

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

Core Document List

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

LPA Ref: WD/2021/2198/MAO

11 September 2023

CDA	Planning Application Documents
CDA.1	Planning Application Form and Certificates
CDA.2	Supporting Planning Statement (Woolf Bond)
CDA.3	Design and Access Statement (Paul Brown Architects)
CDA.4	Site Location Plan No. PRB/BIE/PA1L
CDA.5	Illustrative Site Layout Plan No. PRB/BIE/PA2N
CDA.6	Opportunities & Constraints Plan No. PRB/BIE/PA3C
CDA.7	Indicative Parameter/Land Use Plan No. PRB/BIE/PA4C
CDA.8	Landscape Strategy and SANG Design Plan No. CSA/2646/114 Rev L
CDA.9	Proposed Access – Right Turn Lane Plan No. 5330/021 Rev H
CDA.10	Indicative Street Scenes Plan No. PRB/BIE/PA7B
CDA.11	Surface Water Drainage Outfall Photo Plan No. 48494/2002/SK02
CDA.12	Surface Water Drainage Outfall Concept Design Plan No. 48494/2002/SK01 Rev A
CDA.13	Energy Statement (Energist)
CDA.14	Air Quality Assessment and Emissions Mitigation Assessment (SLR)
CDA.15	Transport Assessment (Bellamy Roberts)
CDA.16	Travel Plan (Bellamy Roberts)
CDA.17	Road Safety Audit (Fenley)
CDA.18	Flood Risk Assessment ¹ (Drainage Strategy and SuDS Report) (Stantec)
CDA.19	Utilities Appraisal (Stantec)
CDA.20	Ecological Impact Appraisal (CSA Environmental)
CDA.21	Biodiversity Net Gain Report (CSA Environmental)
CDA.22	Biodiversity Checklist (CSA Environmental)
CDA.23	SANG Design and Framework Management Plan (CSA Environmental)
CDA.24	Statement of Information to Inform Habitats Regulation Assessment (CSA Environmental Ltd)
CDA.25	Landscape and Visual Impact Assessment (CSA Environmental)
CDA.26	Arboricultural Impact Assessment and Tree Survey (Barton Hyett Associates & CSA Environmental)
CDA.27	Agricultural Land Circumstances and Quality Report (CSA Environmental)
CDA.28	Archaeological Desk Based Assessment (RPS)
CDA.29	Heritage Statement (RPS)
CDA.30	Land Contamination Assessment (Ground Conditions) (Land Science)
CDA.31	Draft Heads of Terms for Legal Agreement (Wolf Bond Planning)
CDA.32	Statement of Community Involvement (Woolf Bond Planning)
CDA.33	Flooding and Drainage Response (Stantec) (4 Nov 2021)
CDA.34	Covering letter from WBP to LPA (2 Dec 2021)
CDA.35	Arboricultural Response Note – Barton Hyett Associates (29 Nov 2021)
CDA.36	Geophysical Survey Report (Sumo) (Dec 2021)

¹ Including Topographical Survey at Appendix B

CDA.37	Covering email from WBP to LPA (1 Feb 2022)
CDA.38	Updated Surface Water Drainage Strategy Technical Note (Stantec) (Jan 2022)
CDA.39	Letter from WBP to LPA (16 March 2022)
CDA.40	Illustrative Site Layout (Masterplan) No. PRB/BIE/PA2R
CDA.41	Parameter Plan No. PRB/BIE/PA4D
CDA.42	Indicative Streetscenes Plan No. PRB/BIE/PA7B
CDA.43	Addendum Design Statement (Paul Brown Architect) (March 2022)
CDA.44	Landscape Technical Note (CSA Environmental) (March 2022)
CDA.45	Updated Heritage Statement (RPS Group) (March 2022)
CDA.46	Covering email from WBP to LPA (29 March 2022)
CDA.47	Transport Assessment Addendum (Bellamy Roberts Ref: ITR/5330/TAA.4)
CDA.48	Covering email from WBP to LPA (9 Sept 2022)
CDA.49	Transport Assessment Second Addendum (Sept 2022); and
CDA.50	Covering email from WBP to LPA (14 Sept 2022)
CDA.51	Parameter Land Use Plan No. PA4E
CDA.52	Illustrative Site Layout Plan No. PA2S
CDA.53	Landscape Strategy & SANG Design Plan No. CSA/2646/114M
CDA.54	Technical Note – Surface Water Drainage Strategy including Plan SK05 A (Stantec) (Jan 2023)
CDA.55	Site Access plan 5330/021 Rev K
CDA.56	Bus Stop Improvements and Speed Limit Extension Plan No. 5330/016 Rev K
CDA.57	Framfield Road Improvements (Sheet 1 of 2) Plan No. 5330/017 Rev H
CDA.58	Framfield Road Improvements (Sheet 1 of 2) Plan No. 5330/018 Rev J

