weatherboarded above and open below. The oast, of more carefully laid brickwork, is surmounted by a pyramidal tile roof of square plan with steeply- roofed louvre, the whole carried on diagonal braces and dragon beams. Inside the northern portion has sling braces and clasped purlins, the southern portion has a simple purlin roof. A simple building given a

picturesque appearance to match the stable (q.v.) both visible from Tanners Manor House. (q.v.)

Listing NGR: TQ5606018304

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**295859**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Jun-2025 at 10:11:00.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

OAST AND GRANARY 10 METRES EAST OF STONE FARM

Listed on the National Heritage List for England. Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1343964**

Date first listed:**28-Aug-1986**

List Entry Name:**OAST AND GRANARY 10 METRES EAST OF STONE FARM**

Statutory Address 1:**OAST AND GRANARY 10 METRES EAST OF STONE FARM, LOWER ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments
(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**OAST AND GRANARY 10 METRES EAST OF STONE FARM, LOWER ROAD**

The building or site itself may lie within the boundary of more than one authority.

County:**Kent**

District:**Swale (District Authority)**

Parish:**Norton, Buckland and Stone**

National Grid Reference:**TQ 98158 62019**

Details

TQ 96 SE NORTON AND BUCKLAND LOWER ROAD (north side)

1/67 Oast and Granary 10 metres east of Stone Farm

GV II

Oast and granary. Mid C19. Timber framed and weatherboarded granary with plain tiled roof yellow stock oast with plain tiled roof. Granary 2 storeys with hipped roof, 1 wooden casement to each floor and boarded door. Square plan kiln to left with pyramidal roof. Included for group value.

Listing NGR: TQ9701860488

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**176473**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Jun-2025 at 10:16:37.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

OAST HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1395752**

Date first listed:**05-Aug-1975**

Date of most recent amendment:**15-Oct-2010**

List Entry Name:**OAST HOUSE**

Statutory Address 1:**OAST HOUSE, WEYMOUTH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**OAST HOUSE, WEYMOUTH STREET**

The building or site itself may lie within the boundary of more than one authority.

District:**Bath and North East Somerset (Unitary Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**ST 75544 65820**

Details

WEYMOUTH STREET 656-1/32/1895 (West side) Oast House 05/08/75

GV II

Former oast house. Early C19. MATERIALS: Rough limestone ashlar with freestone dressings, hipped pantile roof with pointed roof to central ventilator. EXTERIOR: Square plan with lower rear wing also with ventilator to ridge above four light stone mullioned window at eaves level. INTERIOR: Not inspected. HISTORY: Oast house was part of a former brewery complex on this site, and is an unusual survival of such a building in this area.

Listing NGR: ST7554465820

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**511162**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Jun-2025 at 10:17:04.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

OASTHOUSE ABOUT 50 METRES WEST OF FORGE FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1084749**

Date first listed:**22-Jun-1989**

List Entry Name:**OASTHOUSE ABOUT 50 METRES WEST OF FORGE FARMHOUSE**

Statutory Address 1:**OASTHOUSE ABOUT 50 METRES WEST OF FORGE FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](#)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**OASTHOUSE ABOUT 50 METRES WEST OF FORGE FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County:**Kent**

District:**Tunbridge Wells (District Authority)**

Parish:**Goudhurst**

National Grid Reference:**TQ 72784 35871**

Details

GOUDHURST BEDGEBURY TQ 73 NW 5/74 Oasthouse about 50 metres west of Forge Farmhouse GV II
Oasthouse. Early C19 incorporating earlier structure. Timber framed and clad with corrugated iron, with red brick kiln, with plain tiled roof to kiln and wooden cowl. Two storey stowage, with extension or aisle to rear, with 2 wooden casements on each. First floor elevations with loft door to south, and boarded door to east with raking hood. Carriage doors to rear elevation. Square plan kiln to west, with raking lucarn to south and gabled lucarn to north and blocked door openings at ground floor on each face, with boarded door to west. The ground floor brickwork is, in some sections, of greater age than the upper sections. Cowl survives without winder.

Listing NGR: TQ7281135871

Legacy

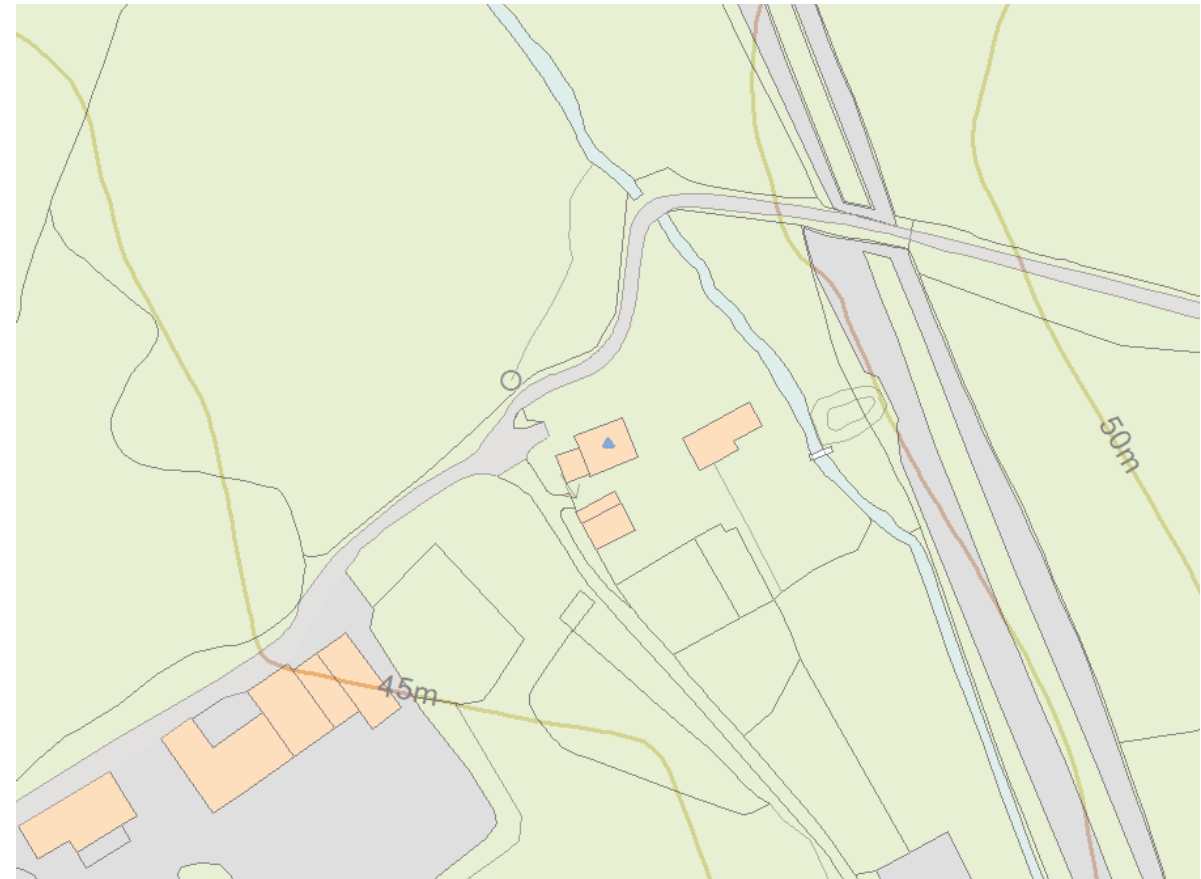
The contents of this record have been generated from a legacy data system.

Legacy System number:**169424**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Jun-2025 at 10:14:03.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

THE COWLS THE OAST THE PRESS

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1259681**

Date first listed:**21-Dec-1973**

Date of most recent amendment:**05-Dec-1996**

List Entry Name:**THE COWLS THE OAST THE PRESS**

Statutory Address 1:**THE COWLS, MOOR STREET**

Statutory Address 2:**THE OAST, MOOR STREET**

Statutory Address 3:**THE PRESS, MOOR STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (*https://historicengland.org.uk/listing/the-list/understanding-list-entries/*)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)
(*https://historicengland.org.uk/listing/the-list/minor-amendments/*)

Location

Statutory Address:**THE COWLS, MOOR STREET**

Statutory Address:**THE OAST, MOOR STREET**

Statutory Address:**THE PRESS, MOOR STREET**

The building or site itself may lie within the boundary of more than one authority.

District:**Medway (Unitary Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**TQ 83109 65566**

Details

GILLINGHAM

TQ86NW MOOR STREET, Rainham 686-1/8/116 (North side) 21/12/73 The Oast, The Cowls and The Press (Formerly Listed as: MOOR STREET, Rainham (North East side) Oasthouse to south-east of Moor

Street House)

GV II

Oasthouses, now 3 houses. Mid C19, converted c1985. Brick with weatherboarded rear first floor, hipped slate roof and tiled oasts. PLAN: L-shaped, with round oasts to E and SE, and square plan oast to W end, and rear E press range. EXTERIOR: large square oast has battered buttresses flanking central openings to each side with C20 glazing. Rear range has overhanging, weatherboarded first floor with left-hand doorway. Inserted late C20 casements, timber cowls, the square oast has a wide W entrance with flanking buttresses. INTERIOR: not inspected but reported to have been extensively altered in conversion. Although converted, this is an externally complete and historically important reminder of the town's agrarian past.

Listing NGR: TQ8280465600

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**462665**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Jun-2025 at 10:16:03.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

APPENDIX 13: LIGHTING STRATEGY DOCUMENTS (PROVIDED BY MILESTONE TRANSPORT PLANNING)

LAND AT BIRD-IN-EYE FARM

Bird In Eye, Uckfield S278

Lighting Impact Assessment

MMA Project Number: MMA19240

Date: 30/02/2025

Produced by: MMA Lighting Consultancy Ltd

Revision: R1

Clause	Description	Page No.
1.0	Introduction	3
2.0	Site Description	4
3.0	Policy & Guidance	5 – 6
4.0	Assessment Methodology	7
5.0	Baseline Conditions	8
6.0	Receptor Sensitivity	9 - 10
7.0	Ecology	11
8.0	Lighting Design Requirements	12 – 14
9.0	Proposed Lighting Levels	15
10.0	Impacts	16
11.0	Mitigation Measures	17 - 18
12.0	Cumulative Effects & Residual Effects	18
13.0	Explanation on the Outline Design	19
14.0	Conclusion and Summary	20
Appendix A	Lighting Terminology	21 - 22

Issued by: -

1.0 INTRODUCTION

- 1.1 This lighting impact assessment and strategy document has been prepared for the proposed highway improvements located on Bird In Eye Hill in Uckfield. The highway improvements are to install a roundabout and associated roads to serve a new housing development.
- 1.2 The report has been prepared to assess, in terms of artificial lighting, the likely effects of the proposed highway improvements. The lighting assessment includes information on the baseline lighting conditions within the area and considers possible mitigation measures to reduce potential light spill into neighbouring properties and ecology receptors, upward light (which can create sky glow), and visual source intensity (glare). Lighting class proposals will be included as part of this assessment.
- 1.3 This new development will require external lighting for adoptable and non-adoptable areas of the development. The safety of the pedestrians and vehicles within this new development should be considered as one of the priorities along with minimising the impact of the artificial lighting on any sensitive areas and the local wildlife. As such a good quality sustainable external lighting solution will be required to ensure the safety and security of users whilst very carefully considering ecological restraints and local residents.
- 1.4 The lighting design of this site should be carried out by a competent person governed by the Institution of Lighting Professionals.
- 1.5 MMA Lighting Consultancy Ltd has been commissioned by Milestone Transport Planning, to provide a lighting impact assessment for the proposed development.
- 1.6 MMA Lighting Consultancy Limited accepts no responsibility or liability for:
 - a) The consequence of this documentation being used for any purpose or project other than that for which it was commissioned.
 - b) The issue of this document to any third party with whom approval for use has not been agreed.

2.0 SITE DESCRIPTION

Existing site

- 2.1 The site is located on the B2102 Bird In Eye Hill which runs through Uckfield. A site location plan is shown below in Figure 1:



Figure 1: Site Location

Proposed Development

- 2.2 The proposed highway improvements subject to this assessment is the installation of a new roundabout with associated roads and a short section of cycle path to the west.
- 2.3 Development layout shown below in Figure 2:

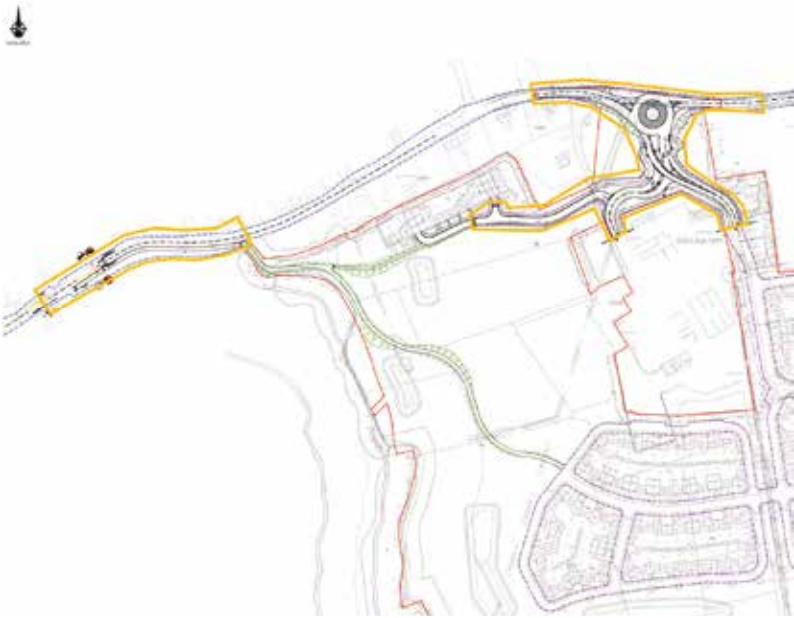


Figure 2: Latest development layout

3.0 POLICY & GUIDANCE

Environmental Protection Act 1990 / Clean Neighbourhoods and Environment Act 2005

3.1 Light pollution was introduced within the Clean Neighbourhoods and Environment Act (2005) as a form of statutory nuisance under the Environmental Protection Act (the ‘EPA’, 1990), states: “artificial light emitted from premises so as to be prejudicial to health or nuisance.”

