LAND AT DOWNLANDS FARM, UCKFIELD

Planning Proof of Evidence
Volume 2: Appendices

Joshua Mellor BSc (Hons) MSc MRTPI

WDC REFERENCE: WD/2022/1637/MEA
APPEAL REF: APP/C1435/W/23/3321978

October 2023

On behalf of **Gleeson Land and**
John Alison Land and Research Limited

LAND AT DOWNLANDS FARM, UCKFIELD

APPEAL AGAINST THE REFUSAL OF A PLANNING PERMISSION FOR:

HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, THE PROVISION OF VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND SEPARATE EMERGENCY ACCESS FROM THE UCKFIELD BYPASS (A22), PEDESTRIAN AND CYCLE ACCESS FROM SNATTS ROAD, OPEN SPACES INCLUDING CHILDREN'S PLAY SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS; AND
FULL APPLICATION COMPRISING CREATION OF A STRATEGIC SANG, ASSOCIATED LANDSCAPING AND CAR PARKING, AND DEMOLITION OF EXISTING RESIDENTIAL PROPERTY AND OTHER BUILDINGS AND PROVISION OF PEDESTRIAN AND CYCLE ACCESS FROM ROCKS ROAD, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS

Proof of Evidence of Joshua Mellor BSc (Hons) MSc MRTPI

Appeal Ref: APP/C1435/W/23/3321978

APPENDICES

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APPENDIX JM1 - Sussex Express 15 September 2023 EIA Addendum Notice

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Story: Page 4



'It is heart wrenching'

Closure threat: Page 6

'This is an experimental phase' – council offices reopen as a gallery



Story: Page 7

Council acted 'unreasonably'

A popular decision to reject plans for 53 new homes in Ringmer has backfired after Lewes District Council lost to the developers at appeal and were ordered to pay costs due to their 'unreasonable' behaviour.

Story: Page 5

News



Hundreds of new homes

Story: Pages 5,13,16

News



'Dangerous' deer rescue

Story: Page 12

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PUBLIC NOTICES

PLANNING NOTICES

NOTICE OF SUBMISSION OF FURTHER OR OTHER ENVIRONMENTAL INFORMATION UNDER TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 REGULATION 25

LAND AT DOWNLANDS FARM, UCKFIELD

Gleeson Land and John Alison Land and Research Ltd (the Appellants) applied to Wealden District Council (WDC) in June 2022 for planning permission (reference – WD/2022/1637/MEA) for development on Land at Downlands Farm, Uckfield. The development comprises a hybrid planning application consisting of outline planning permission (all matters reserved except for access) for the erection of up to 424 residential dwellings associated access and works and full planning permission for creation of a Suitable Alternative Natural Green Space (SANG) and demolition of existing residential property and other buildings for new pedestrian and cycle access from Rocks Road.

An Environmental Statement was prepared to accompany the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (The EIA Regulations).

Following the decision of WDC to refuse planning permission on 21st April 2023, the Appellants submitted an appeal on 12th May 2023. The appeal start date was 7th June 2023 (Ref. 3321978).

The Appellants have submitted minor amendments to the development which is the subject of the Appeal. These include amendments relating to the SANG design in response to Natural England consultation comments received during the course of the Appeal.

The proposed amendments are accompanied by supporting documentation, including a letter confirming the amendments do not change the findings or conclusions of the ES submitted with the planning application.

Notice is hereby given that further information with regard to the Environmental Statement which accompanied the planning application and other revised documents have been prepared and submitted to the Planning Inspectorate for the purposes of a public inquiry.

The further information along with a copy of the Environmental Statement can be viewed on WDC's website:
https://www.wealden.gov.uk/planning-and-building-control/land-at-downlands-farm-document-library/

Anyone who wishes to make representations about the addendum to the Environmental Statement and the supporting documents should write to the Council at **planning@wealden.gov.uk** quoting reference "3321978 Downlands Farm, Uckfield – EIA" by 15th October 2023.

Copies of the Environmental Statement/further information on a USB drive may also be obtained on request via email to IEPenquiries@Stantec.com. A charge of £20 will be made for this service.

Date: 14th September 2023

Lewes District Council | Working in Partnership | South Downs National Park Authority

TOWN AND COUNTRY PLANNING ACT
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

LIST OF NEW PLANNING AND OTHER APPLICATIONS, RECEIVED AND VALID WEEKLY LIST AS AT 11 September 2023

The following is a list of applications in the area of Lewes and Eastbourne Districts which have been made valid in the week shown above. These will be determined, under an agency agreement, by **Lewes District Council,** unless the application is 'Called in' by the South Downs National Park Authority for determination. Further details regarding the agency agreement can be found on the SDNPA website at www.southdowns.gov.uk. If you require any further information please contact **Lewes District Council** who will be dealing with the application.

Parish: Iford Parish Meeting **Ward:** Kingston Ward
Case No: SDNP/23/03661/HOUS & SDNP/23/03662/LIS
Applicant: Mr and Mrs Abercrombie
Proposal: Removal of modern timber window and enlargement of the window opening to accommodate timber framed double doors
Location: Swanborough Manor, Swanborough Drove, Swanborough

Parish: Lewes Town Council **Ward:** Lewes Bridge Ward
Case No: SDNP/23/03221/HOUS
Applicant: S Boughton
Proposal: Replacement of all double glazed wooden windows excluding rear groundfloor, with white wood grain effect UPVC
Location: 2 Friars Mews, Pinwell Road, Lewes

Parish: Lewes Town Council **Ward:** Lewes Castle Ward
Case No: SDNP/23/03552/HOUS
Applicant: Mr R Wayte
Proposal: Demolition of shop front and installation of front bay window, open up Front lightwell and installation of balustrade
Location: 2 St Johns Terrace, Lewes

Parish: Lewes Town Council **Ward:** Lewes Bridge Ward
Case No: SDNP/23/03612/FUL
Applicant: Mr M Barnes
Proposal: Erection of 2no residential dwellings and associated landscaping
Location: Builders Yard, Timberyard Lane, Lewes

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PLANNING NOTICES

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Applications affecting a Listed Building (LB) and/or within a Conservation Area (CA) have been received:

WARTLING – WD/2023/2098/F
Replacement of windows to side and rear of existing dwelling. Replacement of timber door with white UPVC door.
2 Sunnyside, The Strait, Boreham Street, Wartling, BN27 4SF (CA)

NOTICE OF APPLICATION FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (England) Order 2015
NOTICE UNDER ARTICLE 15

HAILSHAM – WD/2023/0290/MAO
Proposed development at land south of A271, Amberstone, Hailsham BN27 1PQ. **I give notice that Heyford Developments Ltd c/o VLH Associates** is applying to Wealden District Council for planning permission for residential development of up to 150 dwellings. The development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

HAILSHAM – WD/2023/1924/MRM
Proposed development at land to the west of Ersham Road, Summerhill, Hailsham. **I give notice that Vistry Homes Limited (South East) c/o ECE Planning Limited** is applying to Wealden District Council for planning permission for reserved matters pursuant to Outline permission WD/2019/2692/MAO (outline application for the erection of up to 241 No. residential dwellings including affordable housing and provision of a new vehicular access from Ersham Road. All other matters are reserved) relating to the appearance, landscaping, layout and scale of 231 No. new residential units. The development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

SELMESTON – WD/2023/1954/O
Proposed development at Sandfold, Common Lane, Selmeston, BN26 6SX. **I give notice that Mr Roy Lock c/o Mr Roy Lock** is applying to Wealden District Council for planning permission a single self-build dwelling. The development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 – ARTICLE 15
Application received for a Major Development

HAILSHAM – WD/2023/2052/MAO
Outline planning for the development of land at Station Road Industrial Estate for up to 2,658SQM (GIA) commercial E(G) floor space with associated car parking, access and public wild park.
Former Bibby's Mill site, land at Station Road Industrial Estate, Station Road, Hailsham, BN27 2EY by MHJ Investments Ltd
c/o Bree Prenton Property Consultants
Members of the public may inspect copies of the applications and associated documents at the Council Offices, Vicarage Lane, Hailsham, BN27 2AX, between the hours of 8.30am to 5.00pm, or visit our website www.planning.wealden.gov.uk
Any representations should be made in writing to the Head of Planning and Environmental Services quoting the reference number no later than
6 October 2023
Chief Executive
15 September 2023

Wealden District Council

LICENCE APPLICATIONS

The Licensing Act 2003 (Premises Licence and Club Premises Certificates) Regulations 2005 Regulation 25 Advertisement

To: Whom it may concern
I/We **The Beak Brewery Ltd** do hereby serve notice on 05/09/2023 that it is my/our intention to apply to Lewes District Council for the grant of a new premises licence to use or permit the use of the premises known as: **OS Grid reference TQ416085, The Party Field, The Rise Farm, Lewes, East Sussex, BN7 3PR** for the following licensable activities: The application for a premises licence has been applied for Friday, Saturday and Sunday 14th, 15th and 16th June 2024, and then annually for the Friday, Saturday and Sunday for the third weekend of June every year. Sale of alcohol for consumption (on and off the premises) Friday 17:00-23:00, Saturday 11:00-23:00, and Sunday 11:00-23:00. Live & Recorded music (Indoors and outdoors) Friday 17:00-23:00, Saturday 11:00-23:00, and Sunday 11:00-23:00.
*In the case of an application for a provisional statement, representations are restricted after the issue of a provisional statement.
Any person who desires to make a representation to the grant should send a brief written statement of the grounds of his/her objection to **licensing@lewes-eastbourne.gov.uk** or Licensing Team Southover House, Southover Road, Lewes BN7 1AB no later than midnight on **03/10/2023**. The register and records of applications may be viewed at the above council office during normal office hours; summaries available via **www.lewes-eastbourne.gov.uk** . It is an offence to knowingly or recklessly make a false statement in connection with an application, the maximum penalty for which a person is liable on summary conviction is an unlimited fine.
Date: 05/09/2023
Signed:



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APPENDIX JM2 - Sussex Express 15 September 2023 – Amended Plans Notice

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Hundreds of new homes

Story: Pages 5,13,16

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'Dangerous' deer rescue

Story: Page 12

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EAGLEMOSS Marvel figurines, 1st set produced includes statues 1-103 & some specials, all boxed/un-opened, £4 each telephone 07513 123911

HAMPERS 2 Medium Wicker Hampers. 50 x 34 x 25cms. Immaculate condition. Buyer collects. Chichester area. £25 each. 07931-579095

TRUNK 3 vintage ribbed travel trunks, coloured green, brown and black. Buyer collects. Chichester area. £60 each. 07931-579095

FISHING Books, hardback/ softback , 12 coarse/sea titles published 1970's & 1980's, £3 each, for more details call 01903 265136

HAMPER Large Wicker Hamper, 100 x 60 x 40cms, Immaculate condition. Chichester area. Buyer collects. £50. 07931-579095

OSPREY Aircraft of the aces, 12 books as new concerning World War 2 fighter aircraft, £3 each, call for titles held 01903 265136

TIMBER 30 pieces of wood, various woods/dimensions, may suit a DIY enthusiast, from £5 a piece for more details call 07513 123911

JIGSAWS Several jigsaw puzzles - 500 pieces £2 each - Waterlooville Area. 02392615132

SCI-FI Magazines published 1997-2003, Cult Times, Dreamwatch, Xpose £1.00 each 01903 265136

TEACHEST Wooden Tea Chest. 60 x 50 x 40cms. £8. Chichester area. Buyer collects. 07931-579095

ANGEL Seasons 1 & 2 video box sets, £7 each 01903 265136

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Lewes District Council

TOWN AND COUNTRY PLANNING ACT
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990(As Amended)

The following applications were registered during the week ending 8th September 2023.