CDB **Planning Application Consultation Responses, Officer Report and Decision Notice**

CDB.1	Housing Services Officer 8th October 2021
CDB.2	East Sussex Fire & Rescue 18th October 2021
CDB.3	Health & Wellbeing Officer 19th October 2021
CDB.4	Southern Water 22nd October 2021
CDB.5	Sussex Police 22nd October 2021
CDB.6	Framfield Parish Council 25th October 2021
CDB.7	Engineer and Countryside Officer (Footpaths) 21st October 2021
CDB.8	Engineer and Countryside Officer (Drainage) 21st October 2021
CDB.9	Environment Agency 26th October 2021
CDB.10	East Sussex county Council Archaeologist 28th October 2021
CDB.11	East Sussex County Council Lead Local Flood Authority 4th November 2021
CDB.12	Natural England 10th November 2021
CDB.13	Tree & Landscape Officer 12th November 2021
CDB.14	Heritage Officer 22nd November 2021
CDB.15	Engineer and Countryside Officer (Drainage) 26th November 2021
CDB.16	Biodiversity & Arboriculture Officer 30th November 2021
CDB.17	Tree & Landscape Officer 08th December 2021
CDB.18	East Sussex County Council Highways 08th December 2021
CDB.19	East Sussex County Council Lead Local Flood Authority 15th December 2021
CDB.20	Forestry Commission 21st December 2021
CDB.21	Forestry Commission 06th January 2022
CDB.22	East Sussex County Council Archaeologist 07th January 2022
CDB.23	Uckfield Town Council 04th November 2021
CDB.24	Engineer and Countryside Officer (Drainage) 01st March 2022
CDB.25	East Sussex County Council Lead Local Flood Authority 11th March 2022
CDB.26	Natural England 23rd March 2022
CDB.27	East Sussex County Council Highways 12th May 2022
CDB.28	Housing Development Officer 24th May 2022
CDB.29	Historic England 7th October 2022
CDB.30	East Sussex County Council Highways 4th November 2022
CDB.31	Woodland Trust 10 th December 2021
CDB.32	LLFA Consultation Response 2 nd August 2023

CDC **Statements of Case**

CDC.1	Appellant's Statement of Case (September 2022)
CDC.2	Appellants Statement (for Hearing) (Feb 2023)
CDC.3	Wealden District Council's Statement of Case (April 2023)
CDC.4	Wealden District Council's Statement of Case (June 2023)
CDC.5	East Sussex County Council's Statement of Case (June 2023)
CDC.6	Ms Kassie Smith KC (June 2023)

CDD **Statements of Common Ground**

CDD.1	Planning Statement of Common Ground (23 rd August 2023)
CDD.2	Highways Statement of Common Ground (19 th June 2023)
CDD.3	Ancient Woodland Statement of Common Ground (***)

CDE Local Planning Policy and Guidance

Development Plan

- CDE.1 Wealden District Core Strategy Local Plan (Adopted February 2013)
- CDE.2 Saved Policies of the Wealden Local Plan (Adopted 1998)
- CDE.3 Wealden District Affordable Housing Delivery Local Plan (Adopted May 2016)