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF), published in December 2023, sets out the governments planning policies for England and how they are expected to be applied and provides a framework for local plans. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- Mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Relevant British Standards

3.3 The most applicable British Standards for lighting that relates to the proposed development are:

- BS5489-1:2020 Code of practice for the design of road lighting Part 1: Lighting of roads and public amenity areas
- BS EN 13201 2015 – Road Lighting. Performance Lighting
- BS EN 12464-2:2014 – Light and Lighting. Lighting of Work-Places. Outdoor Lighting.

Institution of Lighting Professionals, Bat Conservation Trust Lighting Guidance (August 2023)

3.4 The Bat Conservation Trust and the ILP produced a paper in 2023, “Bats and Lighting in the UK”, discussing the appropriate lighting levels, types of lamps, colour temperatures etc. which are suitable for lighting areas adjacent to bat houses.

Bat Conservation Trust 2023 4th Edition Guidelines

3.5 The Bat Conservation Trust 2023 guidelines provide recommendation to help minimise the impact of artificial lighting.

Guidance Notes for the Reduction of Obtrusive Light; 2021 Institution of Lighting Professionals (ILP)

- 3.6 Guidance notes produced by the Institution of Lighting Professionals are among the most commonly referenced guidance notes for good practice within the lighting design industry.
- 3.7 Obtrusive light (or sometimes referred to as light pollution) refers to any light emitted in a direction in which it is not required or wanted and as such is detrimental to other users. The assessment has been carried out in accordance with the published guidance documents from the ILP.
- 3.8 Light intrusion refers to the spilling of light beyond the boundary of the area to be lit. This includes the intrusion of light into bedroom windows.
- 3.9 Sky glow refers to the brightening of the sky above towns cause by direct or reflected upward light.
- 3.10 Glare refers to the uncomfortable brightness of a light source when viewed against a dark background. Figure 3: illustrates the different types of intrusive light taken from Guidance Notes for the Reduction of Obtrusive Light; 2021 Institution of Lighting Professionals (ILP).

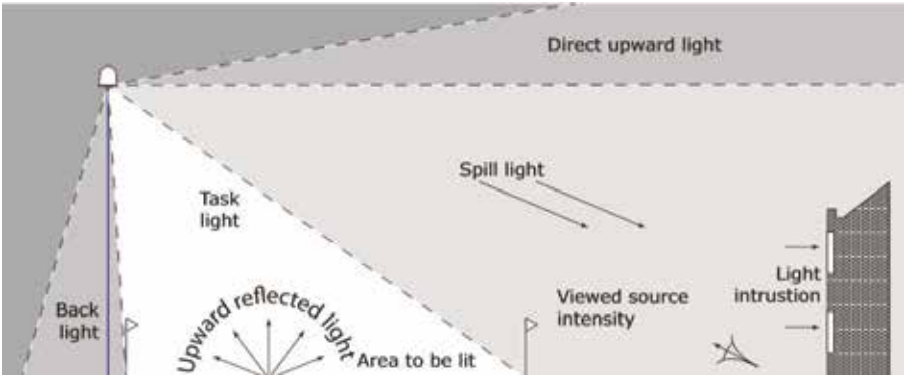


Figure 3: Light Obtrusion characteristics

4.0 ASSESSMENT METHODOLOGY

- 4.1

A desk-top study has been undertaken to identify relevant legislation, planning policy and good practice guidance in relation to lighting. The methodology takes guidance from the Institution of Lighting Professionals PLG04 document “Guidance on Undertaking Environmental Lighting Impact Assessments”. This sets out good practice which was followed during the assessment.
- 4.2

The scope of the assessment shall cover the effects of artificial lighting as a result of the proposed development. The assessment will consider the following:

 - Assess the existing baseline lighting conditions on the immediate surroundings.
 - Assessment of the proposed lighting performance requirements for the various components of the proposed development site, with reference to the Environmental Zone Criteria set out in the Guidance Notes for the Reduction of Obtrusive Light (ILP, 2021)
 - To limit light pollution and sky glow.
 - To limit obtrusive light, spill light and glare to neighbouring land and properties.
 - To limit potential light spill to vegetation.
 - To limit the effect of artificial light on local wildlife.

5.0 BASELINE CONDITIONS

- 5.1

The application site is east of Uckfield and is on the B2102 Bird In Eye Hill.



Figure 4: B2102 Bird In Eye Hill

- 5.2

The are of the new works is currently unlit.
- 5.3

The environment surrounding the application site is suburban and a “Medium District Brightness”, categorised as an E3 Environmental Zone in accordance with the ILP Guidance Notes.
- 5.4

A desk top assessment of the surrounding streets to the development show that it is East Sussex County Council’s standard policy to provide adoptable street lighting to new and existing roads.
- 5.5

It is assessed that the existing lighting in surrounding streets in the area will already produce a certain level of Sky Glow. This should be taken in consideration when assessing the overall impact of the proposed lighting on this site.

6.0 RECEPTOR SENSITIVITY

- 6.1

There are currently no specific guidance documents or papers available to determine the sensitivity of a receptor in terms of lighting impact. When considering natural resources/ receptors such as the effect on an area in terms of sky glow, it is deemed appropriate to assign sensitivity based on the current baseline conditions and Environmental Zone as detailed in the GN01: 2021 Table 2 - Environmental Zone and the ILP 'Guidance Notes for the Reduction of Obtrusive Light' GN01. This document defines the highest sensitivity being applied as an E0 intrinsically dark zone, and the lowest sensitivity to an E4 urban zone. The Environmental Zones are defined in figure 5 (Section 8) below and the classification of sensitivity of natural resources / receptor will correspond to each Environmental zone as detailed below. For other receptors such as residential receptors the description will be used to determine sensitivity.
- 6.2

For the purpose of this assessment receptor sensitivity descriptions and criteria have been based on the descriptions shown below.

High Sensitivity

The receptor/ environment is fragile and has limited capability to accommodate change in artificial light conditions without fundamentally altering its present state or character or is of international or national importance. Recovery would be difficult or impossible.

Human (Amenity) – receptors which are sensitive to a change in lighting such that the quality of life would be affected (i.e. lighting is designated a statutory nuisance)

Human (Safety) - receptors where a change in the lighting has the potential to either dramatically improve or reduce safety (for pedestrians, drivers, or workers).

Natural Receptors i.e., Artificial Sky Glow – Sensitivity of receptor based on assigned Environmental Zone – E0 or E1

Ecological – where a change in the lighting affects the habitats, breeding or feeding of fauna (e.g. protected habitats or other special areas) or growth patterns of fauna / crops.

Medium Sensitivity

The receptor/ environment has moderate ability to accommodate change in artificial light conditions without significantly altering its present state/ character. The receptor/ environment has a degree of adaptability and resilience and is likely to accommodate the changes caused by an impact, although there may still be some residual modification as a result.

Human (Amenity) – receptors which are sensitive to a change in lighting however not such that the quality of life would be affected.

Human (Safety) - receptors where a change in the lighting has the potential to either improve or reduce safety (for pedestrians, drivers, or workers).

Natural Receptors i.e., Artificial Sky Glow – Sensitivity of receptor based on assigned Environmental Zone – E2

Ecological – where a change in the lighting affects the movement or feeding patterns of fauna but the receptor can adapt.

Low Sensitivity

The receptor/ environment is tolerant of and can accommodate change in artificial light conditions without detriment to its character or is of low or local importance. The receptor/ environment is adaptable and is resilient to change. Nearly all impacts can be absorbed within it without modifying the baseline conditions.

Human (Amenity) – receptors which would not noticeably be aware of a change in lighting. (i.e. in areas of medium to high luminance)

Human (Safety) - receptors where a change in the lighting has limited potential to affect safety (for pedestrians, drivers, or workers).
Natural Receptors i.e., Artificial Sky Glow – Sensitivity of receptor based on assigned Environmental Zone – E3 or E4

Ecological – area with limited wildlife.

7.0 ECOLOGY

- 7.1 MMA Lighting Consultancy Ltd has taken ecology into consideration for this development site and considers sensitive receptors to any proposed lighting to be extremely important. Maintaining flight paths, feeding patterns, nesting and mating areas should also be considered when proposing any street lighting to ensure that wildlife continues to flourish.
- 7.2 In order to minimise the impact of light spill onto the site boundary and any ecologically sensitive areas, rear light shields should be specified on lighting units where appropriate.
- 7.3 Where further shielding is required, supplementary side shield can also be fitted to further improve on shielding of any light spill onto the site boundary or ecologically sensitive areas around the site.
- 7.4 It is important that the lighting can be minimised by using accepted methods of lighting control, essentially limiting illuminance, and controlling light spill. It is proposed that the external lighting on adoptable roads shall be installed on 8m and 6m street lighting columns. Generally lighting shall be selected to provide safety and security without polluting the site boundary.
- 7.5 Dimming and trimming the street lighting output at strategic times of the evening allows for a reduction in the overall lighting impact on ecologically sensitive areas and will help to reduce the general evening 'sky glow' from the site. It is recommended that an appropriate 'Stepped Dimming' profile be considered for this site and that should look similar to the profile that is set out below: -

Example of suitable Stepped Dimming profile: -

Dusk – 21.00 – 100% output *

21.00 – 00.30 – 75% output *

00.30 – 05.30 – 0% output *

05.30 – 06.00 – 75% output *

06.00 – Dawn – 100% output *

* To be agreed by local authority lighting engineer.

8.0 LIGHTING DESIGN REQUIREMENTS

- 8.1 The lighting design of this site should be carried out by a competent person governed by the Institution of Lighting Professionals.
- 8.2 It is recommended that the street lighting design proposals for this site shall be designed in accordance with BS5489-1:2020 & BS EN 13201-2:2015.
- 8.3 Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light (GN01: 2021) should be adhered to. This will ensure that lighting designs produced are suitable and sensitive to their surroundings.
- 8.4 External street lighting should be designed to ensure that it is focused in the appropriate areas, preventing upward light above the horizontal plane. Design proposals should aim to reduce unnecessary light pollution, energy consumption and nuisance light spill onto neighbouring properties.
- 8.5 It is assumed that all street lighting will be positioned to avoid light spill into the boundary hedgerows in order to avoid and minimise effects on sensitive ecological habitats.
- 8.6 Selected luminaires shall prevent upward light spill and should have a colour rendering index (Ra) greater than or equal to 60Ra. Colour rendering index relates to the accuracy of colours perceived, relative to daylight.
- 8.7 As part of this assessment we consider the use of 8m and 6m columns for all adoptable roads and 5m columns on cycleway/footpaths to be suitable.
- 8.8 All luminaires shall have a 3000 Kelvin Correlated colour temperature (CCT) to minimise impact of the artificial lighting on ecologically sensitive areas.
- 8.9 The roundabout and surrounding roads shall be classed as C class and P Class and the approach roads to the roundabout are to be an M class.
- 8.10 Guidelines for the environmental zones published by the Institution of Lighting Professionals, provides Guidance Notes for the Reduction of Obtrusive Light (GN01: 2021). The environmental zone for this site is considered to be an E3 Zone as shown in Figure 5 below:

Table 2: Environmental zones			
Zone	Surrounding	Lighting environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Figure 5: Environmental Zone Table from ILP GN01/21

8.11 East Sussex County Council currently specifies the use of an Urbis Axia 3 lantern which provides a wide range of optics, so it is recommended for use on this site.

Figure 6 shows image of the luminaire range:



Figure 6 Urbis Axia 3 LED luminaires.

8.12 Any lantern specified for the new development / scheme will be supplied with 4i DALI enabled drivers.

8.13 All proposed luminaires should have a minimum IP rating of IP65 which is the recommended minimum requirement for Ingress Protection.

8.14 Luminaires will need to have the facility to add supplementary light shields to be fitted to further prevent the back / sideways spill of light. An example luminaire with a physical rear shield is shown in Figure 7:



Figure 7 – Example Luminaire fitted with rear light deflector/shield.

8.15 Proposed luminaires should be designed to fit ‘post top’ without an outreach bracket.

8.16 Five-degree tilts should **NOT** be applied to the lantern in the lighting design calculations, as tilting the lantern encourages light to spill above the horizontal plane and other light ingress issues.

8.17 Roads being offered for adoption shall use a Westire 35/18 lux photo electric cell as per the current East Sussex County Council standard specification.

8.18 Final dimming profiles should be as directed by the local authority lighting engineer.

8.19 As directed by general street lighting design guidance, all external lighting shall produce only UV-free, narrow spectrum, low-intensity light output, with a wavelength of 550nm or more.

8.20 Until such times that constant lumen output systems become the ‘norm’, deterioration of light source flux over time, together with dirt accumulation on fittings must be taken into account in the design by using the appropriate Maintenance Factor (MF). Where obtrusive lighting calculations are required a MF of 1.0 should always be used in order to present a worst case scenario perspective.

9.0 LIGHTING LEVELS

- 9.1 Artificial lighting will be required as part of amenity, safe passage, security and health and safety requirements during periods of darkness. The associated potential obtrusive light effects toward surrounding light-sensitive receptors would be minimised through the controlled application of lighting in accordance with current best practice.
- 9.2 The indicative lighting criteria adopted for the purposes of this assessment are taken from relevant British Standards and recognised national guidance documentation. All criteria adopted for the final scheme of lighting shall be subject to appropriate risk assessment.
- 9.3 Taking information from the current East Sussex standard specification for E3 zones, the approach roads to the new roundabout will be to “M4 class” with the roundabout itself and junctions to the south to a comparable “C4 conflict class”. The high traffic flow subsidiary roads are to be P3 class and normal traffic flow subsidiary roads are to be P4 class. The cycle path is also to be P4 class.
- 9.4 The roundabout and approach roads are on a traffic route. All roads within the site have been identified as ‘subsidiary roads’, with the development deemed to be within an ‘E3’ Environmental Zone (Figure 5 above).
- 9.5 A road calculation has been provided to show the approach roads comply to M4 lighting levels as below.