To view a Planning or Tree Works application:
https://www.lewes-eastbourne.gov.uk/planning-and-building-control/planning-applications/search-and-view-planning-applications/
Please note applications are held in electronic format only

To comment on an application:
The quickest and most efficient way to comment on a planning application is to use the online comment function which will ensure that the Case Officer receives your comment(s) directly and they will also appear online within one hour of it being submitted. Online comments can be made from the application you are viewing at the time. Please be aware that any comments submitted that are not planning related will be removed and will not be considered when assessing the planning application. You also have the option of submitting your comments via email or by way of post. Please be advised these methods of submitting comments will take longer to appear online and may be subject to additional delay(s). If Lewes District Council has also been consulted by East Sussex County Council; the applications will appear on the list below. Any representations on these applications should be sent to the Director of Communities Economy & Transport, East Sussex County Council at County Hall, St Annes Crescent, Lewes, East Sussex, BN7 1UE quoting the County Council reference (in brackets) or email devcon@eastsussex.gov.uk

Hamsey LW/23/0527 & LW/23/0528	**1 Malthouse Hall Cooksbridge Road Cooksbridge** Householder Planning Permission & Listed Building Consent Application - Erection of single storey glass rear extension to a Grade II Listed Building for Mr A Bailey
Newhaven LW/23/0494 & LW/23/0495	**The Bridge Inn High Street Newhaven** Planning Application & Listed Building Consent Application - Subdivision of ground floor to provide 1 x 2-bed residential flat; retention of the remaining ground floor for public house use; internal and external alterations; outdoor seating area at Northwest elevation; and all associated works for Harvey & Son (Lewes) Ltd
Newhaven LW/23/0512	**1A Meeching Road Newhaven** Planning Application - Upwards single storey extension, and other alterations, to provide 5no. flats & 1no. commercial unit for Grip Holdings Ltd
Newhaven	**Hugget's Green Riverside Newhaven** Advertisement Consent Application - Section 73 Retrospective application for the retention of 10 lamppost banners along the riverside for Newhaven Town Council

Online: www.lewes-eastbourne.gov.uk
Email: customerfirst@lewes-eastbourne.gov.uk
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PLANNING APPEAL ON BEHALF OF GLEESON LAND AND JOHN ALISON LAND AND RESEARCH LTD AT LAND AT DOWNLANDS FARM, UCKFIELD

CONSULTATION ON AMENDED PLANS AHEAD OF INQUIRY

Gleeson Land and John Alison Land and Research Ltd (the Appellants) are in the process of appealing the decision of Wealden District Council to refuse Hybrid planning permission at Land at Downlands Farm, Uckfield (the Site), through application reference WD/2022/1637/MEA.

The forthcoming Planning Inquiry is due to open on 24th October 2023.

Ahead of the Appeal, the Appellants have produced updated plans following comments received from East Sussex County Council in respect of matters of highways / access and from Natural England in respect of matters of Suitable Alternative Natural Green Space (SANG) design.

These amended plans comprise:

- SANG Overview Plan ['Rev D'] and SANG: Detailed Hard and Soft Landscape ['Rev J'] - both updated changing SANG footways within areas of Ancient Woodland from "Unsurfaced Footpath with Loose Log Edging" to "Timber Boardwalk";
- Proposed SANG Boardwalk - new plan showing indicative detail of proposed boardwalk within SANG;
- Proposed SANG Access and Pedestrian Crossing Point ["Rev B"] – updated showing extended footway on north-eastern side of proposed SANG access; and
- Proposed Emergency Access ["Rev D"] – updated showing 'Keep Clear' markings on A22 adjoining exit of proposed emergency access point.

These plans can be viewed at:
https://www.wealden.gov.uk/planning-and-building-control/land-at-downlands-farm-document-library/

Any comments on the amended plans should be provided to the Council by 15th October 2023, to be sent to **planning@wealden.gov.uk** quoting reference "3321978 Downlands Farm, Uckfield – Amended Plans".

Date: 14th September 2023

APPENDIX JM3 - Site Notices Related to Reconsultation

Opposite proposed entrance to SANG along Snatts Road



At corner of Snatts Road and Rocks Road



APPENDIX JM4 –-Email to Consultees Related to Reconsultation

From:	Mellor, Joshua
To:	Mellor, Joshua
Cc:	Woodward, Amy; Planning Appeals
Bcc:	Development.Control.Transport@eastsussex.gov.uk; southernwaterplanning@atkinsglobal.com; heritage@wealden.gov.uk; planning.south@sportengland.org; consultations@naturalengland.org.uk; enforcement.environment@wealden.gov.uk; Hydrant.Management@esfrs.org; recycling@wealden.gov.uk; planningssd@environment-agency.gov.uk; designingoutcrime@sussex.pnn.police.uk; pollution@rother.gov.uk; Graham.Kean@wealden.gov.uk; Hayley.Frankham@wealden.gov.uk; Tina.Adams@wealden.gov.uk; jazz.jeff@wealden.gov.uk; jenny.hudson@wealden.gov.uk; pcu@communities.gov.uk; suds@eastsussex.gov.uk; ben.rainbow@wealden.gov.uk; info@naturespaceuk.com; clerk@fletching-pc.org; clerk@maresfieldparish.org.uk; assistantclerk@maresfieldparish.org.uk; linda@uckfieldtc.gov.uk; e-seast@historicengland.org.uk; county.archaeology@eastsussex.gov.uk; southernwaterplanning@atkinsglobal.com; swtconservation@sussexwt.org.uk; woodsunderthreat@woodlandtrust.org.uk
Subject:	Land at Downlands Farm, Uckfield - Consultation on amended plans and notice of submission of further environmental information during course of Appeal
Date:	15 September 2023 15:44:00

Dear Sir / Madam,

I am a writing to you as you were consulted on the planning application for up to 424 homes, SANG provision and associated open space, infrastructure and earthworks at Downland Farm, Uckfield by Wealden District Council in July 2022.
The application has since been refused permission by the Council, a decision which has been appealed by the applicants (Gleeson Land and John Alison Land and Research Ltd).
The appeal is to be heard by way of public inquiry starting on 24th October 2023 (ref. APP/C1435/W/23/3321978).

Ahead of the Appeal, the Appellants have produced updated plans following comments received from East Sussex County Council in respect of matters of highways / access and from Natural England in respect of matters of Suitable Alternative Natural Green Space (SANG) design.

These amended plans comprise:

- SANG Overview Plan ['Rev D'] and SANG: Detailed Hard and Soft Landscape ['Rev J'] - both updated changing SANG footways within areas of Ancient Woodland from "Unsurfaced Footpath with Loose Log Edging" to "Timber Boardwalk";
- Proposed SANG Boardwalk - new plan showing indicative detail of proposed boardwalk within SANG;
- Proposed SANG Access and Pedestrian Crossing Point ["Rev B"] – updated showing extended footway on north-eastern side of proposed SANG access; and
- Proposed Emergency Access ["Rev D"] – updated showing 'Keep Clear' markings on A22 adjoining exit of proposed emergency access point.

These plans can be viewed at:

https://www.wealden.gov.uk/planning-and-building-control/land-at- downlands-farm-document-library/

Any comments on the amended plans should be provided to the Council by 15th October 2023, to be sent to **planning@wealden.gov.uk** quoting reference "3321978 Downlands Farm, Uckfield – Amended Plans".

Environmental Impact Assessment

An Environmental Statement was prepared to accompany the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (The EIA Regulations).

The proposed amendments are accompanied by supporting documentation, including a letter confirming the amendments do not change the findings or conclusions of the ES submitted with the

planning application.

Notice is hereby given that further information with regard to the Environmental Statement which accompanied the planning application and other revised documents have been prepared and submitted to the Planning Inspectorate for the purposes of a public inquiry.

The further information along with a copy of the Environmental Statement can be viewed on WDC's website:

https://www.wealden.gov.uk/planning-and-building-control/land-at-downlands-farm-document-library/

Anyone who wishes to make representations about the addendum to the Environmental Statement and the supporting documents should write to the Council at **planning@wealden.gov.uk** quoting reference "3321978 Downlands Farm, Uckfield – EIA" by 15th October 2023.

Kind Regards

Joshua Mellor
Planning Associate Director

Direct: 01732793827
Direct: 07882690124 ext
joshua.mellor@stantec.com

Stantec
26 Kings Hill Avenue, Kings Hill
West Malling, Kent ME19 4AE

Please note I am attending a Public Inquiry from 24th October, until 16th November, during which time I will only be available for meetings Mondays or Fridays and respond to emails / messages when I can.

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APPENDIX JM5 - Uckfield Socioeconomic Review

Uckfield Socioeconomic Review

Land at Downlands Farm, Uckfield

Appeal Reference: APP/C1435/W/23/3321979
LPA Reference: WD/2022/1637

October 2023

Introduction

1. This Uckfield Socioeconomic Review ("the USR") has been prepared by Mr Dominick Veasey BA (Hons), DipTP, MRTPI, who has over 20 years' professional experience as a town planner. Mr Veasey is Head of Research and Analytics at Gleeson Land. Prior to Gleeson Land, he was a Director at Nexus Planning Ltd where he led the research and analytics team; and advised a range of developers and housebuilders on planning, housing, demographic, socioeconomic and infrastructure capacity matters. Prior to Nexus Planning, Mr Veasey was a town planner at the Department for Communities and Local Government; and before that a regional planner at the South East England Regional Assembly / South East England Partnership Board.

2. This USR has been prepared in respect of the appeal by Gleeson Land and John Allison against the refusal of hybrid planning permission by Wealden District Council (application ref: P22/S4643/O) comprising: outline application (with all matters reserved except for access) for the erection of up to 424 no. residential dwellings including affordable housing, the provision of vehicular, pedestrian and cycle access and separate emergency access from the Uckfield bypass (A22), pedestrian and cycle access from Snatts Road, open spaces including children's play space, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks; and full application comprising creation of a strategic SANG, associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from rocks road, associated landscaping, infrastructure and earthworks ("the Appeal Scheme"). The Appeal Scheme is located at Land at Downlands Farm, Uckfield ("the Appeal Site").

3. Mr Veasey confirms that the information and analysis within this USR is true, and the opinions expressed are his true and professional opinions.

Scope

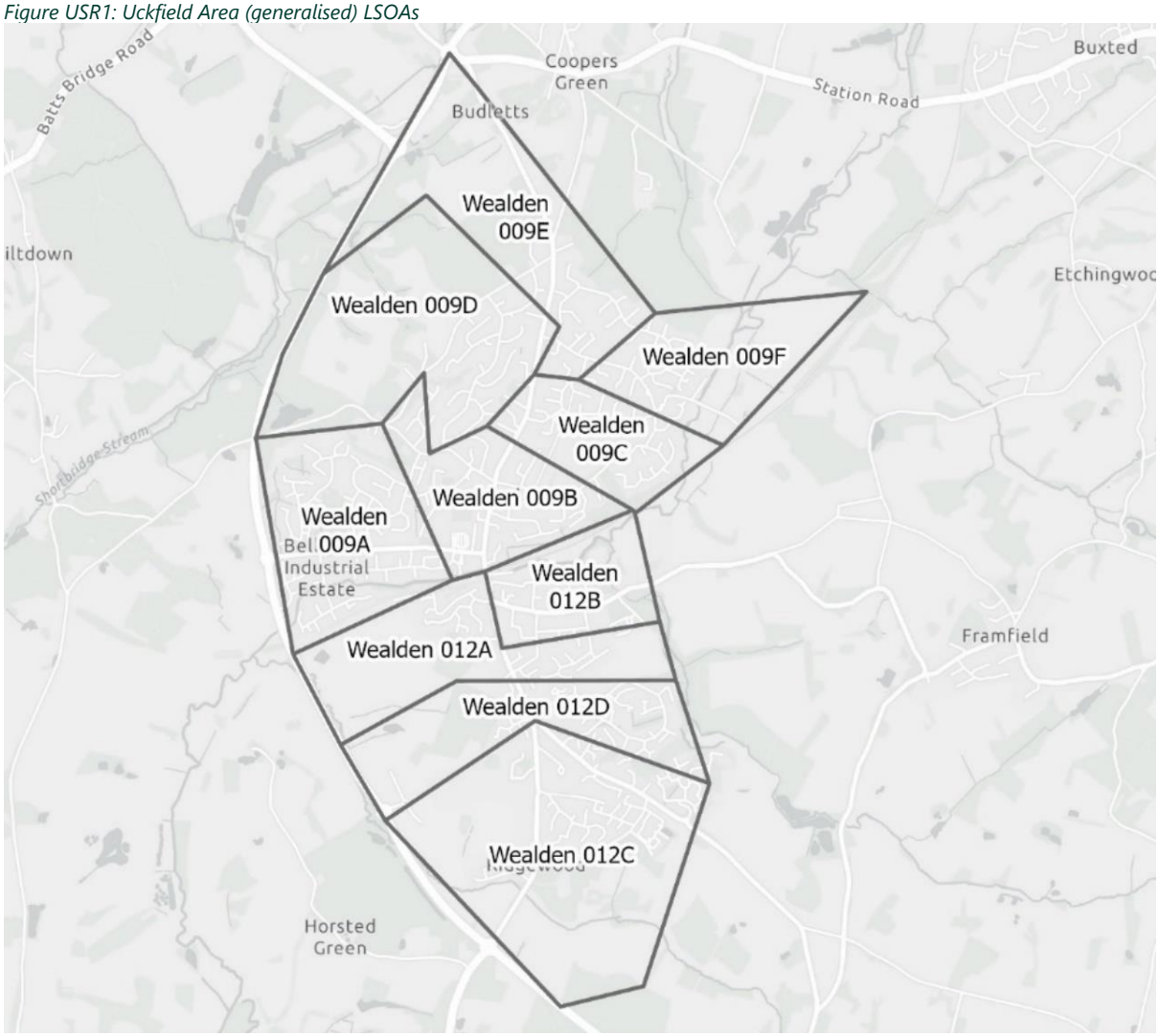
4. The purpose of the USR is to provide an overview of Uckfield's current baseline socioeconomic position, set within the context of Wealden District, the South East region, and England. In preparing the baseline, the following socioeconomic factors have been reviewed:

    - Population
    - Housing
    - Deprivation
    - Life expectancy and general health
    - Employment and the labour market
    - Qualifications and skills
    - Health Facilities
    - Education Facilities
    - Social and Recreational Facilities.