Guidance

- CDE.4 Wealden Design Guide (November 2008)
- CDE.5 Wealden Local Plan Sustainability Appraisal Scoping Report (February 2021)
- CDE.6 Draft Outdoor Playing Space Supplementary Planning Guidance Document (February 2003)

Core Strategy Evidence Base

- CDE.7 Sustainability Appraisal/Strategic Environmental Assessment Scoping Report (2007)
- CDE.8 Sustainability Appraisal/Strategic Environmental Assessment Updated Scoping Report (2009)
- CDE.9 Wealden Open Space Study (PPG17 Assessment) by Kit Campbell Associates
- CDE.10 Strategic Flood Risk Assessment
- CDE.11 Screening of the Core Strategy under the Habitats Regulations 1994 as amended
- CDE.12 Visitor Access Patterns on Ashdown Forest for Mid Sussex and Wealden District Councils (September 2019)
- CDE.13 Appropriate Assessment and Air Quality local to the Pevensey Levels Ramsar Site (June 2009)
- CDE.14 Natural England 'Ashdown Forest Visitor Survey Data Analysis'
- CDE.15 Habitats Assessment Regulations – The increase in traffic resulting from the Proposed Core Strategy on The Ashdown Forest and The Lewes Downs Special Areas of Conservation

Housing Supply

- CDE.16 Five Year Housing Land Supply Statement (2022)
- CDE.17 Five Year Housing Land Supply Statement (2021)
- CDE.18 Wealden District Council – Housing Action Plan (2022)

Wealden District Monitoring Report(s)

- CDE.19 Authority Monitoring Report 2021/22
- CDE.20 Authority Monitoring Report 2020/21
- CDE.21 Authority Monitoring Report 2019/20
- CDE.22 Authority Monitoring Report 2018/19
- CDE.23 Addendum to Authority Monitoring Report 2018/19 (January 2020)
- CDE.24 Authority Monitoring Report 2017/18
- CDE.25 Authority Monitoring Report 2016/17
- CDE.26 Authority Monitoring Report 2015/16
- CDE.27 Authority Monitoring Report 2014/15
- CDE.28 Authority Monitoring Report 2013/14

Local Plan Examination

CDE.29	Submission Local Plan (January 2019)
CDE.30	Inspector's Conclusions Stage 1 Local Plan – 20 th December 2019
CDE.31	Wealden District Council Media Release – 6 th January 2020
CDE.32	Wealden District Council to PINS – 14 th January 2020

Emerging Local Plan

CDE.33	Wealden Local Plan - Direction of Travel Consultation Document (November 2020)
CDE.34	Wealden Local Plan – Sustainability Appraisal Scoping Report (November 2020)
CDE.35	Wealden Local Plan Consultation and Engagement Strategy (November 2020)
CDE.36	Wealden Local Plan Direction of Travel Sub-Committee Report (March 2021)

Emerging Local Plan 2039 Evidence Base

CDE.37	Wealden Local Housing Needs Assessment (August 2021)
CDE.38	Wealden Housing Strategy 2020-2025 (Adopted June 2020)
CDE.39	Wealden Local Plan Transport Study 2018 Main Report (November 2018)
CDE.40	Wealden Local Plan Transport Study 2018 Draft Delivery Schedule for Highway Interventions (March 2019)
CDE.41	South Wealden and Eastbourne Transport Study (November 2010)
CDE.42	The North Wealden Level 1 SFRA (2022)
CDE.43	The Eastbourne and South Wealden Level 1 SFRA (2022)
CDE.44	CCA Peak Rainfall Update – External Briefing
CDE.45	Uckfield Surface Water Management Plan (April 2015)
CDE.46	Ashdown Forest Air Quality Monitoring and Modelling Part 1 (August 2018)
CDE.47	Ashdown Forest Air Quality Monitoring and Modelling Part 2 (August 2018)
CDE.48	Ashdown Forest Special Protection Area Strategic Access Management and Monitoring Strategy Tariff Guidance (October 2019)
CDE.49	Ashdown Forest SPA Mitigation Zone Background Paper (January 2019)
CDE.50	Ashdown Forest SANGS Survey (2021)
CDE.51	Ashdown Forest Visitor Survey (2021)
CDE.52	Ashdown Forest Visitor Survey (2016)
CDE.53	Footprint Ecology – Visitor Surveys at Potential SANGs Sites in Wealden (April 2015)