Approach Roads – M4 Class

(Dry Conditions) L (cd/m²) [minimum Maintained] = 0.75
(Dry Conditions) U₀ [minimum] = 0.40
(Dry Conditions) U₁ [minimum] = 0.60
(Wet Conditions) U_{ow} [minimum] = 0.15
Disability Glare - fTI [maximum] = 15
Lighting of the surround - R_{ei} [minimum] = 0.30

- 9.6 Where the proposed C and P class lighting classes above are selected, horizontal lighting illuminance levels are set out in the British Standards, these would be required as a minimum and are detailed below: -

Norther and Southern Roundabouts – C4

Average maintained illuminance (E_{av}) = 10 Lux
Overall Uniformity = 0.40 U_o

Subsidiary Roads – P3

Average maintained illuminance (E_{av}) = 7.50 Lux – 11.25 Lux
Minimum illuminance (E_{min}) = 1.50 Lux
Overall Uniformity = 0.20 U_o

Subsidiary Roads – P4

Average maintained illuminance (E_{av}) = 5.00 Lux – 7.50 Lux
Minimum illuminance (E_{min}) = 1.00 Lux
Overall Uniformity = 0.20 U_o

Cycle Path – P4

Average maintained illuminance (E_{av}) = 5.00 Lux – 7.50 Lux
Minimum illuminance (E_{min}) = 1.00 Lux
Overall Uniformity = 0.20 U_o

10.0 IMPACTS

During Construction

- 10.1 During construction phase, it is likely that the site will be affected through the use of temporary site lighting either for health and safety purposes, site security, or both. It is assumed that the main impacts will be spill light and luminous intensity. These levels relate to residential areas.
- 10.2 Lighting for health and safety will be needed where work is required to take place during the hours of diminishing ambient lighting levels which is likely to occur if the construction works are carried out in the winter months or if night-time working is required. Security lighting is often required to deter crime in both compounds and in areas where plans and materials are stored overnight.
- 10.3 Any and all temporary lighting installed within the site should meet all requirements set out in the above ‘Section 8.0 Lighting Design Requirements’.

Post Construction

- 10.4 The site is classified as Environmental Zone E3, with the proposed lighting for the site being assessed in accordance with the limiting criteria for that zone, Figure 8 illustrates GN01:2021 Table 2 – Obtrusive light limitations for exterior installations.

Table 3 (CIE 150 table 2): Maximum values of vertical illuminance on properties.						
Light technical parameter	Application conditions	Environmental zone				
		E0	E1	E2	E3	E4
Illuminance in the vertical plane (F _v)	Pre curfew	n/a	2 lx	5 lx	10 lx	25 lx
	Post curfew	n/a	<0.1 lx*	1 lx	2 lx	5 lx

Figure 8 GN01:2011 Table 3 – Obtrusive light limitations for exterior installations

- 10.5 Notes to table:
 - Ev is Vertical illuminance in Lux measured flat on the glazing at the centre of the window.
 - Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply subject to the conditions of the local planning authority.
- 10.6 The effect of artificial light associated with the site is predicted to have a minor adverse effect on the environment. Modern road lighting luminaires, when mounted with 0° tilts, do not typically produce significant upward light, therefore the effects of upward light/ULR (upward light ratio) are predicted to be negligible.
- 10.7 Any and all temporary lighting installed within the site should meet all requirements as set out in the above ‘Section 8.0 Lighting Design Requirements’.

11.0 MITIGATION MEASURES

During Construction

- 11.1 Mitigation of the effects of the lighting installation during construction phase will include the following:
- Specifying working hours, use of lighting, location of temporary floodlights in the construction compound and agreeing these with the local council. Lighting to be switched off when not required specifically for construction activities or required health and safety or security.
 - Adhere to best practice measures as recommended by the Institution of Lighting Professionals (ILP), Health & Safety Executive (HSE) and CIE (International Commission on Illumination) guidance. Lighting solutions will be selected to reduce light pollution.
 - Specifically, designed luminaires will be selected to minimise upward spread of light. The optics in the lanterns will control the distribution of light to avoid overspill, sky glow and glare.
 - Glare will be kept to a minimum by ensuring the main beam angle of all lights directed towards any potential observer is not more than 70°. Higher mounting heights allow lower main beam angles, which can assist in reducing glare.
 - Restrict lighting to the task area using horizontal cut-off optics and zero tilts.
 - Operate curfew and minimise the duration of any lighting (switch off or part-night dimming).

Post Construction

- 11.2 The detailed lighting design will be designed to use current best practice and technology. The impacts of external lighting will be minimised by the installation of lighting to the minimum specification required to provide a safe night-time environment for residents, therefore lighting will be designed to comply with the minimum illuminance levels given within the appropriate guidance. The detailed lighting design will be in keeping with the ecology report in order to maintain the integrity of habitats for wildlife around the site.
- 11.3 Designing out and minimising the need for lighting to be installed is always the best method of reducing light pollution. However, where this is not possible, the careful choice of illuminance and luminance criteria is key to successfully limiting the impact that light may have on its surrounding environment.
- 11.4 Care should be taken to minimise glare from all luminaires installed, by ensuring the correct luminaires are selected and suitably installed, in line with the recommendations within the ILP Guidance Notes for the Reduction of Obtrusive Light.
- 11.5 Restriction of luminaire mounting heights would be one of the key means of mitigating the environmental impact of external lighting. Luminaires that are column mounted can be restricted to a maximum height of 6 metres to all adoptable and non-adoptable roads. It should be noted that if the mounting height is reduced there may be the requirement for the number of luminaires to be increased.
- 11.6 Lighting would need to be provided in the form of column mounted luminaires. Where possible, and if appropriate, luminaires would need to be pointed into the

development and away from the adjacent sites. The optics in the lanterns would need to be specified to control the distribution of light avoiding overspill, sky glow and glare. Back shields shall be fitted to columns where appropriate.

- 11.7 Where lighting is installed within the site it should meet all the requirements as set out in the above 'Section 8.0 Lighting Design Requirements'.

12.0 CUMUATIVE EFFECTS AND RESIDUAL EFFECTS

Cumulative

- 12.1 The appearance of sky glow was considered as part of the assessment of the external lighting conditions.
- 12.2 Although the introduction of artificial lighting at the site could have an effect, the mitigation measures incorporated into the lighting strategy would mean that the significance of the overall impact is reduced.

Residual during construction

- 12.3 It is considered that following the implementation of the mitigation measures outlined in Section 8.0 and 11.0 of this document. Overall, there will be minor adverse residual effect of lighting during the construction phase of the development site. Subject to sensitive lighting design, the effects on key areas of wildlife habitat identified in the ecology report is expected to be negligible.

Residual post construction

- 12.4 It is considered that there will be overall minor negative effects from the lighting of the proposed scheme on residential receptors and road users. The use of well located, modern light fittings, will minimise glare, light spill and reduce sky glow contributions to the existing sky glow above Uckfield as a whole. Subject to sensitive lighting design, including positioning and design of luminaires and use of remote monitoring systems, the effects on key areas of wildlife habitat identified in the ecology report is expected to be negligible.

13.0 EXPLANATION ON THE OUTLINE DESIGN

- 13.1 The initial design provided is demonstrated by the production of a drawing in PDF format. The drawing is showing horizontal illuminance with values ranging from 10 Lux down to 0.1 Lux. This is to demonstrate the light falling at the site boundary at ground level.
- 13.2 Horizontal illuminance calculations have been provided for all P class roads across the site. The calculations are shown with horizontal illuminance with values ranging from 10 Lux down to 0.1 Lux.
- 13.3 Any lantern in the design shown as backing on to a dark corridor, boundary or sensitive area is proposed to be fitted with a supplementary rear shield.
- 13.4 All luminaires across the site have been proposed using a 3000 Kelvin Correlated colour temperature (CCT) to minimise impact of the artificial lighting on ecologically sensitive areas.
- 13.5 There are overhead HV lines in the area of the new works and any proposed columns have been located away from the overheads where possible. Current statutory service record plans should be obtained by the contractor/overseeing organisation before commencement of any street lighting installation or removal works.
- 13.6 The lighting design calculations provided with this lighting strategy do not demonstrate light output with a physical rear shield. As such the lighting calculations demonstrate a worst-case scenario and actual installed lighting levels will be dramatically reduced at the rear of all lanterns proposed.
- 13.7 A maintenance factor of 1.0 has been used in the lighting design calculations, this demonstrates a worst-case scenario from a luminaire light output perspective.
- 13.8 Luminaires D on the Scale Print along the approach road on the B2102 also have integrated internal rear shields to reduce rear spill light into sensitive areas. Physical rear shields can also be fitted during installation which will further reduce spill light, but these are not possible to model in the lighting calculations.

14.0 CONCLUSION AND SUMMARY

- 14.1 In conclusion, subject to the implementation of the above proposals and agreements with the adopting Highway Authority, a compliant lighting scheme can be designed and installed with an acceptably low impact on the surrounding residential properties, sensitive boundaries, and wildlife. The likely cumulative effect of artificial lighting may be a slight increase in sky glow. However, given the baseline situation in the surrounding area to the development overall effects are not likely to be visual.
- 14.2 During the construction phase, the lighting impacts are likely to be associated with the requirements for temporary lighting to illuminate the contractor's compound and work areas. Installed lighting will involve the use of well located, modern light fittings which are directionally controlled and will be in accordance with current best practice standards and the developers' requirements. Overall, where an effect arises the effect on sensitive receptors during the construction phase will be short term and temporary in nature and considered to be of minor negative significance. However, as lighting would be temporary and mobile, units can and should be relocated if recognised as having a negative impact on sensitive receptors.
- 14.3 During the operational phase, the likely impacts include the introduction of artificial light sources as part of the proposed development, which will result in changes to the current baseline conditions. The proposed lighting scheme will comply with all relevant British Standards and the Institution of Lighting Professionals lighting guidelines and will serve to ensure that the safety and security of all areas of the development can be effectively maintained.
- 14.4 Potential effects would be managed such that the potential increase in the general ambience of the area would be balanced against the overall existing illuminance in order to minimise sky glow.
- 14.5 The effects on sensitive receptors will be mitigated through following all the principles set out in this document and by the implementation of a stringent final detail lighting design.
- 14.6 Suitable detailed designs should meet all standard criteria as set out in the current local authority standard specification documents, current guidance documents from all appropriate and relevant institutes and all relevant British Standards that are appropriate to lighting.
- 14.7 All final detailed designs should be subject to a design check by the adopting local authority. Once detailed designs are checked and agreed then technical approval will be provided by the local authority. No lighting should be installed on site unless technical approval has been granted by the local authority.
- 14.8 This report has been prepared to the best of our knowledge, any lighting designs proposed shall be carried out by a competent lighting person in accordance with the Institution of Lighting Professionals guidance and recommendations.



12th February 2025
Print Name) (Date)

12th February 2025
rint Name) (Date)

APPENDIX A LIGHTING TERMINOLOGY

Glossary of terms

For the purpose of this report, the definitions given below apply. For further definitions the International Lighting Vocabulary (ILV), published by the CIE, can be found at <http://eilm.cie.co.at/>

Colour Rendering Index (CRI): A scale of the colour appearance of an object under a particular light source compared to its colour appearance under a reference light source. Expressed on a scale of 1 to 100 Ra, where 100 Ra represents the colour rendering of natural daylight i.e. perfect colour.

Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by a government controlling authority, usually the local government (CIE, 2003).

Disability Glare: Glare which impairs the vision of objects but may not cause discomfort.

Discomfort Glare: Glare causing discomfort which may not impair the ability to see objects.

Environmental Zones: Area where specific activities take place or are planned and where specific requirements for the restriction of obtrusive light are recommended. Zones are indicated by the zone rating (E1... E4) (CIE, 2003).

Illuminance: Illuminance is the quantity of light, or luminous flux, falling on a unit area of a surface. It is designated by the symbol E. The unit is the lux (lx). One lux equals one lumen per square metre (lm/m²).

Horizontal Illuminance: Illuminance incident on a horizontal surface or calculation plane.

Vertical Illuminance: Illuminance incident on a vertical surface or calculation plane.

Isolux Diagram: A diagram showing lines joining points of equal illuminance. Sometimes also referred to as Isolines.

Light Pollution: The spillage of light into areas where it is not required.

Light Intrusion: Light that impacts on a surface outside of the area designed to be lit by a lighting installation.

Obtrusive Light: Spill light which because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information (CIE, 2003).

Photocell: A unit which senses light to control luminaires.

Residential Property: Land upon which a dwelling exists (CIE, 2003).

Sky Glow: The brightening of the night sky caused by artificial lighting resulting from the reflection of radiation (visible and non-visible), scattered from the constituents of the atmosphere (gas molecules, aerosols and particulate matter), in the direction of observation. It comprises two separate components as follows:

(a) Natural sky glow - That part of the sky glow which is attributable to radiation from celestial sources and luminescent processes in the Earth's upper atmosphere.

(b) Man-made sky glow - That part of the sky glow which is attributable to man-made sources of radiation (e.g. outdoor electric lighting), including radiation that is emitted directly upwards and radiation that is reflected from the surface of the Earth (CIE, 2003).

Spill Light (Stray Light): Light emitted by a lighting installation which falls outside the boundaries of the property for which the lighting installation is designed (CIE, 2003).

Upward Light Ratio: The maximum permitted percentage of luminaire flux for the total installation that goes directly into the sky.

Abbreviations

CIBSE Chartered Institute of Building Services Engineers

CIE International Commission on Illumination

CNEA Clean Neighbourhoods and Environment Act

ILP Institute of Lighting Professionals

SLL Society of Light and Lighting

DATE:30 May 2025

DESIGNER:MMA Lighting Consultancy Ltd

PROJECT No:MMA19240

PROJECT NAME:Bird In Eye, Uckfield

MMA

LIGHTING CONSULTANCY

Outdoor Lighting Design Specialists

Bird In Eye, Uckfield S278 - Proposed Lighting - Area Calculation

Drawing extents are as per instructions from client. 6m and 8m East Sussex standard specification lighting columns on roads, 5m on cycleway / footpath all with Urbis Axia 3 LED Lanterns.

Roundabouts to C4 and approach roads to M4. Subsidiary roads with high traffic to P3 Class. Subsidiary roads with normal traffic to P4 Class. Cyclepath to P4 Class.