5. Informed by the baseline position, the Appeal Scheme has then been considered.

6. For the purposes of analysis within this USR, the Uckfield Area has been defined using the Office for National Statistics (ONS) Lower Super Output Areas (LSOAs) shown below:

Figure USR1: Uckfield Area (generalised) LSOAs



7. Baseline socioeconomic conditions have been established through the interpretation of nationally recognised data providers and survey information such as:

- Census 2011 and 2021.
- Office of National Statistics.
- Index of Multiple Deprivation 2019.
- HM Land Registry.
- Business Register and Employment Survey.
- Department for Levelling Up, Housing & Communities.
- NHS Digital.
- East Sussex County Council.
- Wealden District Council.

Baseline Assessment

Population

8. Figure USR1 below identifies, the growth in population experienced within Uckfield, Wealden, the South East Region and England between 2011 to 2021. With an annual growth rate of 0.4%, Uckfield's population growth has been notably lower than Wealden (0.7%), the South East (0.7%) and England (0.6%) over the same period. As a consequence of Uckfield's lower growth rate, the proportion of the Wealden's total population living in the area has slightly decreased from 10% in 2011, to 9% in 2021.

Figure USR1: Population Change 2011 to 2021

Locality	2011	2021	Actual Change	Percent Change	CAGR[1]
Uckfield	14,493	15,025	532	3.7%	0.4%
Wealden	148,915	160,153	11,238	7.5%	0.7%
South East Region	8,634,750	9,278,066	643,316	7.5%	0.7%
England	53,012,456	56,490,048	3,477,592	6.6%	0.6%

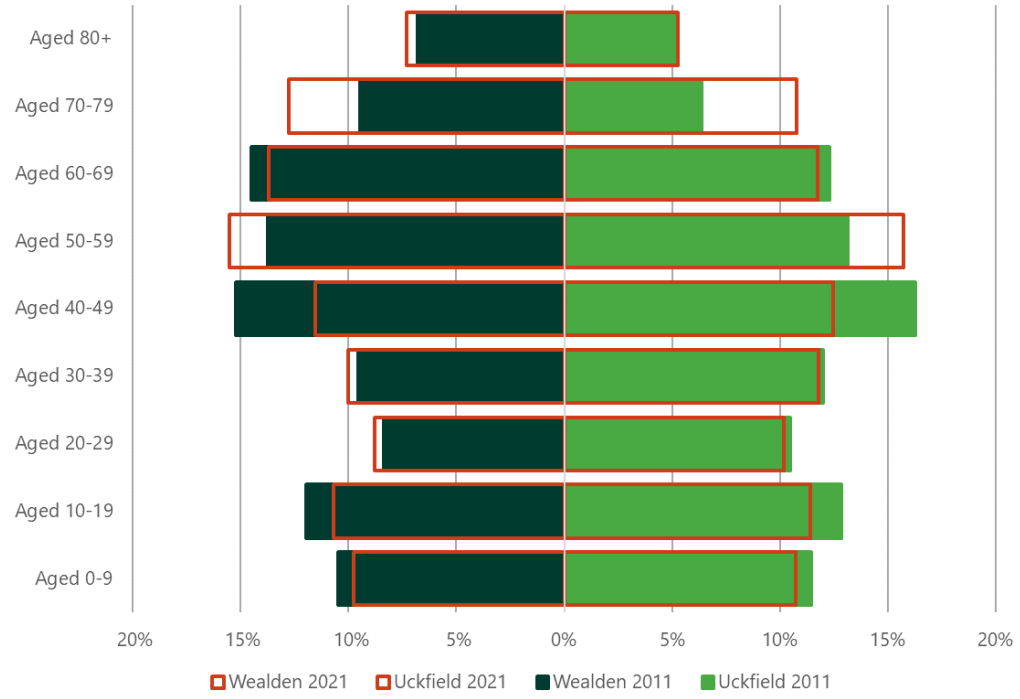
Source: Census 2011 and 2021 and Gleeson Land analysis

9. Figure URS2 and URS3 illustrate how the age structure of the population within Uckfield and Wealden has changed over the 2011 to 2021 period. Over the 2011 to 2021 period, the proportion of population aged 60+ has increased for both Uckfield and Wealden. In 2021 28% of Uckfield's population and 34% of Wealden's population was aged 60+.

10. Conversely the proportion of population under the age of 20 has decreased for both Uckfield and Wealden. In 2011 around a quarter of Uckfield and Wealden's population was under the age of 20, by 2021 this proportion had decreased to around 20% of the population.

11. Specifically, regarding Uckfield, Figure URS3 shows a decline in population aged 40-49 and also for the under 20's population. These being age groups are typically associated with growing family households.

Figure: USR2: Uckfield and Wealden Population Structure – 2011 and 2021



Source: Census 2011 and 2021 and Gleeson Land analysis

[1] CAGR: Compound Average Growth Rate

Figure USR3: Uckfield Population Change by Age: 2011 to 2021

Age Cohort	2011	2021	Difference	Percent Chage
Aged 0-9	1,660	1,612	-48	-2.9%
Aged 10-19	1,864	1,712	-152	-8.2%
Aged 20-29	1,518	1,531	13	0.9%
Aged 30-39	1,736	1,768	32	1.8%
Aged 40-49	2,358	1,870	-488	-20.7%
Aged 50-59	1,906	2,360	454	23.8%
Aged 60-69	1,782	1,765	-17	-1.0%
Aged 70-79	922	1,617	695	75.4%
Aged 80+	747	790	43	5.8%
All Persons	14,493	15,025	532	3.7%

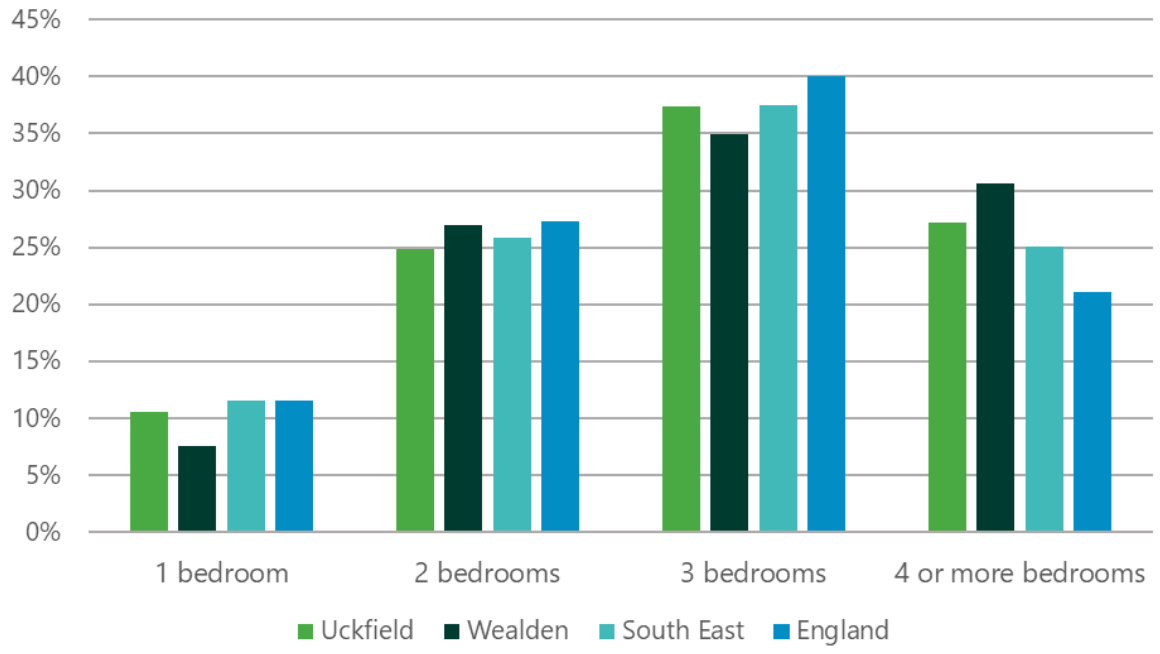
Source: Census 2011 and 2021 and Gleeson Land analysis

Housing

12. At the time of the 2021 Census, there were 6,456 households within Uckfield. With a total population of 15,025 residents, Uckfield had an average household size of 2.33 persons. This being lower than Wealden (2.35), the South East region (2.44) and England (2.41).

13. Figure USR4 illustrates the approximate housing stock by number of bedrooms. Compared to Wealden, Uckfield has a lower proportion of 4+ bedroom (larger family homes) and 2-bedroom properties (small family homes). Conversely, Uckfield has a higher proportion of 1-bed room and 3-bedroom properties. However, overall, there does not appear to be any significant imbalance in Uckfield's housing stock when compared to Wealden, the South East region and England.

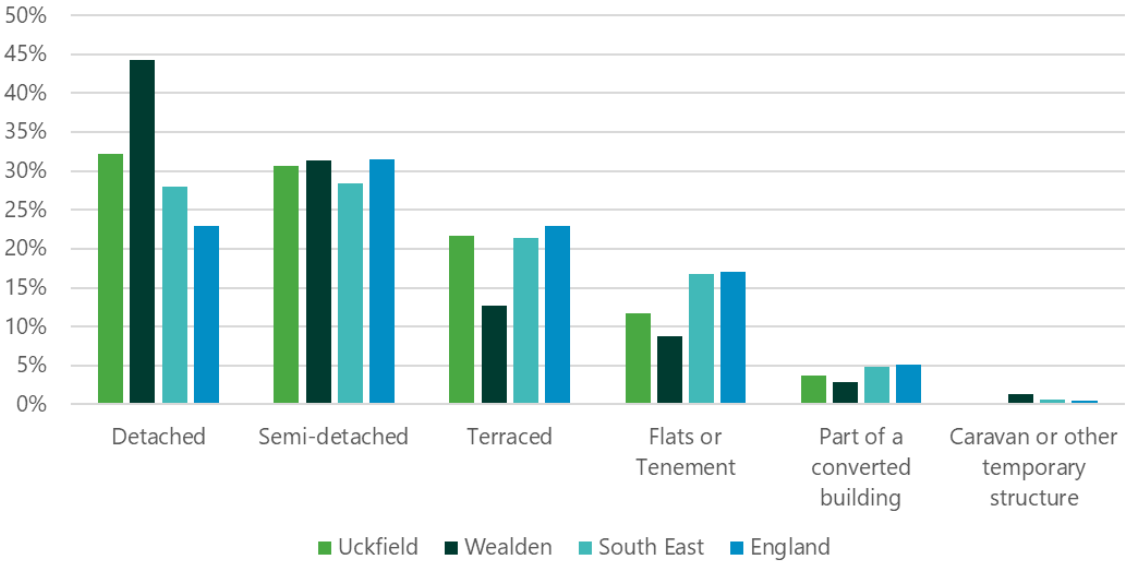
Figure USR4: Housing Stock by Number of Bedrooms (2021)



Source: Census 2021 and Gleeson Land analysis

14. Regarding house types, the most prominent within each area can be seen in Figure USR5. Uckfield has broadly the same proportion of semi-detached and flat / tenement housing stock as Wealden (around 30% and 10% respectively). However, Uckfield has a notably lower proportion of detached properties (32%) compared to Wealden 44%), although at 32% the proportion is higher than the South East region (28%) and England 23%). Conversely, Uckfield has a higher proportion of terraced properties (22%) compared to Wealden.