Additional SHELAA Documents

CDE.54	Strategic Housing and Economic Land Availability Assessment (SHELAA) (January 2019)
CDE.55	SHELAA Draft Methodology (2020)
CDE.56	Extract from On-Line Mapping showing Uckfield SHELAA sites

CDF	Heritage Guidance and Related Information
CDF.1	Planning Practice Guidance: paragraph 018 (full ref: ID: 18a-018-20190723) related to substantial harm
CDF.2	Bedford BC v SSCLG [2013] EWHC 2847 (Admin)
CDF.3	R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899 (Admin)
CDF.4	Holocaust War Memorial Appeal Decision: APP/XF990/V/19/3240661
CDF.5	Historic England: GPA3: The Setting of Heritage Assets (Second Edition; December 2017)
CDF.6	South Lakeland DC v SSE [1992] 2 AC 141
CDF.7	Barnwell Manor Wind Energy Ltd v East Northamptonshire DC [2014] EWCA Civ 137
CDF.8	Historic England: Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice in Planning: 2 (March 2015)
CDF.9	Historic England <i>Local Heritage Listing: Identifying and Conserving Local Heritage</i> (HEAN 7) 2021
CDF.10	Bramshill v SSHCLG [2021] EWCA Civ 320 considers the approach to heritage harm paras 66, 71 – 73.
CDF.11	National Heritage List description for Oast House to the north west of Bird in Eye Farmhouse
CDG	Trees, Ancient Woodland and Ecology
CDG.1	BS5837:2012 'Trees in Relation to Design, Demolition and Construction'
CDG.2	Assessment guide: ancient woodland, ancient and veteran trees, Natural England
CDG.3	Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - 14 January 2022. (Standing Advice)
CDG.4	Woodland Trust: Impacts of nearby development on ancient woodland – addendum December 2012
CDG.5	Planning for Ancient Woodland. Planners' Manual for Ancient Woodland and Veteran Trees July 2019
CDG.6	Magic Mapping showing Ancient Woodland
CDG.7	Magic Mapping showing Priority Habitat Inventory (Deciduous Woodland)
CDG.8	Woodland Trust: Impacts of nearby development on ancient woodland – December 2008
CDG.9	Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) – August 2021
CDH	Drainage and Flooding
CDH1	Flood Risk Assessments: Climate Change Allowances Document (May 2022)
CDH2	Wealden District Council Strategy Flood Risk Assessment (SFRA) (2022)
CDH3	The SuDS Manual (CIRIA 753) December 2015

CDH.4	Technical Drainage Note (May 2015) Herrington Consulting Limited
CDH.5	Ground Conditions and Infiltration Assessment 2022
CDH.6	NPPG: Flood Risk and Coastal Change
CDH.7	Design and Construction Guidance 2022
CDI	Highway Guidance and Related Information
CDI.1	Manual for Streets
CDI.2	Manual for Streets 2
CDI.3	Chartered institute of Highways and Transport (CIHT) 'Planning for Walking' (2015)
CDI.4	CIHT 'Providing for Journeys on Foot' (2000)
CDI.5	CIHT 'Planning for Cycling' (2014)
CDI.6	Local Transport Note 1/08 'Traffic Management and Streetscape (2008)
CDI.7	DMRB CD123 'Geometric design of at-grade priority and signal-controlled junctions' (2021)
CDI.8	Department for Transport: Inclusive Mobility
CDI.9	Traffic Signs Manual: Chapter 6
CDI.10	Technical Note 1 (Miles White Transport Limited)
CDI.11	Technical Note 2 (Miles White Transport Limited)
CDI.12	Technical Note 3 (Miles White Transport Limited)
CDI.13	Highway Note November 2022 (Bellamy Roberts)
CDI.14	East Sussex Local Transport Plan 3
CDI.15	Transport Evidence Bases in Plan Making and Decision Taking
CDI.16	Road Safety Audit Guidelines
CDI.17	DMRB CD109
CDI.18	Uckfield LCWIP
CDI.19	Bus Service Improvements Plan
CDI.20	Local Transport Note 2/95 'The Design of Pedestrian Crossings'
CDI.21	CIHT 'Designing for Walking' (2015)
CDI.22	LTN 1/20 'Cycle Infrastructure Design' (2020)