Lux levels on this plan are with a MF of 1.00 for a "worst case scenario"

Drawing used in calculation "23138 - LC Locations"

Outdoor Lighting Report

PREPARED BY:

DATE:30 May 2025

DESIGNER:MMA Lighting Consultancy Ltd

PROJECT No:MMA19240

PROJECT NAME:Bird In Eye, Uckfield

MMA

LIGHTING CONSULTANCY

Outdoor Lighting Design Specialists

Layout Report

General Data

Dimensions in Metres Angles in Degrees

Calculation Grids

ID	Grid Name	X	Y	X' Length	Y' Length	X' Spacing	Y' Spacing
1	C4 Class	548373.11	120878.18	57.00	69.00	1.50	1.50
2	C4 Class	548389.26	120850.27	39.00	36.09	1.50	1.50
3	P3 Class	548420.13	120789.07	81.00	90.00	1.50	1.50
4	P3 Class	548362.12	120814.36	51.00	60.00	1.50	1.50
5	P4 Class	548254.07	120819.53	112.36	50.96	1.50	1.50
6	P4 Class	547946.27	120760.03	171.18	79.62	1.50	1.50

Luminaires

Luminaire A Data

Supplier	Urbis Schreder
Type	AXIA 3.2 5293 Integrated lenses 24 OSLO N SQUARE GIANT@500mA
Lamp(s)	24 OSLO N SQUARE GIANT@500mA WW 730 230V
LampFlux(klm)/Colour	5.05 WW 3000K/70
File Name	AXIA 3.2 5293 24 OSLO N SQUARE GIANT 500mA WW 730 37.2W 444502 Integrated ...
Maintenance Factor	1.00
Lum. Int. Class	G3
No. in Project	4

Luminaire B Data

Supplier	Urbis Schreder
Type	AXIA 3.2 5295 Integrated lenses 24 OSLO N SQUARE GIANT@500mA
Lamp(s)	24 OSLO N SQUARE GIANT@500mA WW 730 230V
LampFlux(klm)/Colour	5.04 WW 3000K/70
File Name	AXIA 3.2 5295 24 OSLO N SQUARE GIANT 500mA WW 730 37.2W 441022 Integrated ...
Maintenance Factor	1.00
Lum. Int. Class	G3
No. in Project	9

Luminaire C Data

Supplier	Urbis Schreder
Type	AXIA 3.1 5294 Integrated lenses 8 OSLO N SQUARE GIANT@600mA
Lamp(s)	8 OSLO N SQUARE GIANT@600mA WW 730 230V
LampFlux(klm)/Colour	1.97 WW 3000K/70
File Name	AXIA 3.1 5294 8 OSLO N SQUARE GIANT 600mA WW 730 16.3W 435812 Integrated I...
Maintenance Factor	1.00
Lum. Int. Class	G3
No. in Project	4

Luminaire D Data

Supplier	Urbis
Type	AXIA 3.2 5295 Integrated lenses Rear louve rs 32 OSLO N SQUARE
Lamp(s)	32 OSLO N SQUARE GIANT@700mA WW 730 230V 02-58-000
LampFlux(klm)/Colour	7.88 WW 3000K/70
File Name	AXIA 3.2 5295 32 OSLO N SQUARE GIANT Drv 700mA WW 730 69W 479062 Integrat...
Maintenance Factor	1.00
Lum. Int. Class	G3
No. in Project	6

Luminaire E Data

Supplier	Urbis Schreder
Type	AXIA 3.1 5296 Integrated lenses Rear louve rs 8 OSLO N SQUARE G
Lamp(s)	8 OSLO N SQUARE GIANT@400mA WW 730 230V 01-37-041
LampFlux(klm)/Colour	1.53 WW 3000K/70
File Name	AXIA 3.1 5296 8 OSLO N SQUARE GIANT 400mA WW 730 11W 457602 Integrated Ie...
Maintenance Factor	1.00
Lum. Int. Class	G3
No. in Project	5

MMA Lighting Consultancy Ltd, 99 Old Bath Road, Summer Field House, Reading, Berkshire, RG10 9QN - www.mma-consultancy.co.uk

DATE: 30 May 2025

DESIGNER: MMA Lighting Consultancy Ltd

PROJECT No: MMA19240

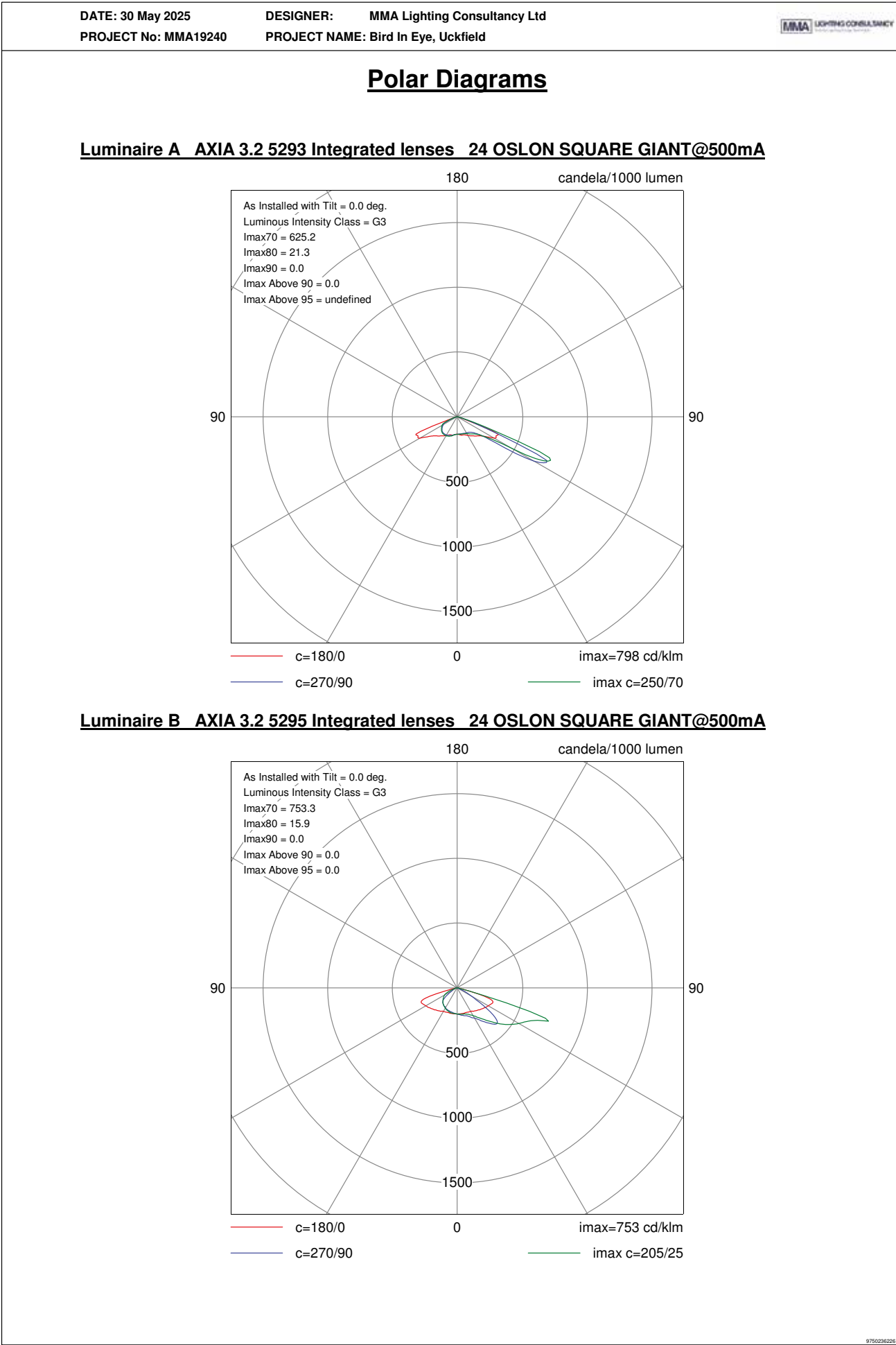
PROJECT NAME: Bird In Eye, Uckfield



Layout

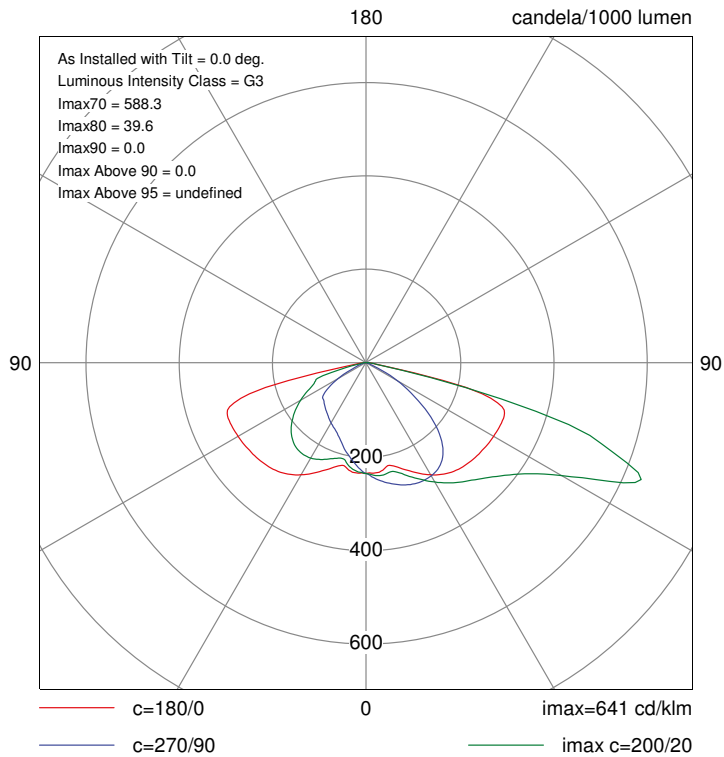
ID	Type	X	Y	Height	Angle	Tilt	Cant	Out-reach	Target X	Target Y	Target Z
NC01	A	548388.03	120929.62	8.00	249.00	0.00	0.00	0.40			
NC03	A	548416.60	120903.83	8.00	157.00	0.00	0.00	0.40			
NC04	A	548391.68	120906.55	8.00	28.00	0.00	0.00	0.40			
NC05	B	548400.00	120882.59	8.00	1.00	0.00	0.00	0.40			
NC06	B	548418.30	120880.48	8.00	213.00	0.00	0.00	0.40			
NC17	D	548486.69	120929.93	8.00	281.00	0.00	0.00	0.40			
NC10	B	548402.34	120855.66	8.00	109.00	0.00	0.00	0.40			
NC07	B	548433.14	120855.24	8.00	61.00	0.00	0.00	0.40			
NC08	B	548455.04	120838.88	8.00	25.00	0.00	0.00	0.40			
NC11	B	548364.23	120861.86	8.00	275.00	0.00	0.00	0.40			
NC13	C	548336.54	120848.78	6.00	297.00	0.00	0.00	0.40			
NC12	B	548364.05	120839.42	8.00	17.00	0.00	0.00	0.40			
NC14	C	548306.60	120841.27	6.00	265.00	0.00	0.00	0.40			
NC16	C	548268.00	120840.34	6.00	280.00	0.00	0.00	0.40			
NC15	C	548278.31	120847.63	6.00	4.00	0.00	0.00	0.40			
NC18	D	548456.78	120927.44	8.00	273.00	0.00	0.00	0.40			
NC19	D	548429.07	120918.79	8.00	99.00	0.00	0.00	0.40			
NC22	D	548311.70	120934.49	8.00	274.00	0.00	0.00	0.40			
NC21	D	548342.76	120936.32	8.00	271.00	0.00	0.00	0.40			
NC20	D	548372.15	120924.76	8.00	71.00	0.00	0.00	0.40			
NC23	E	548090.16	120817.26	5.00	98.00	0.00	0.00	0.40			
NC24	E	548060.24	120813.93	5.00	95.00	0.00	0.00	0.40			
NC25	E	548027.80	120814.49	5.00	92.00	0.00	0.00	0.40			
NC26	E	548003.72	120807.27	5.00	121.00	0.00	0.00	0.40			
NC27	E	547976.41	120789.92	5.00	121.00	0.00	0.00	0.40			
NC08A	B	548464.06	120811.94	8.00	14.00	0.00	0.00	0.40			
NC02	A	548408.69	120930.41	8.00	265.00	0.00	0.00	0.40			
NC09	B	548386.64	120867.65	8.00	307.00	0.00	0.00	0.40			