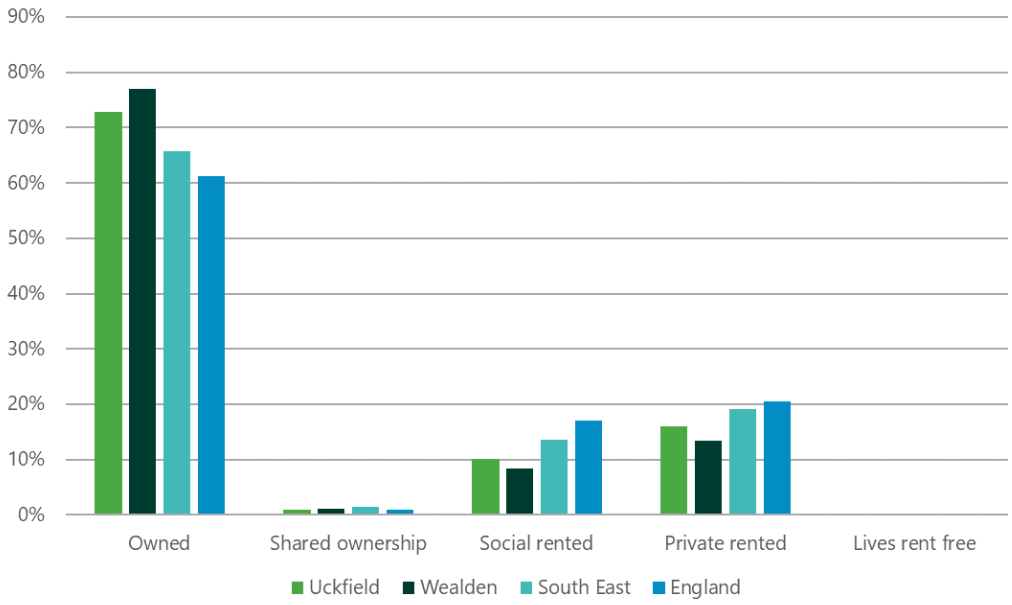
Figure USR5: Housing Type (2021)



Source: Census 2021 and Gleeson Land analysis

15. Figure USR6 shows housing stock by tenure. The proportion of housing stock by tenure is broadly comparable for Uckfield and Wealden. However, both Uckfield and Wealden have a higher proportion of private ownership properties (70%+) compared to the South East region (66%) and England (61%). Conversely there is a lower proportion of social rented stock (10% for Uckfield and 8% for Wealden in comparison to the Soth East region (14%) and England (17%).

Figure URS6: House Tenure (2021)

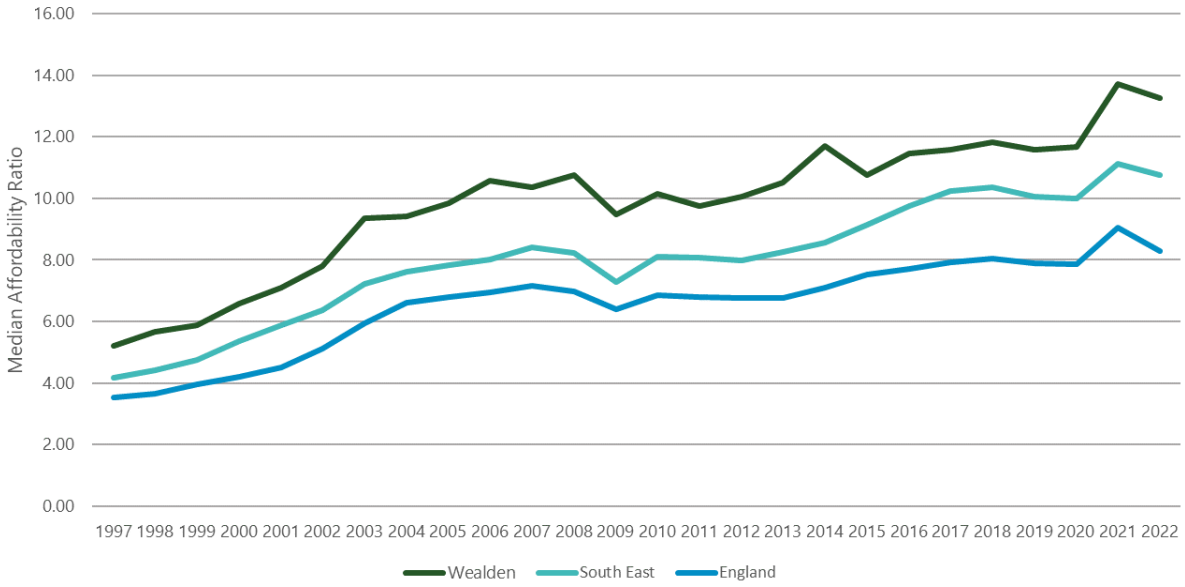


Source: Census 2021 and Gleeson Land analysis

16. As set out within separate affordable housing evidence prepared by Mr Veasey, housing affordability is a significant issue within Wealden. Mr Veasey's affordable housing evidence outlines that the Council's latest local housing needs assessment concludes that there is an annual need for at least 854 affordable homes per annum. However, over the past 9-monitoring years the Council has averaged delivery of only 173 affordable homes. The current affordable housing delivery shortfall against the Council's identified need over the 2013 to 2022 period is very substantial at -2,993 affordable homes.

17. Continued under delivery of affordable housing has in part contributed to Wealden's worsening affordability ratios. As illustrated within Figure USR7, the median workplace-based affordability ratio used when calculating Standard Method local housing need figures has increased by over 150% between 1997 to 2022. In 2022, the median affordability ratio for Wealden is 13.25, compared to 10.75 for the South East and 8.28 for England.

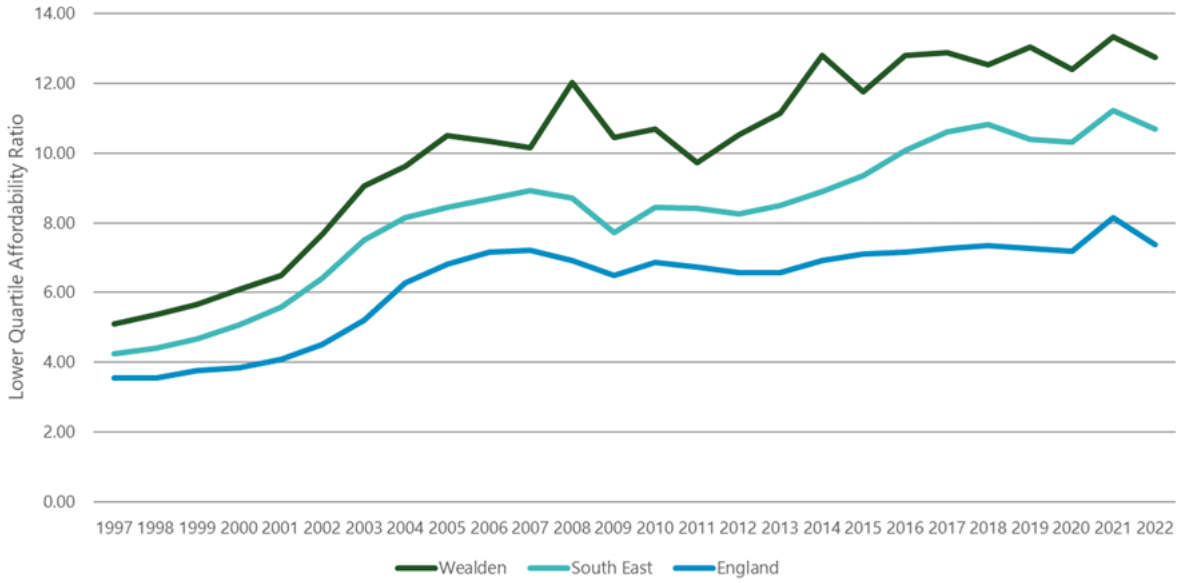
Figure USR7: Ratio of median house price to median workplace-based earnings



Source: Office for National Statistics Workplace-based affordability ratios

18. In addition to median affordability ratios consideration should also be given to lower quartile incomes seeking lower quartile priced properties, as those lower quartile priced properties are typically considered to the 'more affordable'. As illustrated within Figure USR8, lower quartile house prices in relation to lower quartile incomes in Wealden has increase by 150% over the 1997 to 2022 period. In 2022, the lower quartile affordability ratio for Wealden is 12.75, compared to 10.69 for the South East and 7.37 for England.

Figure USR8: Ratio of lower quartile house price to lower quartile workplace-based earnings



Source: Office for National Statistics Workplace-based affordability ratios

Deprivation

19. The Government's Index of Multiple Deprivation (IMD) is a measure of multiple deprivation for small areas. The IMD are determined by seven domains being:

- Income (which measures the proportion of the population experiencing deprivation relating to low income).
- Employment (which measures the proportion of the working age population in an area involuntarily excluded from the labour market).
- Education, skills and training (which measures the lack of attainment and skills in the local population).
- Health and disability (which measures the risk of premature death and the impairment of quality of life through poor physical or mental health).
- Crime (which measures the risk of personal and material victimisation at a local level).
- Barriers to Housing and Services (which measures the physical and financial accessibility of housing and local services).
- Living Environment (which measures the quality of the local environment).

20. According to the IMD 2019, of the 317 local authorities in England (where 1 is the most deprived and 317 is least deprived) Wealden is ranked 254. As such, Wealden falls within the 20% least deprived of boroughs/districts in England.

21. However, as illustrated within Figures USR 9 and 10, on a more localised basis the Uckfield Area LSOA's have varied IMD deciles. The least deprived LSOA's in the Uckfield Area, (E01021219 and E01021227 are in the 10% least deprived LSOAs in England, whereas LSOA E01021224, which is directly associated with the Appeal Site is within the 40% most deprived LSOAs in England.

Figure URS9: Uckfield LSOA IMD Domain Ranks 2019

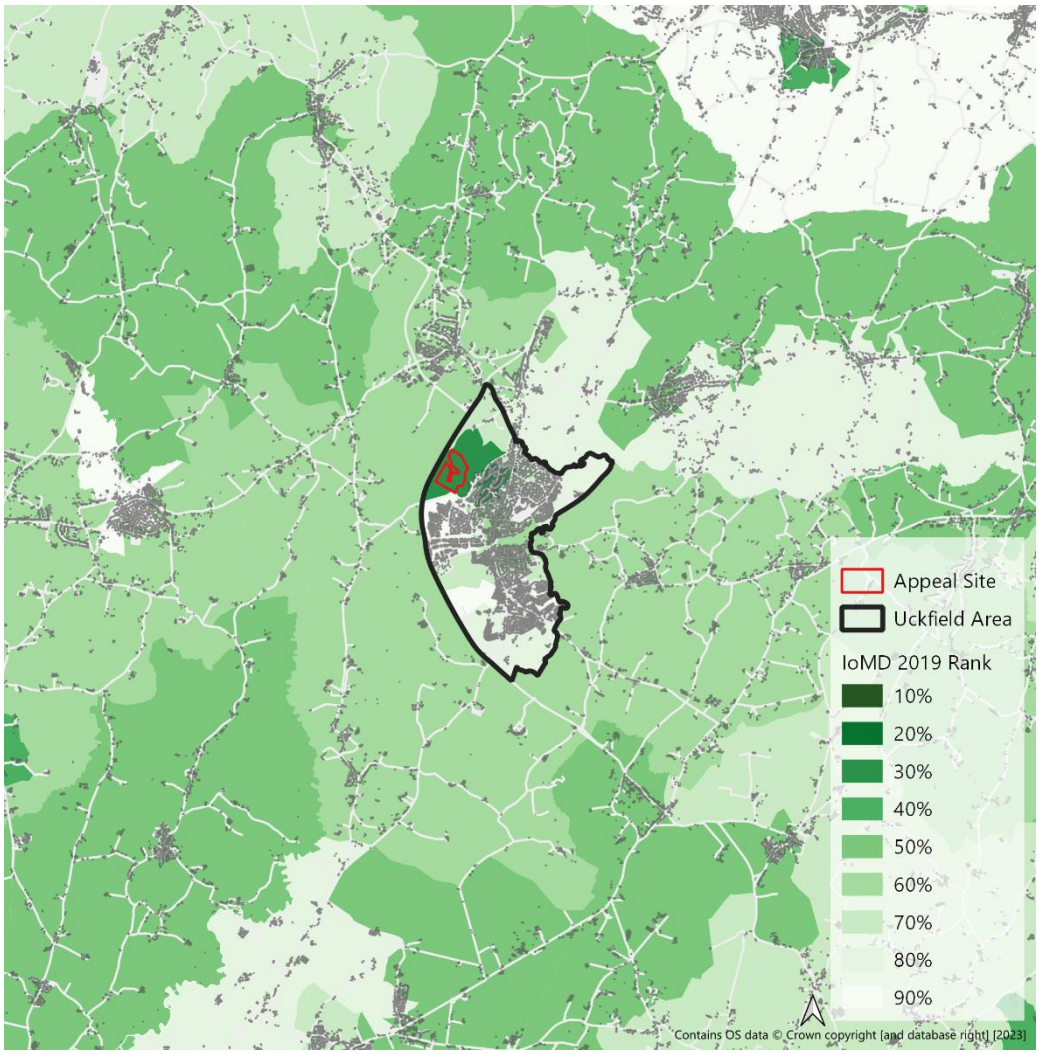


Figure URS10: Uckfield LSOA IMD Domain Ranks 2019

LSOA	Index of Multiple Deprivation	Income	Employment	Education, Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment
E01021219	10	10	9	8	10	9	5	10
E01021220	7	6	7	5	8	5	7	8
E01021221	8	7	6	5	8	8	8	8
E01021222	7	6	6	4	7	8	8	5
E01021223	9	8	7	7	8	8	5	9
E01021224	4	3	4	3	4	8	1	7
E01021225	8	7	7	6	9	9	3	6
E01021226	9	8	9	5	9	10	5	8
E01021227	9	8	8	7	10	10	4	10
E01021228	10	10	9	8	10	10	8	9
Uckfield Average Rank	8	7	7	6	8	9	5	8

Source (URS9 and URS10): Ministry of Housing, Communities & Local Government Indices of Deprivation 2019

22. As referred above, the LSOA directly associated with the Appeal Site (E01021224) is one of the 40% most deprived LSOAs in England. As illustrated within Figure URS9, against the Barriers to Housing and Services domain, this LSOA ranks as one of the 10% most deprived LSOAs in England.