CDJ Court Judgements

- CDJ.1 St Albans v Hunston Properties Ltd, R (On the Application Of) & Anor [2013] EWCA Civ 1610 (12 December 2013)
- CDJ.2 Eastleigh BC v SSCLG [2019 EWHC 1862 Admin
- CDJ.3 Wokingham BC v SSCLG [2019] EWHC 3158 (Admin)
- CDJ.4 High Court Judgment of Phides Estates (Overseas) Limited vs the Secretary of State for Communities and Local Government et al [2015] EWHC 827 (Admin) Clarifies the considerations to be taken into account when determining the weight afforded to a housing land supply shortfall (paragraph 60).
- CDJ.5 Supreme Court Judgement of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP and another v Cheshire East Borough [2017] UKSC 37 Weight to be given to settlement boundary policies based on an out-of-date housing need (Paragraphs 45 and 63)
- CDJ.6 Hallam Land Management Ltd v SSCLG [2018] EWCA Civ 1808 Considering the extent of the housing land supply shortfall – paras 50 to 52.
- CDJ.7 Oxton Farm v Harrogate BC [2020] EWCA Civ 805 Weight to be given to out of date policies is a matter of judgement – para 52
- CDJ.8 Gallagher Homes Limited (2) Lioncourt Homes Limited v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin) Sets out valuable guidance for all involved in the plan-making process on the objective assessment of housing need.
- CDJ.9 R (Village Concerns) v Wealden DC [2022] EWHC 2039 (Admin)
- CDJ.10 Ashdown Forest Economic Development LLP v Secretary of State for Communities and Local Government [2015] EWCA Civ 681
- CDJ.11 Visao Ltd v The Secretary of State for Housing, Communities and Local Government [2019] EWHC 276 (Admin)
- CDJ.12 R. (on the application of Preston) v Cumbria County Council [2019] EWHC 1362 (Admin)
- CDJ.13 Baroness Hale in R. (on application of Morge) v Hampshire County Council[2011
- CDJ.14 Lord Justice Beatson in R. (on the application of Mott) v Environment Agency [2016] 1 W.L.R. 4338
- CDJ.15 R. v Newbury District ex parte Chieveley Parish Councils [1999] P.L.C.R. 51