97502936

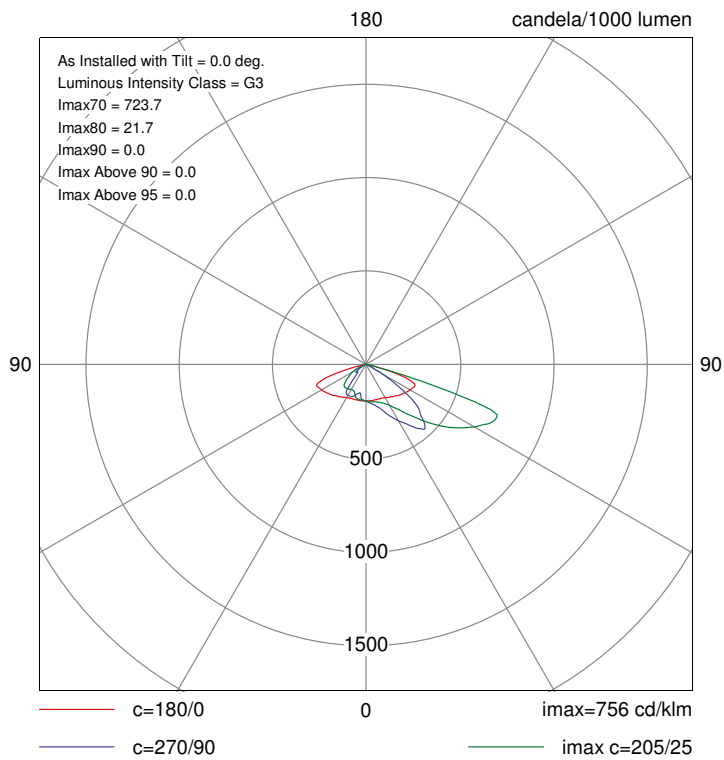


Polar Diagrams Continued

Luminaire C AXIA 3.1 5294 Integrated lenses 8 OSLON SQUARE GIANT@600mA

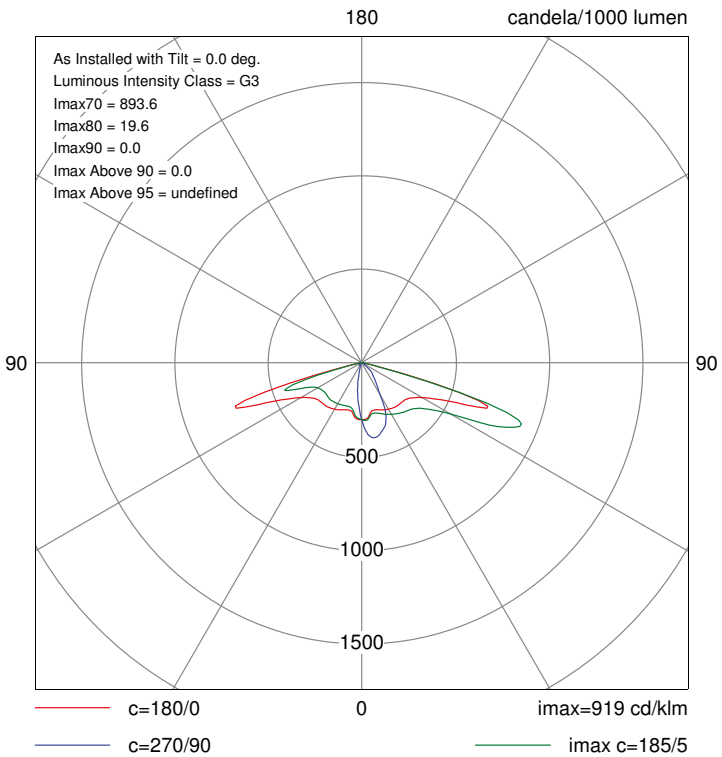


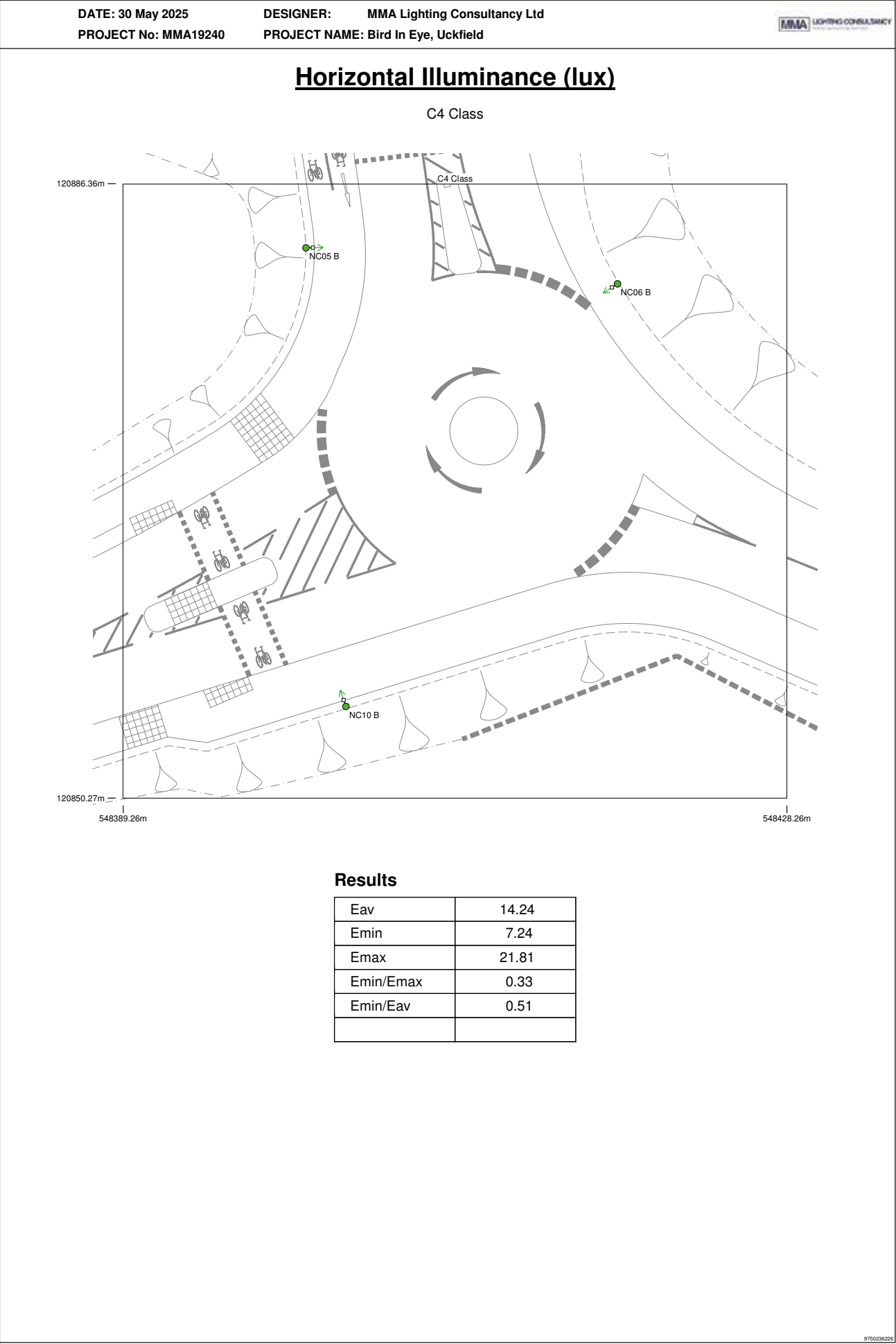
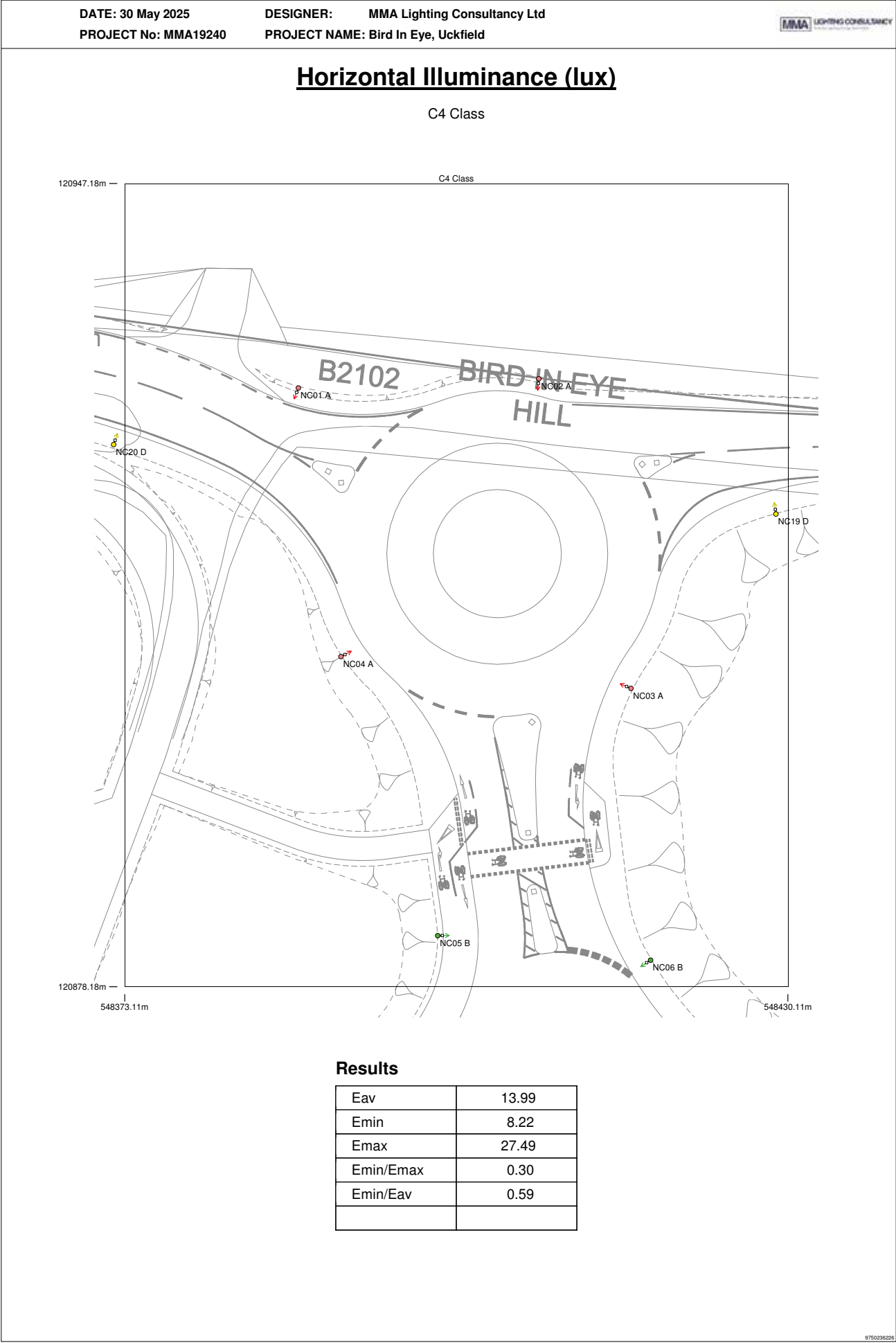
Luminaire D AXIA 3.2 5295 Integrated lenses Rear louvers 32 OSLON SQUARE

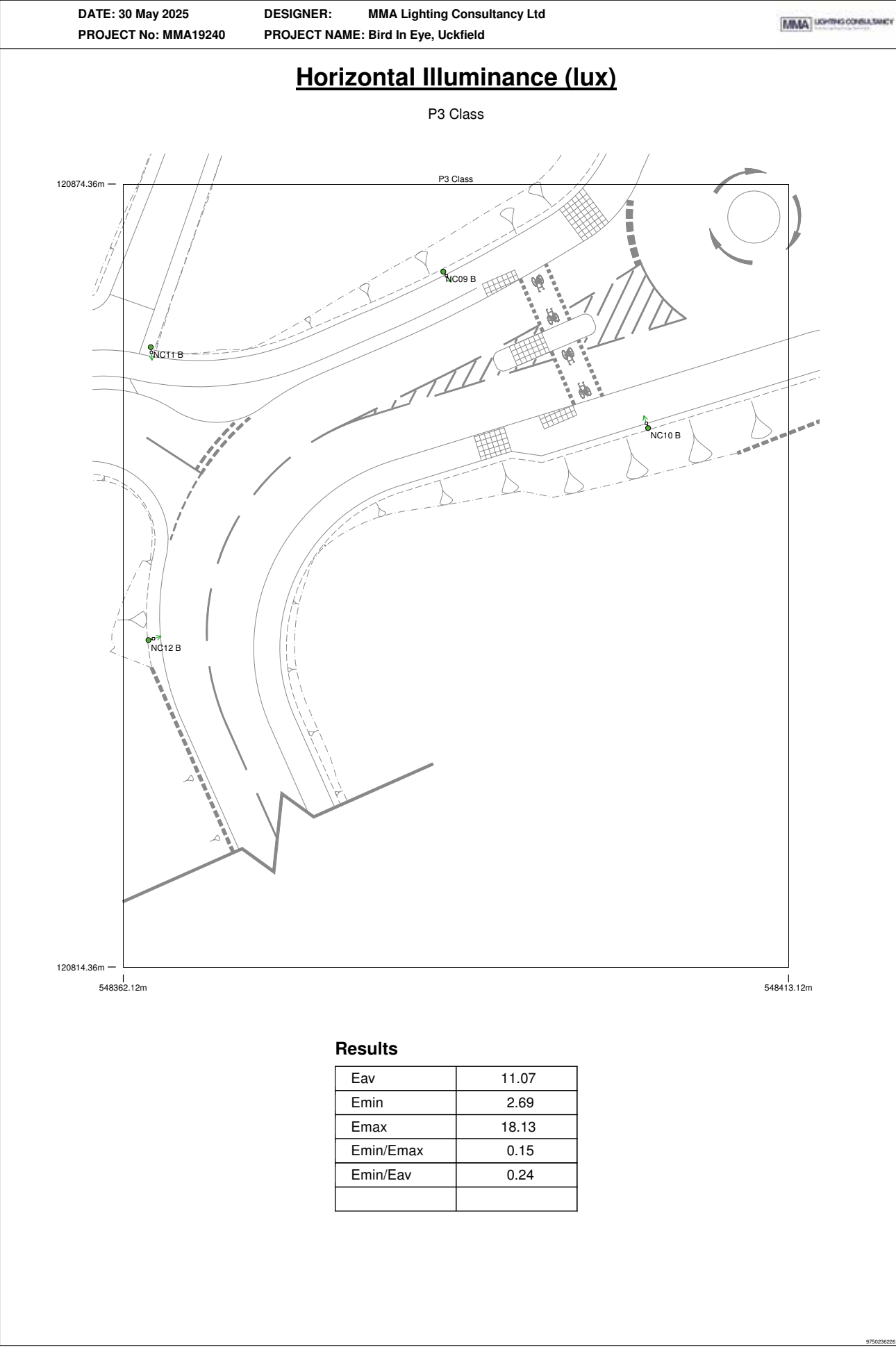
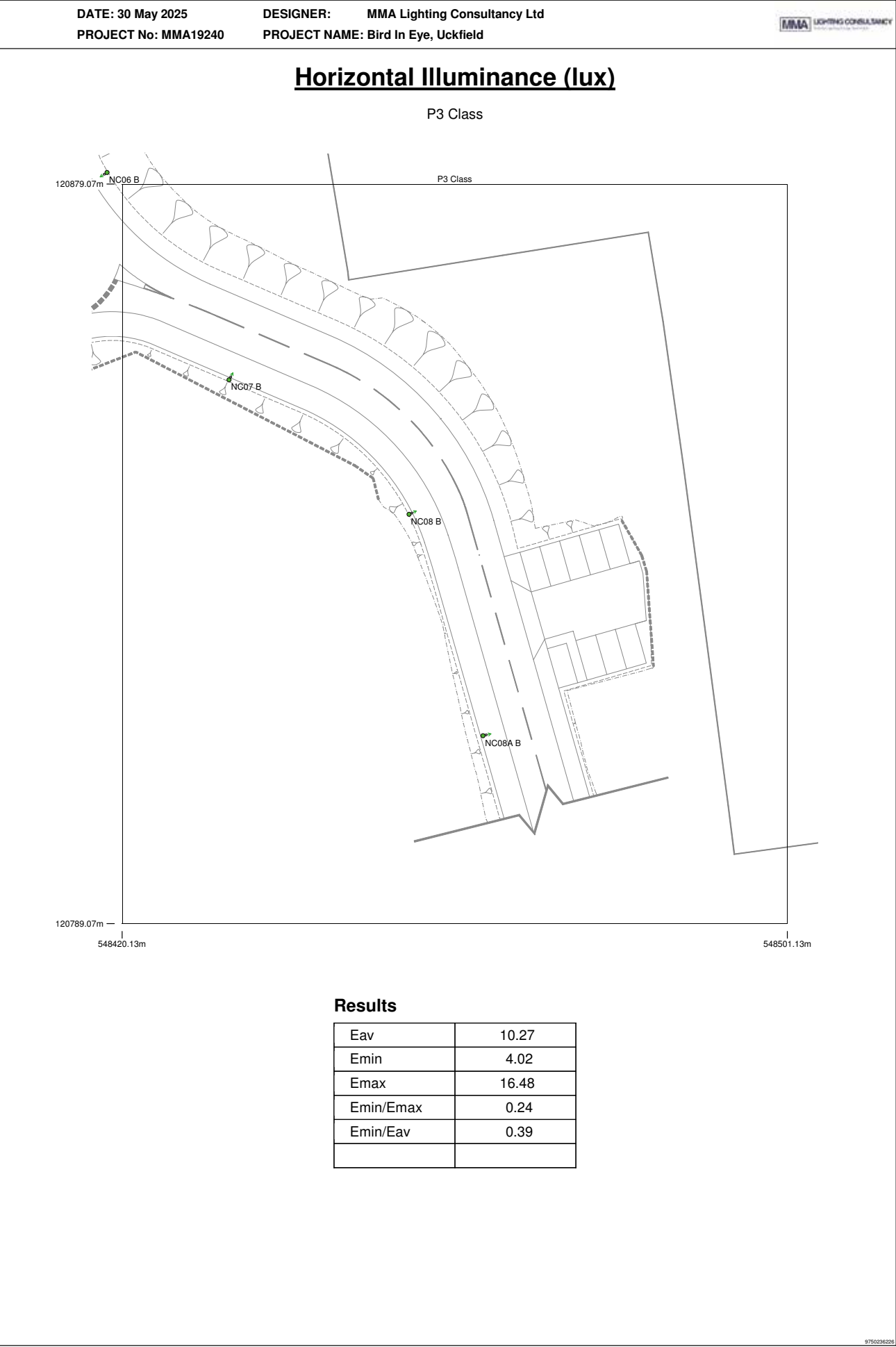