23. As shown within Figure USR 11, further analysis of the nine sub-domains associated with the 'Barriers to Housing and Services' domain highlights that the LSOA scores particularly low against the housing affordability indicators, as opposed to the access to services indicators.

Figure USR11: Appeal Site LSOA 'Barriers to Housing and Services' sub-domain rank within Wealden District (1 being the most deprived within Wealden)

Appeal Site LSOA	Distance (km)				Household overcrowding	Homelessness	Owner-occupation affordability	Private rental affordability	Housing affordability indicator
	Post office	Primary school	General store or supermarket	GP surgery					
E01021224	46	44	34	31	10	1	1	2	1

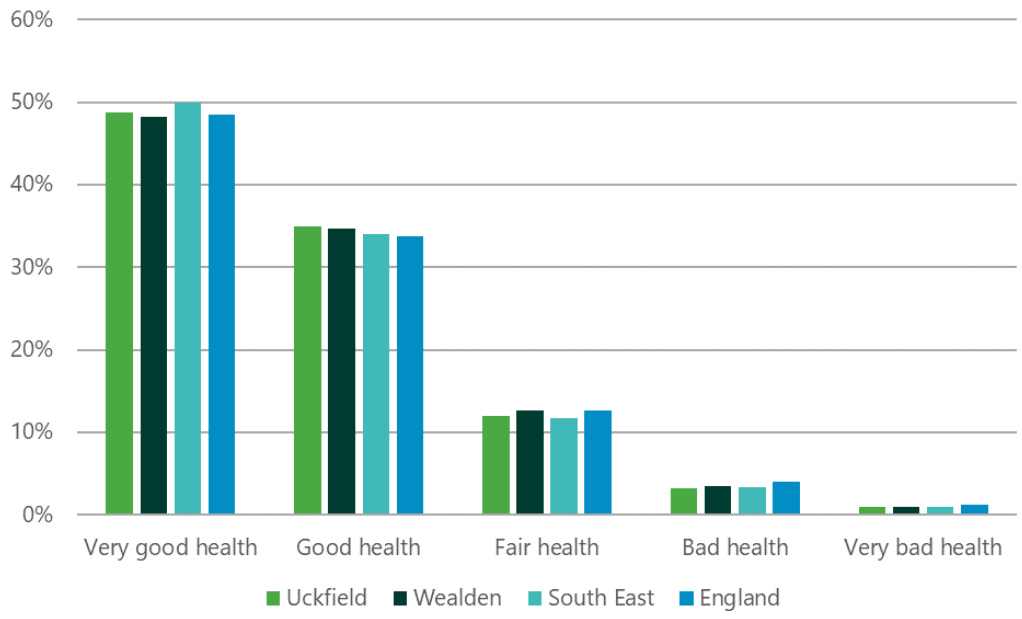
Source: Ministry of Housing, Communities & Local Government Indices of Deprivation 2019 and Gleeson land analysis

24. Out of 94 LSOA areas within Wealden, the Appeal Site LSOA is the lowest (1 out of 94 most deprived) against the 'Homelessness indicator', the 'Owner-occupation affordability indicator', and the 'Housing affordability indicator'. The LOSA is also the 92nd lowest against the 'Private rental affordability indicator', and 84th lowest against the 'Household overcrowding indicator'. This indicates that housing affordability is demonstrably a significant issue within the LOSA associated with the Appeal Site.

Life Expectancy and General Health

25. As illustrated within Figure URS12, people's perception of their general health within Uckfield at the time the 2021 Census was broadly comparable to Wealden, the South East and England. 84% of Uckfield's population considered their general health to be either 'very good' (49%) or 'good' (35%). Only 4% considered their health to be 'bad' (3%), or 'very bad' (1%).

26. *Figure URS12: General Health (2021)*



Source: Census 2021 and Gleeson Land analysis

27. ONS life expectancy data is not available below the local authority administration geography. However, the data shows that life expectancy within Wealden is higher than average life expectancy than the South East region and England. Figure URS13 shows the average life expectancy at birth for males and females over the period 2008-10 to 2018-20. Wealden has a higher-than-average life expectancy for males and females, exceeding that of both the South East region and England as a whole.

Figure URS13: Average life expectancy at birth – 2008-10 to 2018-2020

Locality	2008-2010		2010-2012		2012-2014		2014-2016		2016-2018		2018-2020	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Wealden	80.23	83.87	80.84	84.19	81.41	84.91	81.69	84.72	81.20	84.65	81.59	85.04
South East Region	79.53	83.26	80.16	83.69	80.44	83.94	80.58	84.02	80.65	84.11	80.59	84.13
England	78.37	82.34	79.09	82.88	79.44	83.11	79.53	83.14	79.63	83.21	79.40	83.14

Source: ONS Life expectancy at birth by sex, UK

Employment and the Labour Market

28. Census data shows that Uckfield had an economically active population of 7,780 persons, accounting for 63% of residents aged 16 years and over. This is higher than for Wealden (58%), the South East region (62%), and England (61%).

29. In terms of employment by occupation, Figure URS14 shows that the largest number of Uckfield's residents are employed in 'professional occupations' (17%), 'Associate professional and technical occupations' (15%) and 'Managers, directors and senior officials' (14%), 'skilled trades occupations'.

Figure URS14: Employment by occupation (2021)



Source: Census 2021 and Gleeson Land analysis

30. In terms of employment by industry, Figure USR15 shows that Uckfield has a high proportion of residents employed in the 'Wholesale and retail trade; repair of motor vehicles and motorcycles' (16%), 'Human health and social work activities' (14%), 'construction' (11%) and 'Education' (10%) industries. The proportion of residents employed within these key industries are broadly comparable to Wealden as a whole.

Figure USR15: Employment by Industry (2021)

Industry	Uckfield	Wealden	South East	England
Agriculture, Forestry and fishing	1%	2%	1%	1%
Mining and quarrying	0%	0%	0%	0%
Manufacturing	6%	5%	6%	7%
Electricity, gas, steam and air conditioning supply	0%	0%	1%	1%
Water supply; Sewerage, Waste management and Remediation activities	1%	1%	1%	1%
Construction	11%	12%	9%	9%
Wholesale and retail trade; repair of motor vehicles and motorcycles	16%	14%	14%	15%
Transport and storage	4%	3%	5%	5%
Accommodation and food service activities	4%	4%	4%	5%
Information and communication	4%	4%	6%	5%
Financial and insurance activities	4%	5%	4%	4%
Real estate activities	2%	2%	2%	2%
Professional, scientific and technical activities	6%	8%	7%	7%
Administrative and support service activities	6%	6%	6%	5%
Public administration and defence; compulsory social security	6%	5%	6%	6%
Education	10%	9%	10%	10%
Human health and social work activities	14%	15%	14%	15%
Other	6%	6%	5%	5%

Source: Census 2021 and Gleeson Land analysis

31. Data on earnings is not available below the local authority administration geography. However, for Wealden Figure USR16 presents weekly gross pay. Full-time workers within Wealden typically earn slightly less than those in the South East region, but higher than the English average.

Figure USR16: Weekly Gross Pay (2021)

	Wealden	South East Region	England
Weekly Gross Pay	£675.70	£685.30	£642.20

Source: ONS Annual Survey of Hours and Earnings

32. Figure USR17 shows the proportion of working aged people claiming benefits principally for the reason of being unemployed (Claimant Count). The data is again not available below local authority administrative geography. The proportion of residents claiming benefits within Wealden is consistently lower than for the South East region and England.

Figure USR17: Claimant Count 2018 to 2022

Year	Wealden	South East Region	England
2018	0.8	2.2	1.4
2019	1.2	2.7	1.8
2020	3.5	5.4	4.3
2021	3.5	5.4	4.3
2022	2.3	3.8	2.9

ONS Claimant Count and Gleeson Land analysis

Qualifications and skills

33. Figure USR18 provides an overview of the highest level of qualification attained by location. The proportion of residents within each qualification band is broadly similar across all geographies. However, Uckfield has a marginally lower proportion of residents with Level 3 qualifications and above qualifications (50%), compared to the Wealden (51%), the South East region (53%), and England (51%).

Figure USR18: Highest Qualification (2021)

Highest Qualification	Uckfield	Wealden	South East	England
No qualifications	14%	15%	15%	18%
Level 1 and entry level qualifications	11%	10%	10%	10%
Level 2 qualifications	16%	16%	14%	13%
Apprenticeship	6%	6%	5%	5%
Level 3 qualifications	20%	18%	17%	17%
Level 4 qualifications or above	30%	33%	36%	34%
Other qualifications	3%	3%	3%	3%

Source: Census 2021 and Gleeson Land analysis

Health Facilities

34. There are two general practitioner (GP) surgeries (The Meads Medical Centre and Bird in Eye Survey) and three dental surgeries within Uckfield. There is also a third GP surgery (Buxted Medical Centre) within close proximity to the north east. The location of these facilities is relation to the Appeal Site is shown in Figure USR19.

35. Based on NHS Healthy Urban Development Unit Model (HUDU Model) population size standards of 1,800 people to justify one full time equivalent (FTE) GP, the existing GP capacity within the Uckfield area can be seen in Figure URS12.