CDJ.16	Wathen-Fayed v Secretary of State for Levelling Up, Housing and Communities [2023] EWHC 92 (Admin)
CDJ.17	R. (on the APPLICATION OF Prideaux) v Buckinghamshire County Council [2013] Env.L.R. 32
CDK	Appeal Decisions
CDK.1	SoS Appeal Decision 2009
CDK.2	Land at Old Orchard House, Horebeech Lane, Horam (APP/C1435/W/22/3297371) (4 Aug 2022)
CDK.3	Land West of Station Road, Hailsham (Sept 2022)
CDK.4	Morning Mill Farm, Eastbourne Road, Lower Willingdon (Sept 2022)
CDK.5	Old Nursery House, The Street, Framfield (Jan 2023)
CDK.6	Coldthorn Barn, Coldthorn Lane, Hailsham BN27 3PJ (March 2023)
CDK.7	Land North of Jubilee Drive and Highgrove Crescent, Polegate (APP/C1435/W/22/3310445) (27 June 2023)
CDK.8	Costs Decision, Land North of Jubilee Drive and Highgrove Crescent, Polegate (APP/C1435/W/22/3310445) (27 June 2023)
CDK.9	Land at Moorthorpe Way, Sheffield (APP/J4423/W/20/3258555) (2 March 2021)
CDK.10	Land at Warish Hall Farm, Smiths Green, Takeley (APP/C1570/W/22/3291524) (9 Aug 2022)
CDK.11	Appeal by Heron Land Developments, Persimmon Homes and Gallagher Estates Land at Bird IN Eye South , Framfield Road, Uckfield TN22 5HA (App/C1435/A/07/2053422)
CDK.12	Land Off Watery Lane, Curborough, Lichfield (APP/K3415/A/14/2224354)
CDK.13	Land North of Dark Lane, Alrewas (APP/K3415/A/14/225799)
CDK.14	Land at Deerlands Road, Wingerworth (APP/R1038/W/17/3192255)
CDK.15	Land off Satchell Lane, Hamble-le-Rice (APP/W1715/W/22/3292580)
CDK.16	Rectory Farm (APP/D0121/W/21/3286677)
CDK.17	Mornings Mill Farm, Eastbourne Road, Willingdon (APP/C1435/W/19/3230484)
CDK.18	East of Gleaming Wood Drive, Lordswood, Kent (APP/U2235/W/20/3270846)
CDK.19	Land east of North Wallington Road, Wallington, Fareham (APP/A1720/W/22/3297544)
CDK.20	Hawthorn Cottage, Harvey Road, Congleton Appeal Ref APP/R0660/W/21/3275804

CDK.21	Hop Garden Nursery, Eastbourne Road Halland under APP/C/1435/W/19/3226973
CDK.22	The Forge, Eastbourne Road, Halland APP/C/1435/W/19/3229579
CDK.23	Bramblebank, Lewes Road, Halland APP/C/1435/W/21/3275234
CDK.24	Land adjacent Old Orchard, House, Horebeech Lane, Horam APP/C/1435/W/19/3235754 (7 Aug 2020)
CDK.25	Loxwood Road, Alford (APP/R3650/W/21/3278196)
CDK.26	Land east of Waites Lane at Wakeham's Farm, Pett Level Road , Fairlight Cove, East Sussex APP/U1430/W/21/3283287 (19 July 2022)
CDL	National Planning Policy Documents & Ministerial Guidance
CDL.1	National Planning Policy Framework (July 2021)
CDL.1(i)	National Planning Policy Framework (September 2023)
CDL.2	Gove ministerial statement (December 2022)
CDL.3	Levelling-up and Regeneration Bill: reforms to national planning policy (December 2022)
CDL.4	National Design Guide (January 2021)
CDL.5	PINS Note 14/2022 (8 December 2022)
CDM	Affordable Housing Documents and Guidance
CDM.1	House of Commons Debate (24 October 2013)
CDM.2	Children's Commissioner Report "Bleak Houses: Tackling the Crisis of Family Homelessness in England (April 2019)
CDM.3	Shelter Report "Denied the Right to a Safe Home; Exposing the Housing Emergency" (May 2021)
CDM.4	Shelter Report "Unlocking Social Housing: How to fix the rules are holding back building" (April 2022)
CDM.5	House of Commons 'Rising Cost of living in the UK' briefing report (November 2022)
CDM.6	Shelter Briefing Report 'Briefing: Cost of Living Crisis and the Housing Emergency' (September 2022)
CDM.7	National Audit Office Homelessness Report Executive Summary (13 September 2017)
CDM.8	White Paper: Fixing Our Broken Housing Market (February 2017)

CDM.9 Regulator of Social Housing: Rent Standard (April 2020)

CDN Legislation

CDN.1 Extract of Part 1, Article 2 of the Town and Country Planning (Development Management Procedure Order 2015

CDO Wealden Committee Reports

CDO.1 Officer Report to Committee Land North of Eastbourne Road
WD/2020/0410/MAO (April 2021)