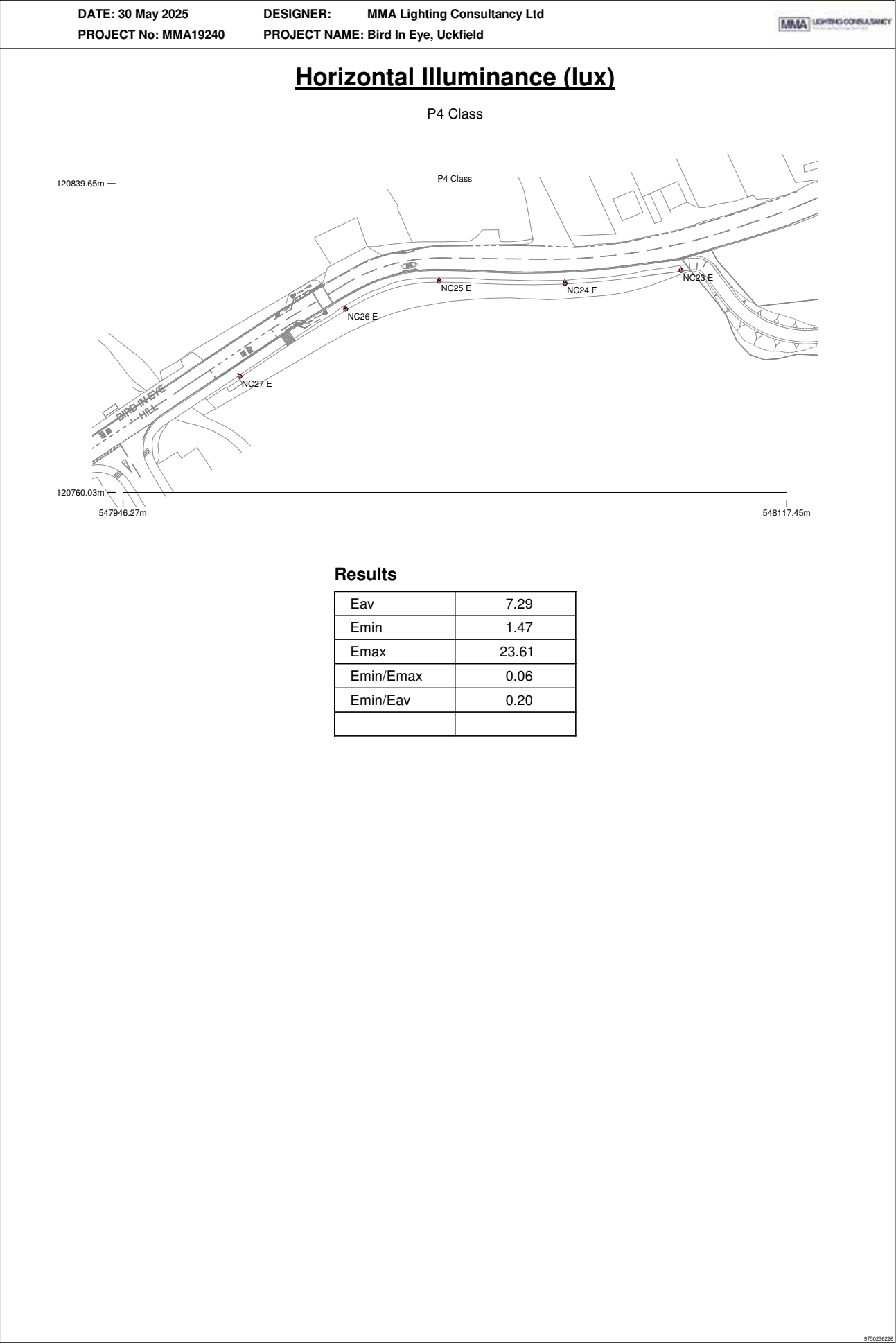
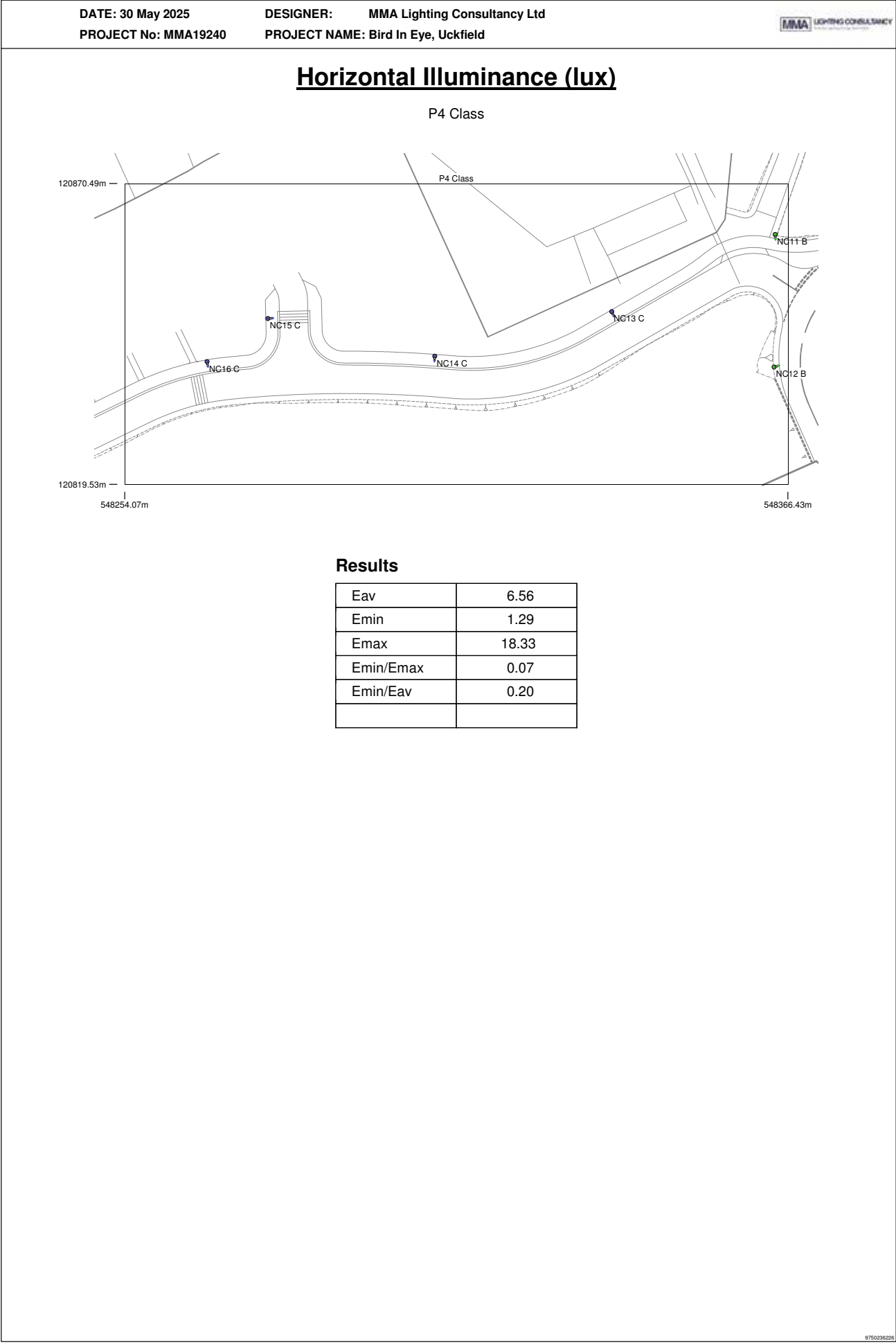
Polar Diagrams Continued

Luminaire E AXIA 3.1 5296 Integrated lenses Rear louvers 8 OSLON SQUARE G









DATE:12 February 2025

DESIGNER:MMA Lighting Consultancy Ltd

PROJECT No:MMA19240

PROJECT NAME:Bird In Eye, Uckfield

MMA

LIGHTING CONSULTANCY

Senior Lighting Design Specialists

Bird In Eye, Uckfield S278 - Proposed Lighting - Road Calculation

8m East Sussex standard specification lighting columns with Urbis Axia 3 LED Lanterns with integrated rear shields.

Approach roads to roundabout to M4 class.

Maximum spacing for compliance to M4 is 31.5m

Roadway Lighting Report

PREPARED BY:

DATE:12 February 2025

DESIGNER:MMA Lighting Consultancy Ltd

PROJECT No:MMA19240

PROJECT NAME:Bird In Eye, Uckfield

MMA

LIGHTING CONSULTANCY

Senior Lighting Design Specialists

Roadway Report Summary

Layout

Cross Sectional View

8.00m

6.00m

Road Data

Calculation Grid	CIE140 Luminance
Width (m)	6.00
No. of Lanes	2
Road Surface	C2
Q0	0.07
Lane Width (m)	3.00
SR Width (m)	3.00

Main Lighting

Column Data

Configuration	Single Sided Right
Spacing (m)	31.50
Height (m)	8.00
Tilt (deg)	0.00
Setback (m)	1.00
Outreach (m)	0.40
Overhang (m)	-0.60

Luminaire Data

Supplier	Urbis
Type	AXIA 3.2 5295 Integrated lenses Rear louvers 32 OSLOM SQUARE
Lamp(s)	32 OSLOM SQUARE GIANT@700mA WW 730 230V 02-58-000
LampFlux(klm)/Colour	7.88 WW 3000K/70
File Name	AXIA 3.2 5295 32 OSLOM SQUARE GIANT Drv 700mA WW 730 69W 479062 Integrat...
Maintenance Factor	1.00
Lum. Int. Class	G3

Results

Main

Complies with M4

Lavmin	1.11 (1)
Lmin	0.82 (1)
Lmax	1.64 (2)
U0min	0.73 (2)
Ulmin	0.61 (1)
Tl(%)	8.93 (2)
SR	0.73

Number in brackets is the Observer Lane for Result shown.