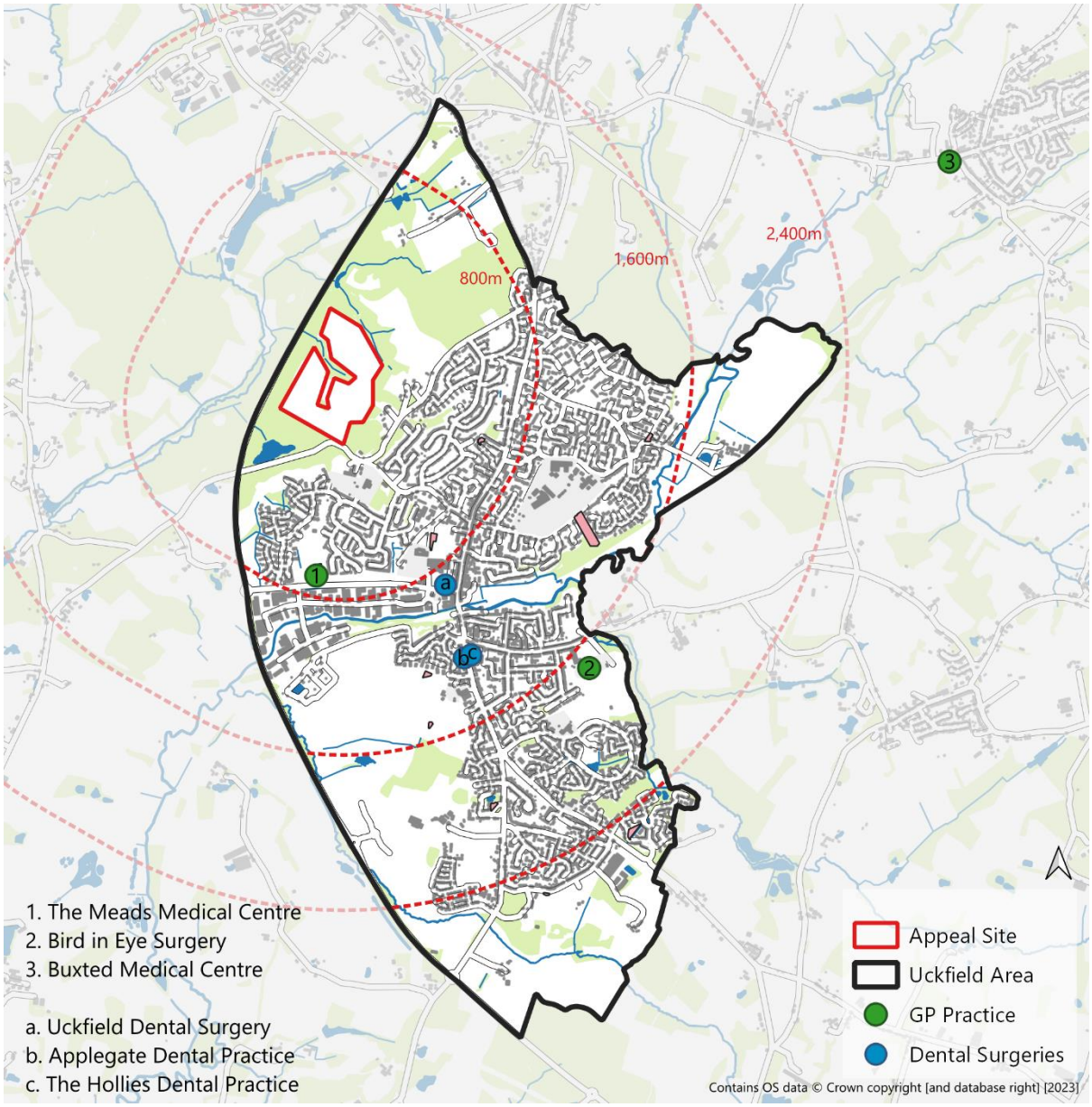
Figure USR20: Uckfield Area GP Capacity 2023

GP Surgery Name		No. of Patients	No. of GPs	Patients per GP	Patient Headroom	GP Headroom
1.	Meads Medical Centre	8,370	7	1,195	4,230	2.4
2.	Bird In eye Surgery	7,700	5	1,540	1,300	0.7
Uckfield Area Total		16,070	12	2,735	5,530	3.1
3.	The Buxted Medical Centre	15,500	17	912	15,100	8.4

Source: NHS Digital Patients Registered at a GP Practice and General Practice Workforce data and Gleeson Land analysis

36. Within the Uckfield area there is headroom capacity for 5,530 patients which is equivalent to 3.1 FTE GPs. Within the slightly wider area, there is meaningful additional headroom capacity at the Buxted Medical Centre (15,100 patients or 8.4 FTE GPs).

Figure USR19: Uckfield Area GP and Dental Surgeries

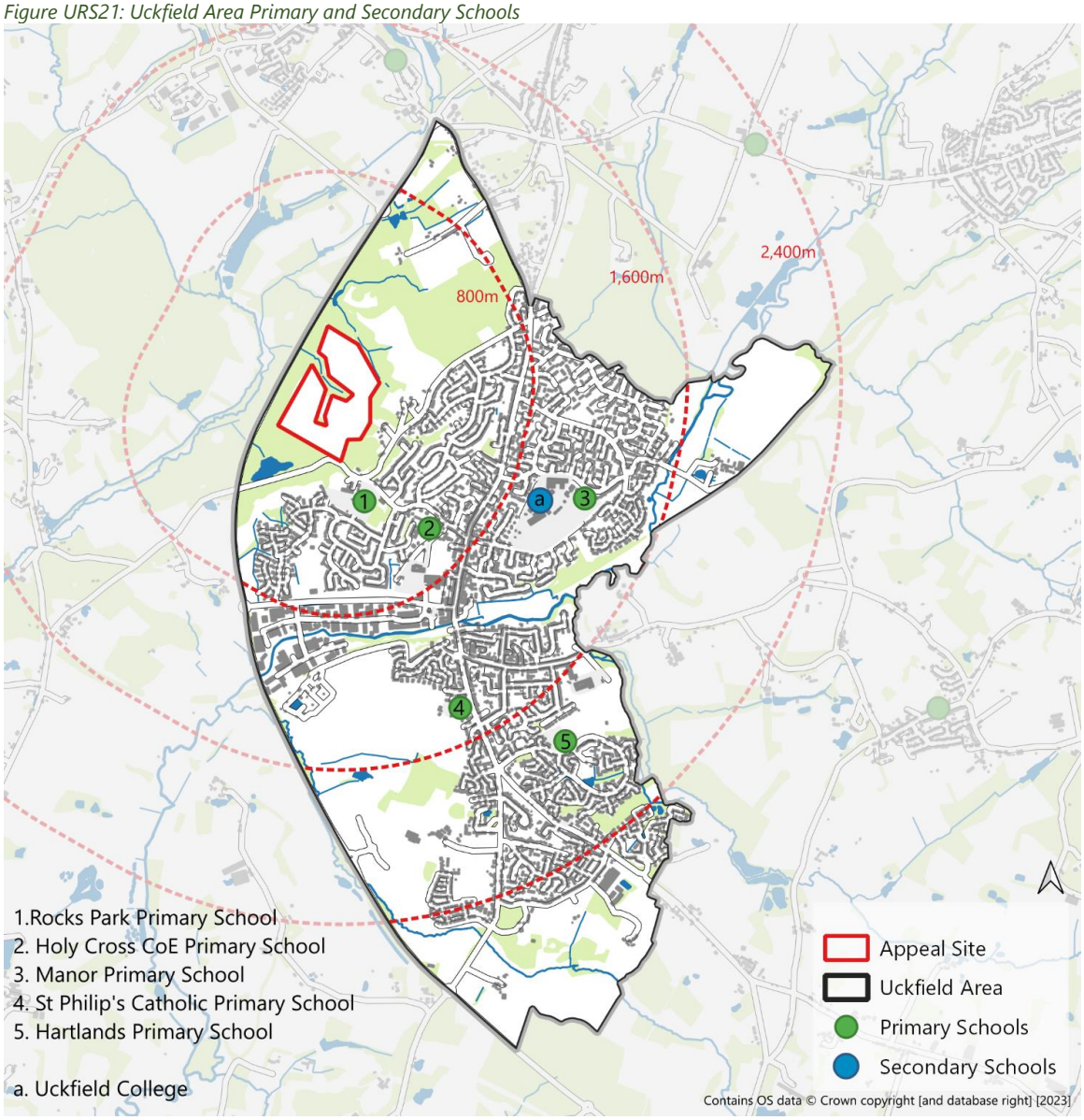


Source: NHS Digital General Practice Workforce, DataCutter, and Gleeson Land analysis

Educational Facilities

37. Within Uckfield there are five primary schools and one secondary school, with 6th form. The locations of which are shown within Figure USR21.

Figure URS21: Uckfield Area Primary and Secondary Schools



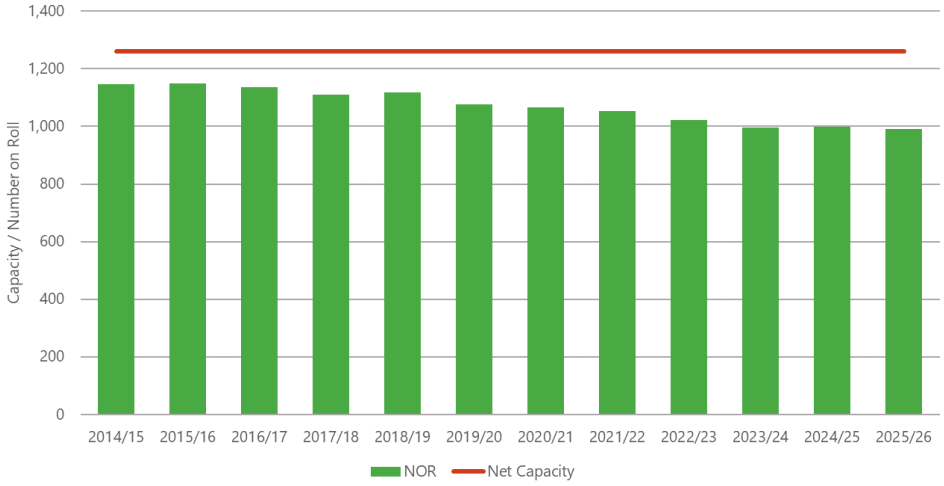
Source: East Sussex County Council (ESCC) Pupil Forecasts (January 2022) and Gleeson Land analysis

Primary

38. As illustrated within Figure URSR21, the primary school capacity forecast data prepared by East Sussex County Council (ESCC) as Education Authority shows a declining trend in the number of pupils on roll within the Uckfield School Planning Area. This trend is supported by the population change analysis above, which also showed a declining trend in school aged children over the 2011 to 2021 period.

39. In the 2025/26 academic year, the ESCC forecast expects there to be headroom capacity of 270 places (1.3 forms of entry) within the Uckfield School Planning Area. Based on a pupil yield ratio of 30 primary school places per 100 dwellings, this headroom capacity would be sufficient to meet the needs of around 900 additional dwellings.

Figure USR22: Uckfield School Planning Area Primary School Capacity



Source: ESCC Pupil Forecasts (January 2022)

40. However, it is understood that due to declining pupil numbers, ESCC are currently in the process of considering the potential closure of Holy Cross CoE Primary School. No decision has been taken to date, but should this school close within the forecast period, the headroom capacity within Uckfield School Planning Area could decrease to around c. 90 places in the 2025/26 academic year.

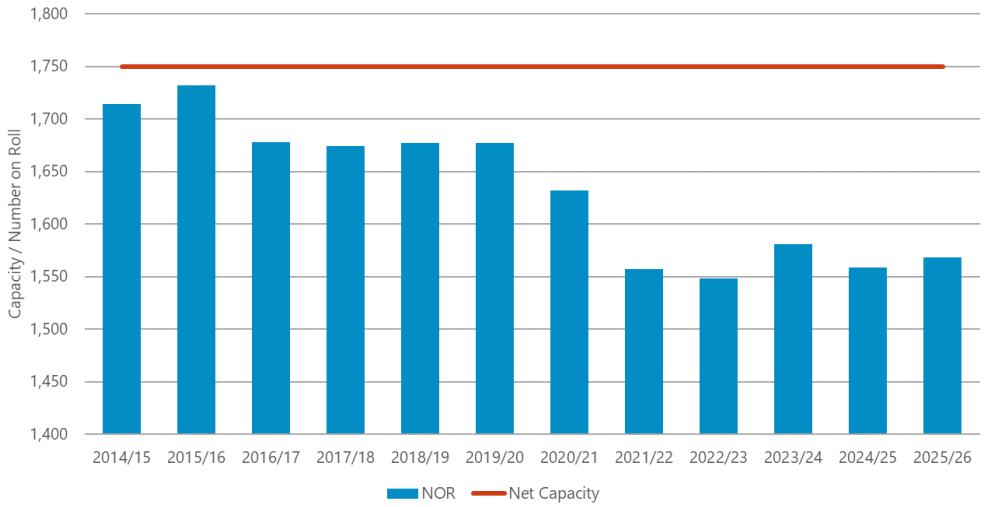
41. Although in the short term it is feasible that the Holy Cross school could close, the asset of a 1-form of entry primary school would remain until ESCC ultimately disposed of the site. In view of this, should ESCC's updated pupil forecasting, which considers annual housing commitments, indicate in increased need for primary school place needs, then a clear solution for the Education Authority would be the reopening of the Holy Cross school, as an existing 1-form of entry primary school asset.

Secondary

42. There is also a declining trend in the number of secondary school pupil on roll within the Uckfield Secondary School Planning Area. Albeit the decline naturally lags the primary school trend as the pupils work through the education system.

43. In the 2025/26 academic year, the ESCC forecast expects there to be headroom capacity of 182 places (1.2 forms of entry) within the Uckfield School Planning Area. Based on a pupil yield ratio of 18 secondary school places per 100 dwellings, this headroom capacity would be sufficient to meet the needs of around 1,000 additional dwellings.

