

AGENDA



SUBJECT

Land at Bird In Eye Farm, South of Bird In Eye Hill,
Framfield Uckfield
Public Inquiry (ref: APP/C1435/W/24/3356658)
Heritage Round Table Discussion

ATTENDEES

Nick Fagan – Planning Inspectorate
Joanna Tucker – Wealden District Council
Chris Miele – Montagu Evans

DATE

18 July 2025

LOCATION

East Sussex National Hotel

PREPARED BY

Montagu Evans LLP

ITEM

1. The policy approach, including the internal heritage balance and Paragraph 215 of the NPPF and PPG
2. Previous appeal dismissal, pre-application advice
3. GPA 3 Step 1: 'Identify which heritage assets and their settings are affected'
4. GPA 3 Step 2: 'Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance'
5. GPA 3 Step 3: 'Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it'. This discussion will include consideration of housing, highways, landscaping/SANG, interpretation boards and car parking
6. GPA 3 Step 4: 'Explore ways to maximise enhancement and avoid or minimise harm' including the Ashford Appeal Decision – (APP/E2205/W/24/3352427)