Luminance (cd/m2)

0.88

1.0

1.23

1.35

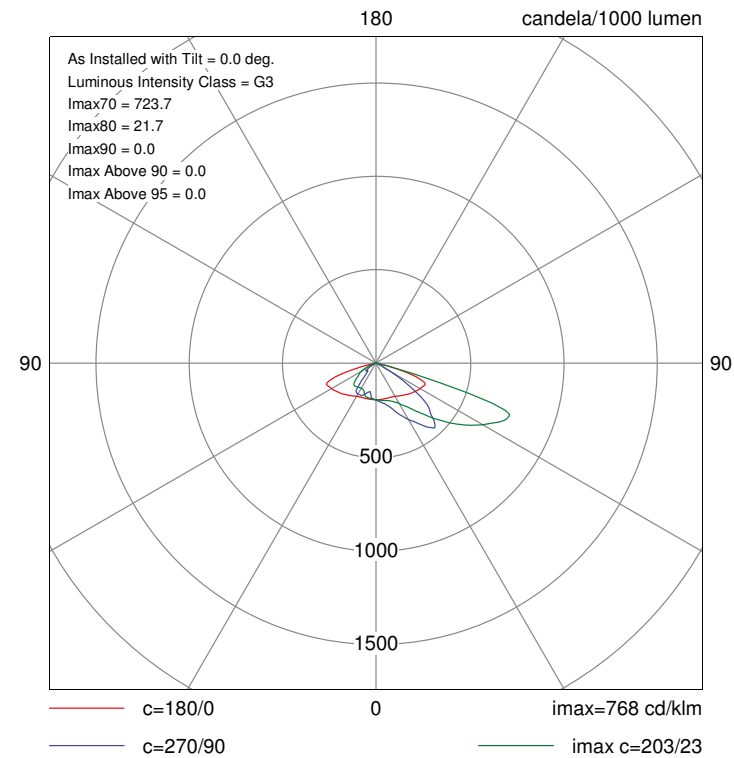
1.12

UI=0.77

UI=0.61

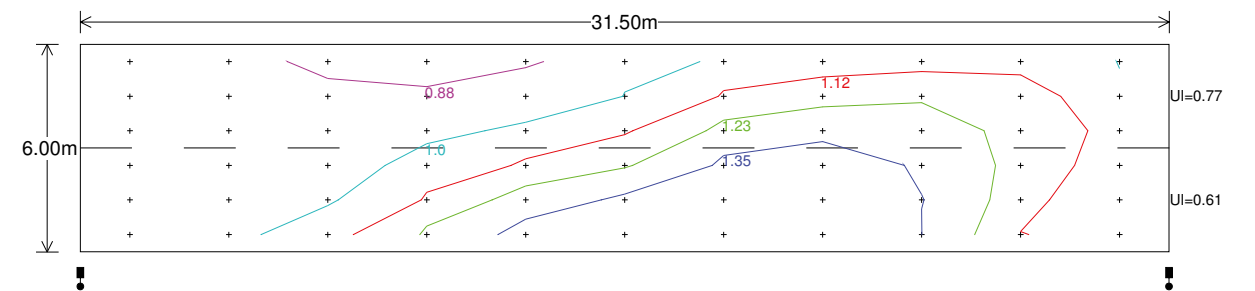
Polar Diagram

Main Luminaire AXIA 3.2 5295 Integrated lenses Rear louvers 32 OSLON SQUARE



Luminance (cd/m2)

Observer in Lane 1

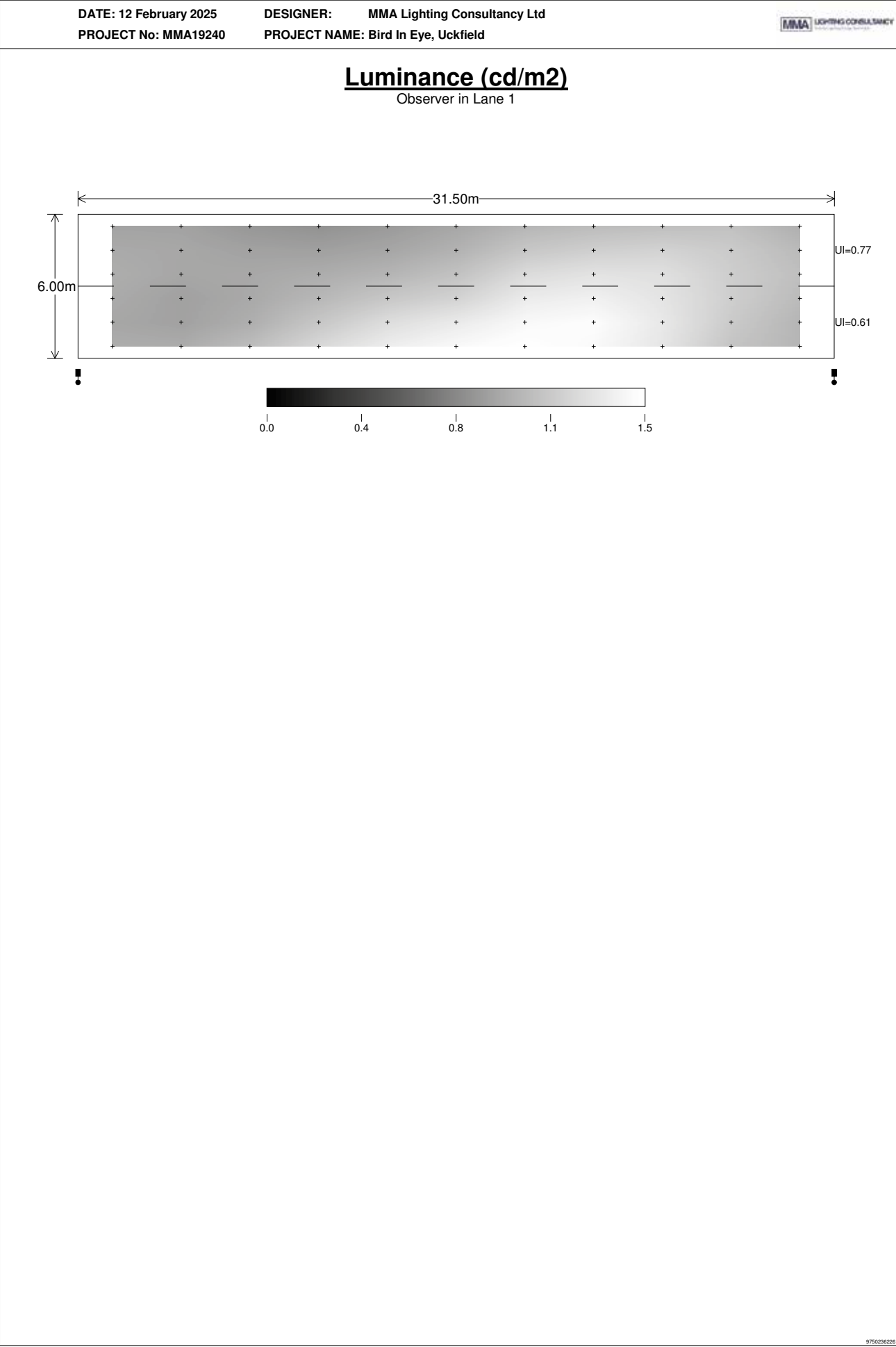
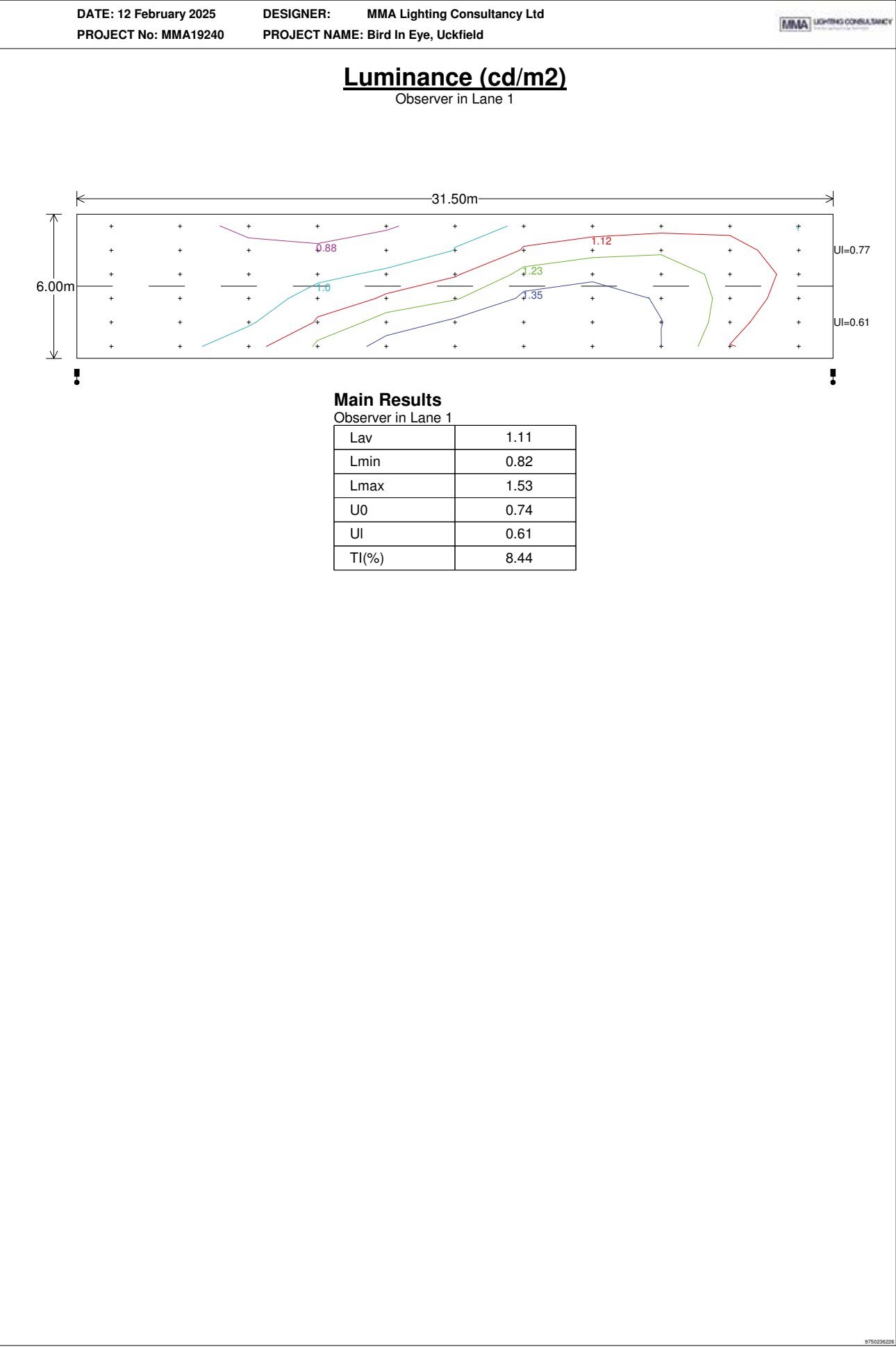


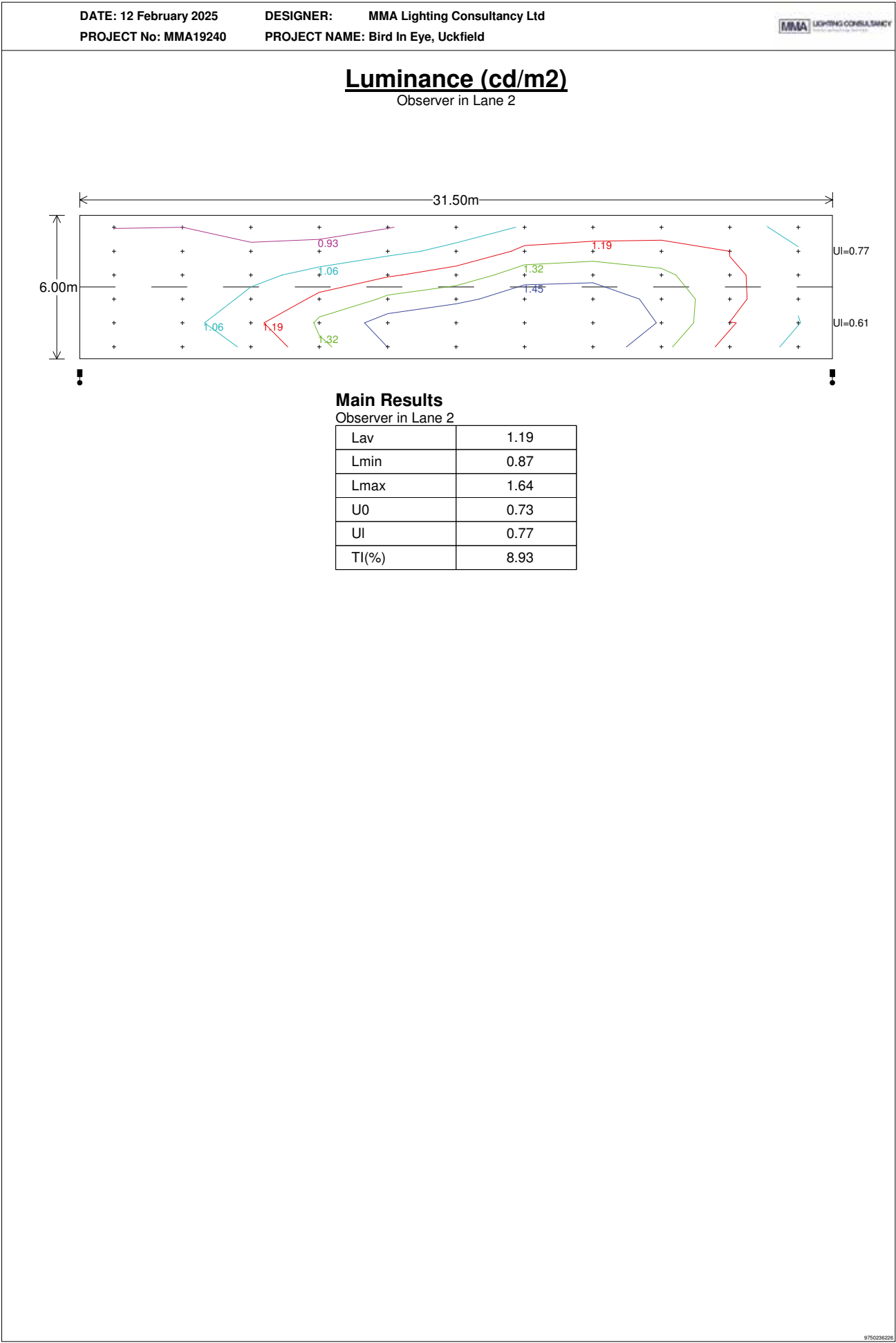
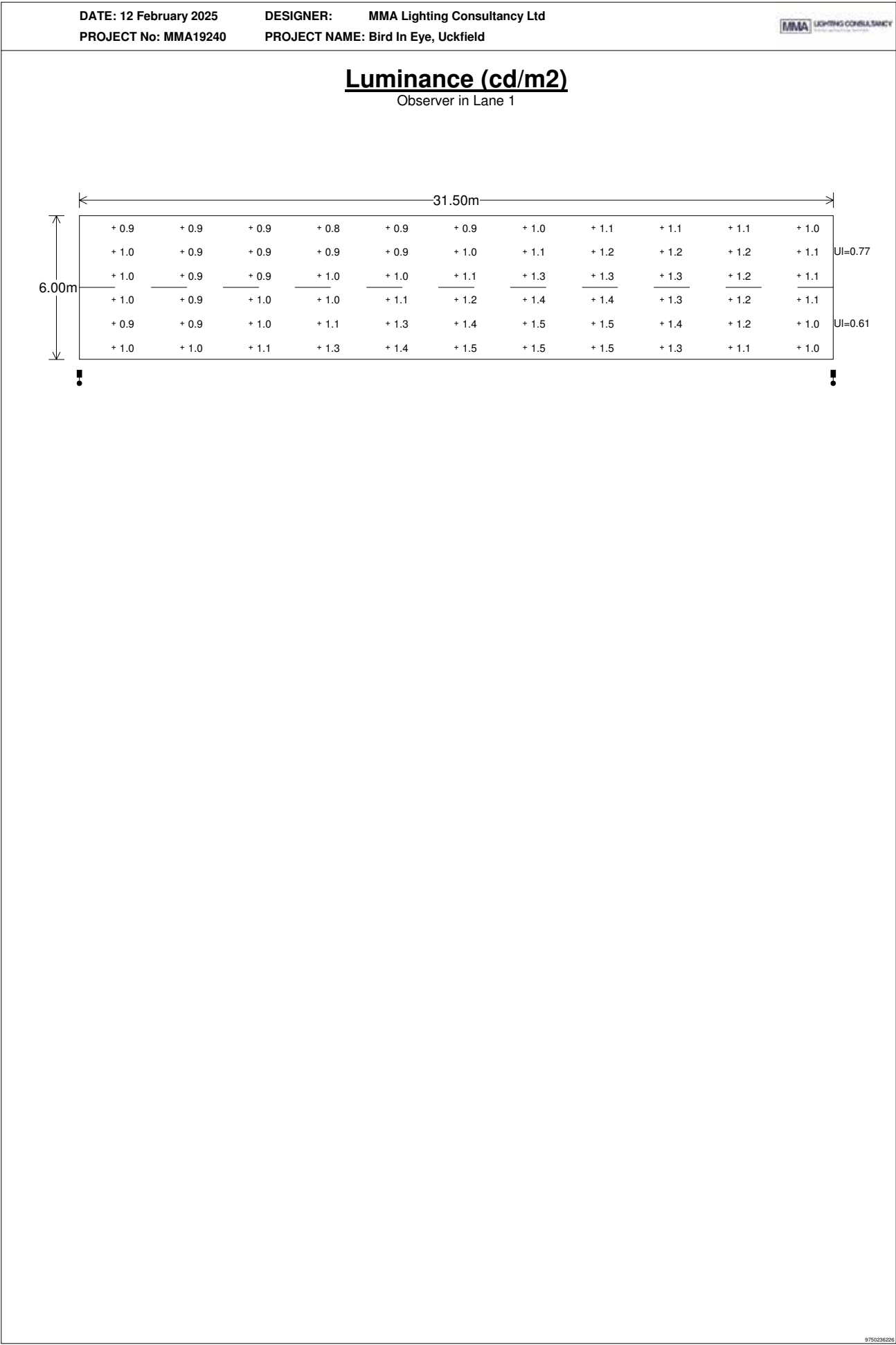
Main Results