Figure USR23: Uckfield School Planning Area Secondary School Capacity



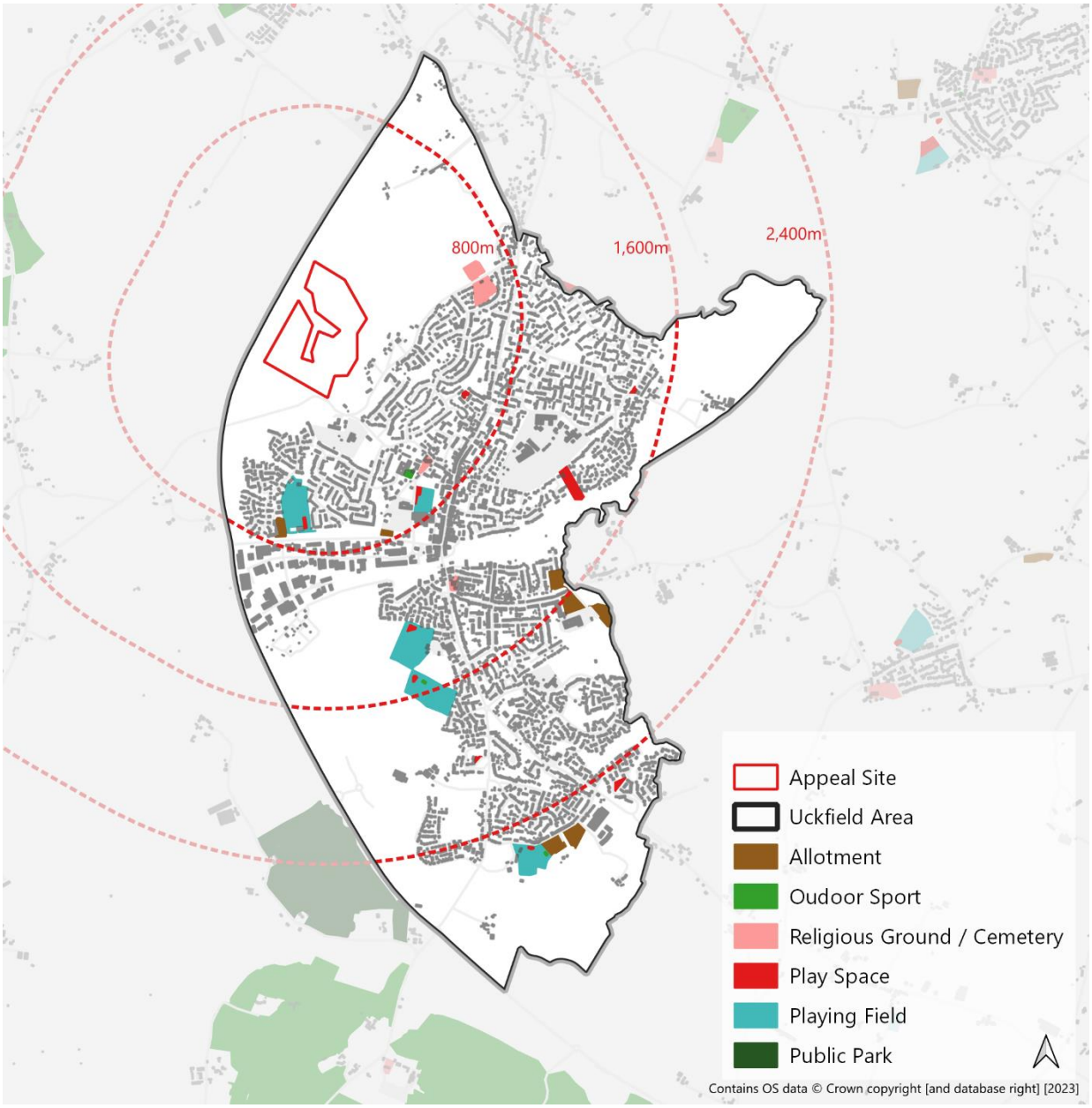
Source: ESCC Pupil Forecasts (January 2022)

Social and recreational facilities

44. Uckfield Town Centre as a broad range of independent and national shops, restaurants and cafes. Nearby towns, including Lewes, Haywards Heath, Brighton and Heathfield offer a wider range of recreational and cultural opportunities and access to independent and national retailers.

45. As illustrated within Figure USR24 there is a broad range of open space typologies within the Uckfield area, including playing fields, play parks, sports facilities and allotment gardens. However, the existing provision is largely focused on the southern part of the Uckfield area. To the south east of Uckfield there is also Horsted Green Park, which is a new park offering nature walks.

Figure URS24: Uckfield Area Open Space Typologies



Source: Ordnance Survey Open Space Typologies, 2023

Consideration of the Appeal Scheme

46. The key features of the Appeal Scheme can be summarised as:

- Provision of up to 424 new market and affordable dwellings.
- Approximately 28.7 ha. of green infrastructure including:
  - A new woodland park comprising Suitable Alternative Natural Greenspace (SANG).
  - 1.6ha. of amenity open space in the centre of the site with potential in incorporate a sports pitch and natural areas of play for young children (combined LEAP / LAP).
  - 0.9ha of amenity space / community orchard in the south of Downlands Barn.
  - Incidental open spaces throughout and around the development.
- New pedestrian and cycle facilities.
- An integrated network of safe footpaths and cycle routes through the Site and include new connections and enhancing some parts of the existing local walking and cycling network.

Population and Housing

47. The Appeal Scheme will have a population of around 990 residents. This is based upon an estimated ratio using the Wealden average of 2.33 persons per household.

48. Given the wide range of housing types anticipated to be provided through the Appeal Scheme it is expected that a broad range of new residents will populate the development, but particularly families and adults of working age. This diversity of housing would help maintain a balanced population within the local area, supporting both ageing members of the population and young and working age residents.

49. The Appeal Scheme will help meet Wealden's housing needs. As outlined within Mr Veasey's Housing Land Supply and Affordable Housing Proof of Evidence over the next 5-years Wealden needs to deliver 7,272 dwellings, but currently has deliverable supply of only between 5,693 dwellings (the Council's position) and 4,788 dwellings (the Appellants position). Delivery of 424 dwellings will therefore help towards addressing the housing supply shortfall.

50. The delivery of 148 affordable homes will also contribute towards addressing Wealden's worsening affordable housing situation. Again, as outline within Mr Veasey's Housing Land Supply and Affordable Housing Proof of Evidence, the Council's latest housing need assessment concludes that at least 854 affordable homes are required per annum. However, over the past 9-monitoring years the Council has delivered just 173 affordable homes per annum.

51. As the analysis of the IMD 'Barriers to housing and services domain' also highlights that housing affordability is a particular issue within the LSOA associated with the Appeal Scheme. Delivery of 424 homes within this LSOA will help to reduce existing barriers to housing in this location.

52. The Appeal Scheme is therefore considered to have **significant beneficial** impacts on the population and housing factors.

Deprivation, Life Expectancy and General Health

53. The health status within Uckfield is broadly the same as for Wealden, the South East region and England. This trend would be expected to continue with in-migration of new residents. A wide range of public open space and play areas will be provided as part of the Appeal Scheme, an important component in healthy lifestyles and healthy living. Access will be available to current and new residents to aid and enhance healthy living.

54. Uckfield and Wealden have generally low levels of deprivation, and this is expected to continue, with no significant impact from the Appeal Scheme. However, as referred above, the LSOA associated with the Appeal Scheme is ranked particularly low for housing affordability under the 'Barriers to housing and services domain'. The Appeal Scheme is considered to make a positive contribution this domain, through the provision of 424 new dwellings (of which, 148 will be affordable).

55. Overall, the Appeal Scheme is considered to have a **minor beneficial** impact on deprivation, life expectancy and general health factors.

Employment and the Labour Market

56. The Economic Benefits Statement (CD2/26) prepared by Stantec in support of the planning application concluded that the construction phase of the Appeal Scheme would support 162 direct construction related jobs per month. The direct employment activity throughout the construction phased is expected to generate GVA of approximately £27.1m.

57. In addition to the direct construction related jobs the Economic Benefits Statement outlines that around 157 indirect jobs would be supported during the construction phase. This would generate approximately £35.4m of economic output. Overall, the direct and indirect construction employment is expected to create £62.5m over the construction period.

58. The Economic Benefits Statement outlined that the Appeal Scheme's employed residents would generate around £16.9m of economic output (GVA) per annum, which would contribute to the success of the local and wider economy.

59. Regarding resident expenditure on convenience and comparison retail and leisure, the Economic Benefits Statement concluded that the Appeal Scheme will generate an annual convenience goods expenditure of £3.0m; comparison goods expenditure of £4.7m; and expenditure on leisure goods and services of £3.7m.

60. A proportion of the household expenditure will be spent within the local area and beyond. For example, around £2.0m of the total commercial expenditure is expected to be spent on food and non-alcoholic beverages. Households will spend around £1.0m supporting restaurant and café services. Households within the Appeal Scheme are also projected to spend around £200,000 on recreational and sporting services. This emphasises the positive contribution the Appeal Scheme could have on local businesses.

61. Overall, the impact on the employment and labour factor during the construction phases is considered to be **moderate beneficial**. The impact on the employment and labour factors during the operational phase is considered to be **significant beneficial**.

Qualifications and Skills

62. The Appeal Scheme is unlikely to have any significant impact on the overall qualification and skill levels with Uckfield or the wider Wealden area. Furthermore, given the high proportion of skilled residents in the local area and the likely residents that will be attracted to the area, it is considered that the new resident population is unlikely to have any significant impact on the overall qualification and skill level of the local area.

63. Overall, the Appeal Scheme is considered to have a **negligible** effect on qualifications and skills factor.

Health and Education Facilities

64. The baseline assessment carried out has identified that there is general practitioner headroom capacity (3.1 FTE general practitioners) within the Uckfield area.

65. The Appeal Scheme seeks to increase the number of residents in the local area through the provision of up to 424 new dwellings. Given the existing capacity, the Appeal Scheme does not include the construction of a new health care facility, nor are financial contributions towards offsite facilities necessary or justified.

66. Although pupil yield rates vary from area to area, a conservative assumption is that 25 primary school places are generated for every 100 new dwellings. For secondary school places, a conservative assumption is 18 places per 100 dwellings. The Appeal Scheme comprising 424 dwellings is therefore expected to generate 106 primary school places and 77 secondary school places.

67. As highlighted within Figure URS22 and URS23, ESCC forecast headroom capacity of 270 primary school places and 182 secondary school places within the Uckfield School Planning Areas in 2025/26. Based on ESCC's current forecast data there is therefore sufficient capacity to accommodate the needs arising from the Appeal Scheme. Indeed, throughout the development management process associated with the Appeal Scheme, ESCC, as Education Authority with a legal duty to provision of sufficient school places, has not raised any capacity concerns regarding either primary school or secondary school places.

68. Should in the short-term a decision be taken by ESCC to close the Holy Cross school, due to a historic trend in declining pupil numbers, the school asset would remain available to the ESCC should future pupil forecasts (updated annually, based on latest demographic and housing delivery data) indicate additional primary school capacity is required within the Uckfield Primary School Planning Area.

69. Overall, the Appeal Scheme is considered to have a **negligible** effect on health and education facilities factors.

Social and Recreation Facilities

70. In terms of recreational space, the Appeal Scheme includes provision of publicly accessible open space. The Appeal Scheme includes a sufficient quantum of amenity and natural green space to support new residents and existing communities in close proximity.

71. As highlighted within Figure USR24 the majority of Uckfield's existing open space typologies are focused within the southern part of Uckfield. Indeed, the existing woodland park (Horstead Green Park) is located on the south western edge of Uckfield. Delivery of a new woodland park (approximately 21.3 ha) as part of the Appeal Scheme will provide a recreational benefit to new residents as well as existing residents, particularly those living within the northern part of Uckfield.

72. The Appeal Scheme does not include additional retail facilities. However, the Appeal Scheme is in good proximity and accessibility (both via public and private transport) to Uckfield Town Centre.

73. Overall, this will benefit the new and existing neighbouring residential populations in the local area, and it is considered that the Appeal Scheme will have a **moderate beneficial** effect on social and recreational facilities factor.