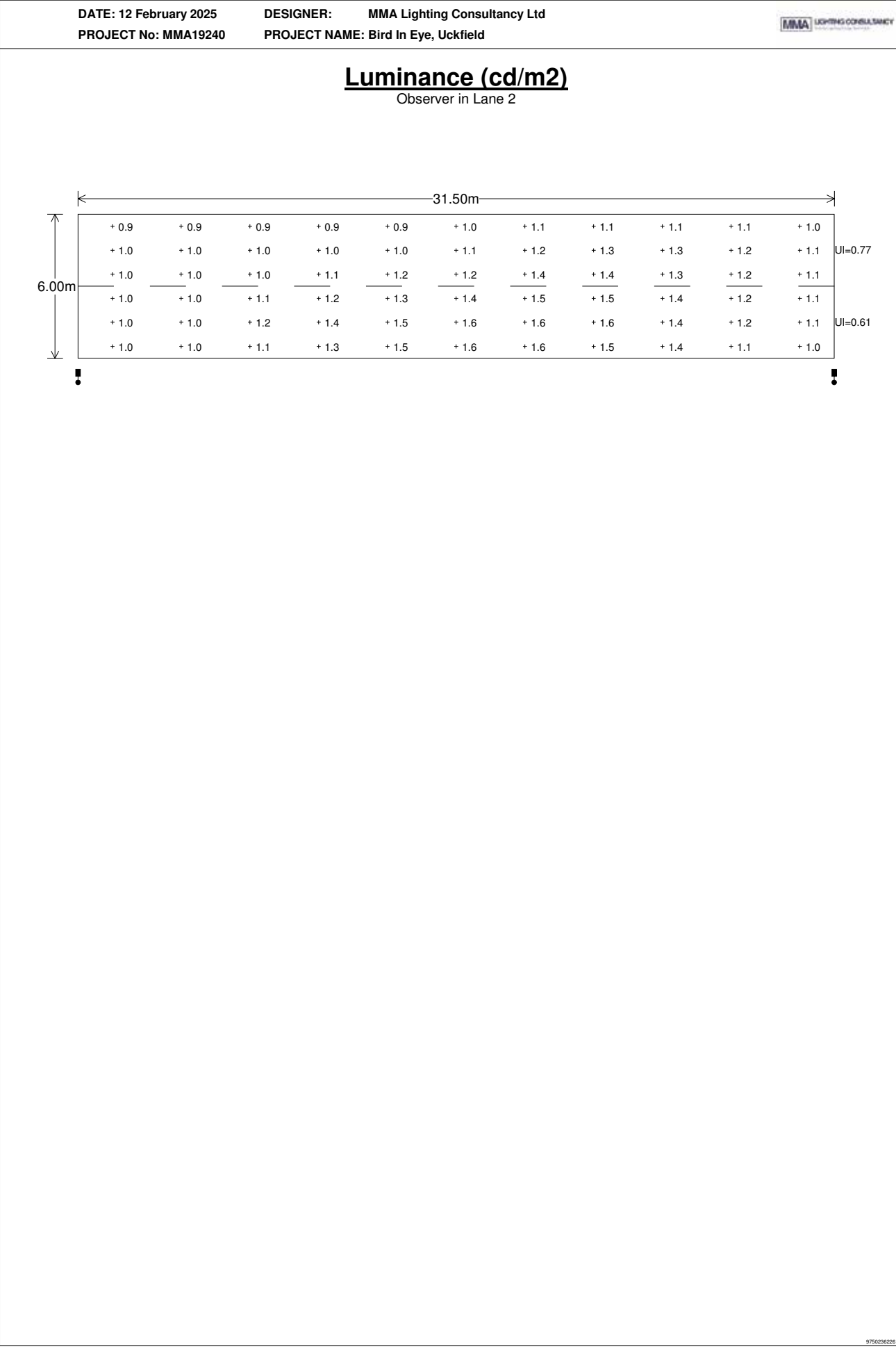
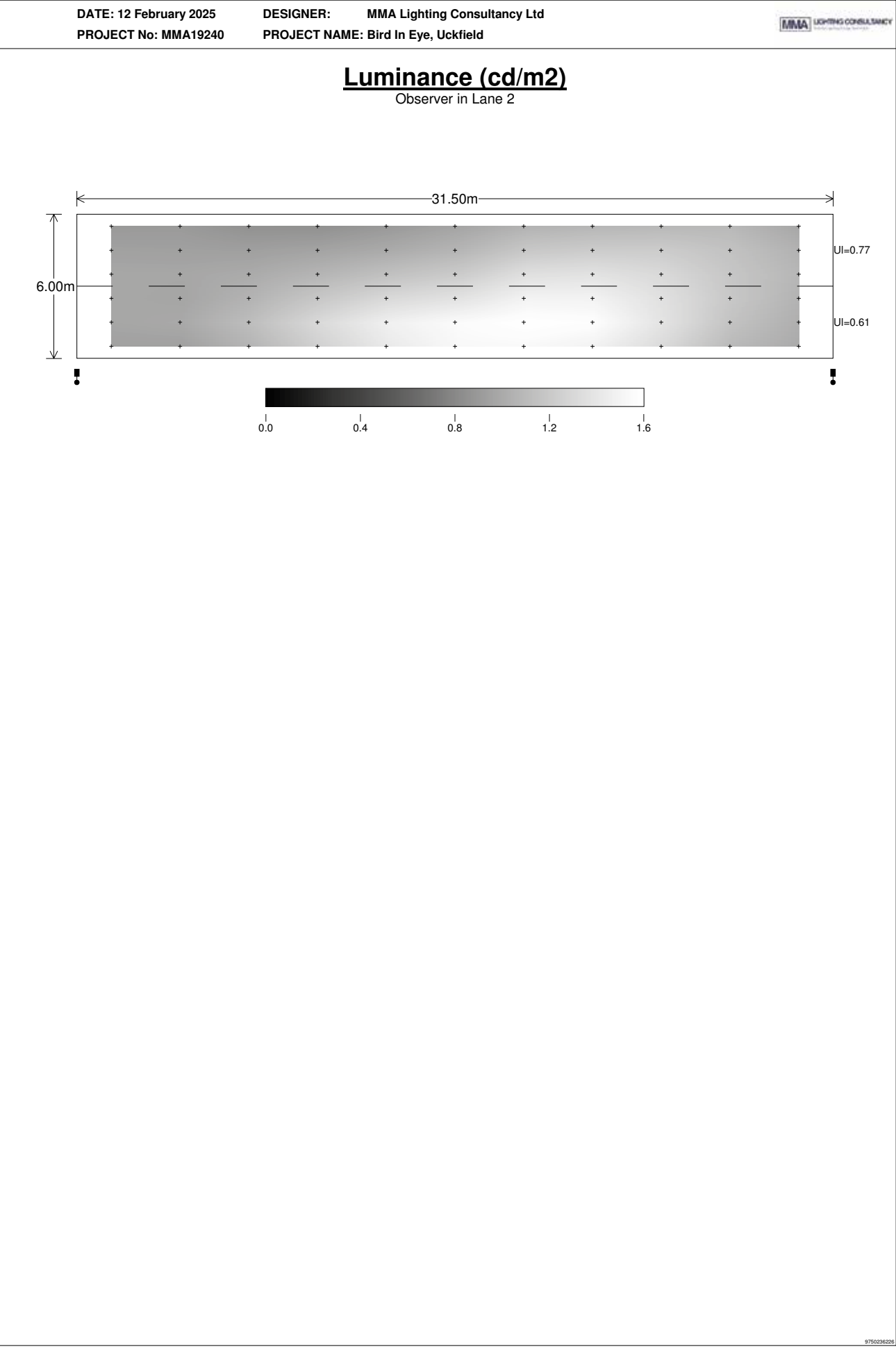
Observers in all Lanes	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

Lavmin	1.11 (1)
Lmin	0.82 (1)
Lmax	1.64 (2)
U0min	0.73 (2)
U1min	0.61 (1)
Tlmax(%)	8.93 (2)
SR	0.73

Number in brackets is the
Observer Lane for Result shown.





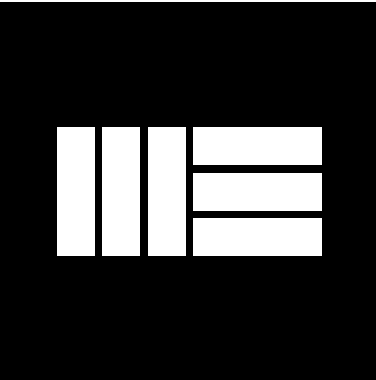


	 Luminaria A	 Luminaria B	 Luminaria C	 Luminaria D	 Luminaria E
Supplier	Uthas Schroder	Uthas Schroder	Uthas Schroder	Uthas	Uthas Schroder
Type	2x 18 W T 4000 luminaire	2x 18 W T 4000 luminaire	2x 18 W T 4000 luminaire	2x 18 W T 4000 luminaire	2x 18 W T 4000 luminaire
Lamp(s)	2x Philips TL-D 18W/830	2x Philips TL-D 18W/830	2x Philips TL-D 18W/830	2x Philips TL-D 18W/830	2x Philips TL-D 18W/830
Lamp Plus item	5.05	5.04	1.07	7.88	1.03
Mechanical Factor	1.00	1.00	1.00	1.00	1.00
Net Btu PerSqFt	4	5	5	5	5



 MML LIGHTING CONSULTANCY LTD	
PROJECT NAME:	
Bird in Eye, Uckfield	
PROJECT No:	
MMA19240	
SCALE:	DATE:
1:500	30 May 2025
CALCULATION:	
Horizontal Illuminance (lux)	
DESIGNER:	
MML Lighting Consultancy Ltd	
Bird in Eye, Uckfield SE79 7PQ, Poppendale Lighting, Area Calculation This calculation was prepared for information for the client only. It is not a contract document. It is the client's responsibility to ensure that the information provided is correct and that the calculation is used for the intended purpose. It is the client's responsibility to ensure that the information provided is correct and that the calculation is used for the intended purpose.	
Responsibility is shared between the client and the designer. The client is responsible for providing accurate information and for ensuring that the calculation is used for the intended purpose. The designer is responsible for ensuring that the calculation is accurate and for providing a clear and concise report.	
This calculation is based on the information provided by the client. It is not a contract document. It is the client's responsibility to ensure that the information provided is correct and that the calculation is used for the intended purpose.	
Drawing sheet no: calculation "001 Rev 0" Location "001"	

MONTAGU EVANS



WWW.MONTAGU-EVANS.CO.UK
LONDON | EDINBURGH | GLASGOW | MANCHESTER