Conclusion

74. The Appeal Scheme has been considered within the context of Uckfield's socioeconomic baseline position. Against the baseline socioeconomic factors, the impacts of the Appeal Scheme are summarised within Table URS22:

Figure USR22: Appeal Scheme socioeconomic impact outcomes

Socioeconomic Receptor	Impact Outcome
Population and Housing	Significant beneficial
Deprivation, life expectancy and general health	Minor beneficial
Employment and the labour market	Moderate beneficial during the construction phase, but significant beneficial over the operational phase
Qualifications and skills	Negligible
Health and education facilities	Negligible
Social and recreational facilities	Moderate beneficial

APPENDIX JM6 - Past Housing Schemes

Gleeson Land

Previous Housing Schemes

Matthewsgreen Rd (North Wokingham)

LPA – Wokingham Borough Council

LPA Reference Number - O/2014/2242







Spencers Wood

LPA – Wokingham Borough Council

LPA Reference Number - O/2013/0565













Riseley

LPA - Hart District Council

LPA Reference Number - 16/02989/OUT











Courtwick Lane (Littlehampton)

LPA – Arun District Council

LPA Reference Number - LU/355/10








HENRY LOCK
WAY

APPENDIX JM7 - Gleeson Site Delivery Research

Gleeson Site Delivery Research

Months							
Site Address	**Outline submission to approval**	**RM submission to approval**	**Start on site – first occupation**	**Outline approval to RM submission**	**RM to start on site**	**Outline approval to start on site**	**Outline consent – first occupation**
Caine – Marden Farm	16	5	10	5	3	13	23
Elsenham	5	5	8	20	0	25	33
Heathfield	11	9	9	18	2	29	38
Spencers Wood	13	5	9	12	6	23	32
Malmesbury – Whychurch Farm	15	4	9	26	5	35	44
Uttoxeter – Rycroft Farm	14	6	9	9	2	17	26
Wivelsfield Green*	13	4	8	10	0	14	22
Grove, Oxon – Monks Farm	13	9	13	0	4	13	26
Andover – Charlton Road*	16	9	9	11	1	21	30
Tolworth – Tolworth Girls School	12	5	15	10	2	17	32
Broadbridge Heath	6	5	9	23	4	32	41
Matthewsgreen Farm, Wokingham	6	3	7	15	0	18	25
Hook – Reading Road*	13	4	9	2	13	19	28
Doveridge – Derby Road*	13	6	10	2	4	12	22
Southbourne – Chichester (JV Hallam)*	10	4	13	11	3	18	31
Hassocks – London Road*	40	9	5	7	2	18	23
`Average	**13**	**6**	**9**	**11**	**3**	**20**	**30**

* Sites of less than 100 dwellings

APPENDIX JM8 - Spatial Objectives Compliance Table

SPATIAL OBJECTIVE COMPLIANCE TABLE

Relevant Spatial Planning Objective	Reason for Refusal	Compliance Yes/No	Reason
Wealden District Council Core Strategy Local Plan (February 2013)			
SPO1	**RfR 4**	*Yes*	*SPO1 will help manage countryside resources whilst protecting and enhancing recognised biodiversity and geodiversity attributes.* *The proposed development will provide a 13.2 hectare SANG which will positively contribute to biodiversity targets as well as providing public open space in excess of the policy requirements. Overall, the proposed development will enhance the biodiversity and geodiversity attributes of the Site.* *Furthermore, the provision of a strategic SANG would provide the necessary mitigation for the new homes proposed and as such, the detrimental effects on the Ashdown Forest SPA would be avoided.* *As such, the proposed development accords with SPO1.*
SPO2	**RfR 7**	*Yes*	*SPO2 ensures that the intrinsic quality of the historic environment is protected.* *The appeal proposals would lead to low level of less than substantial harm to the Maresfields Conservation Area. The appeal proposals would not result in harm to any other heritage asset.* *The outline nature of the proposals ensure that there are future opportunities to address any heritage concerns at the future design stage.* *As such, the proposed development accords with SPO2.*
SPO3	**RfR 3** **RfR 8**	*Yes*	*SPO3 states that to help address the needs for homes, the Council will provide for at least 9,400 homes across Wealden from 2006 to 2027. The majority of development will be accommodated within existing towns, while allowing limited growth within areas capable. Development will be focused in settlements such as Uckfield to help stimulate investment.* *The proposed development is located adjacent to the development boundary of Uckfield, where development is encouraged to be focused to help stimulate growth.*

Relevant Spatial Planning Objective	Reason for Refusal	Compliance Yes/No	Reason
			In order to provide the required amount of homes, a DPD was proposed however, this DPD has not been progressed and land have not been allocated. *The Council cannot currently demonstrate a five-year housing land supply as evidenced by Mr Veasey. As such, in line with national and local policy, there is a presumption in favour of sustainable development where local planning policy is out of date.* *Therefore, the proposed development does not conflict with the SPO3.*
SPO4	**n/a**	*Yes*	*SPO4 seeks to ensure the long term viability of the five principal towns. The provision of much needed housing within the District within the principal town of Uckfield will generate social, economic and environmental benefits for the existing town and local community.* *The Economic Benefits Statement submitted as part of the application detailed the economic benefits that result from the construction and operational phase of the development.*
SPO5	**n/a**	*Yes*	*SPO5 ensures continued engagement with ESCC and schools to meet the learning needs of local people, and ensure the workforce has the necessary skills and facilities to be able to participate fully in local employment.* *The Appeal Proposals would create opportunities for employment through construction, which are currently being lost due to housing needs not being met across the District.*
SPO6	**n/a**	*Yes*	*SPO6 aims to improve economic prosperity to support growth to the Wealden economy. There will be an increased opportunity for people to work close to where they live, improve access to jobs, help reduce levels of out commuting and decrease net out community from Wealden of 15 to 24 year olds. New jobs will make a positive contribution to improved performance of Uckfield.* *The proposed development will provide a range of different sizes homes in a sustainable location on the edge of Uckfield. The proposal will benefit from close proximity to an economic hub within Wealden.* *The provision of a range of sized homes with the provision of 35% affordable homes will help to provide homes that are*

Relevant Spatial Planning Objective	Reason for Refusal	Compliance Yes/No	Reason
			affordable to the local community to help reduce the net migration of 15 to 24 year olds.
SPO7	**RfR 6**	*Limited Conflict*	*SPO7 aims to reduce the need to travel by car. Noticeable improvements in journey quality is expected for people making trips on foot, bicycle or public transport.* *Mr Bell's evidence demonstrates the acceptability of the proposed development in transport terms by improving connections to the town centre. In addition, a new bus connection is proposed to provide an alternative sustainable mode of transport to nearby services and facilities.* *As such, the proposed development does not conflict with SPO7.*
SPO8	**n/a**	*Yes*	*SPO8 encouraged the growth and effective network of villages. As such, this objective is not relevant to the proposed development on the edge of Uckfield.*
SPO9	**n/a**	*Yes*	*SPO9 ensures development tables full account of the likely forecast impacts of climate change.* *Due to the nature of an outline application, the detailed design of the proposal will be subject to future Reserved Matters applications.*
SPO10	**n/a**	*Yes*	*SPO10 ensures the safety of residents and aims to reduce the economic impact of flooding events. Housing development will be avoided in areas subject to medium and high flood risk.* *The Appeal Site is wholly located within Flood Zone 1 and it therefore the Site has a less than a 1 in 1,000-year probability of flooding.* *The vast majority of the Site is at 'very low' risk of surface water flooding.*
SPO11	**n/a**	*Yes*	*SPO11 recognises the shortfalls in open space, leisure and recreational facilities across the District.* *The proposed development would provide in access of the Wealden open space requirements. In addition, the development would provide 13.2ha of SANG which positively contributes to the shortfall in open space across the District.*

Relevant Spatial Planning Objective	Reason for Refusal	Compliance Yes/No	Reason
SPO12	**RfR 12**	*Yes*	*SPO12 aims to continue to work to help ensure Wealden remains a safe place and to achieve significant improvements in the safety records on Wealden's roads.* *Mr Bell's evidence demonstrates that the proposed development will provide a safe means of access for vehicles, pedestrians and cyclists. As such, the proposed development complies with SPO12.*
SPO13	**RfR 4** **RfR 7**	*Yes*	*SPO13 encourages the development of high quality, safe and attractive living environments.* *Due to the nature of an outline application, the detailed design of the proposal will be subject to future Reserved Matters applications.* *As such, the proposed development does not conflict with SPO13.*
SPO14	**n/a**	*Yes*	*SPO14 will maximise the use of previously developed land for new development where possible.* *The proposed development is not located on previously developed land. However, the location of the Site adjacent to the development boundary of Uckfield provides access to a wide range of existing services and facilities.* *Uckfield is identified as the principal town within Wealden where development should be focused.* *As such the proposed development does not conflict with SPO14.*
SPO15	**RfR 6**	*Yes*	*SPO15 ensures the spatial strategy's infrastructure requirements are clearly identified and will ensure that this is provided at the right time to support development.* *The proposed development will secure contributions through a S106 agreement to contribute to strategic and local infrastructure requirements to support the future residents on the Site.* *On this basis, the proposed development does not conflict with SPO15.*

APPENDIX JM9 - Planning Policy Compliance Table

RELEVANT POLICIES COMPLIANCE TABLE

Relevant Policy	Compliance Yes/No	Reason
Wealden District Council Core Strategy Local Plan (February 2013)		
WCS1: Provision of Homes and Jobs 2006-2027	***Yes***	WCS1 sets the housing requirement for the Plan period (2006 – 2027) based on an assessment of housing needs at that time. Land is to be allocated in subsequent Development Plan Documents to meet this. This policy is considered to be out of date as it does not reflect up-to-date housing needs as calculated by Standard Method. Further, the Council has not adopted any further Development Plan Documents (DPD) or similar to address the Core Strategy housing need. In any event, the policy does not set a cap on housing numbers and therefore I consider the Appeal proposals do not conflict with it.
WCS2: Distribution of Housing Growth 2006-2027	***Yes***	WSC2 is a product of housing provision WCS1 setting out the intentions for how housing requirements of WCS1 will be met on a settlement-by-settlement basis. Uckfield is identified as a location with 742 built or committed dwellings and an additional 1,000 new dwellings allocated within the Plan. This is only secondary to Hailsham and Hellingly which has 1,645 built / committed and 1,300 dwelling allocations. The policy indicates individual sites to meet housing provisions will be allocated in subsequent DPDs. Whilst Policy WCS2 is out of date, for the same reasons as Policy WCS1, I consider it supports growth in the most sustainable settlements of which Uckfield is at the top of the hierarchy as evidenced by the spatial distribution of WCS2. I consider the Appeal proposals therefore do not conflict with Policy WCS2.
WCS3: Distribution of Employment (B Class) and Retail (convenience and comparison)	***Yes***	Policy WCS3 sets out the proposed distribution of employment and retail floorspace allocation across the District. This policy is not relevant to the proposed development, and as such, the proposal does not conflict with policy WCS3
WCS4: Strategic Development Areas	***Yes***	WCS4 identifies 11 broad locations which are 'critical to the delivery' of the plan strategy and housing (based on housing needs of the Plan). These are to be allocated, including sites and policies, through subsequent DPDs. This policy is considered to be out-of-date, as a component of Policy WCS1. Further, there has been no success in allocating land for development through later plan-making exercises.

Relevant Policy	Compliance Yes/No	Reason
		Nevertheless, the policy does not restrict development to the identified broad locations only, and as such the Appeal proposals do not conflict with this policy.
WCS5: Managing the Release of Housing Land	***Yes***	The policy states that housing land will be managed so that it will deliver the level and distribution of development set out in Policy WCS2, whilst also ensuring the timely provision of infrastructure necessary to deliver housing. As set out above, I do not consider the Appeal proposals conflict with Policy WCS2. Further, there are no risks of critical infrastructure not being available to support the Appeal proposals if it was built out. As such, the Appeal proposals comply with the requirements of WCS5.
WCS6: Rural Areas Strategy	***Yes***	Policy WCS6 sets out the strategy for the rural areas which are identified to be 'Service Centre' 'Local Service Centre' 'Neighbourhood Centre' and 'Unclassified Settlement' locations where subsequent DPDs will allocate sites for development. The Appeal Site is not located within any of these 'rural areas' and as such the policy is not considered relevant. The Appeal proposals therefore do not conflict with it.
WCS7: Effective Provision of Infrastructure	***Yes***	See my Proof for detailed consideration.
WCS8: Affordable Housing	***Yes***	This Policy is superseded by Policy AFH1 of the Affordable Housing Delivery Local Plan DPD (February 2016) which is discussed in the main body of my Proof.
WCS12: Biodiversity	***Yes***	See my Proof for detailed consideration.
WCS13: Green Infrastructure	***Yes***	The policy requires the District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy. As set out in the main body of my Proof, the Appeal proposal would protect, maintain and enhance Green Infrastructure provision across the Appeal Site, including providing new landscape planting, Public Open Spaces, SANG and Woodland management The Appeal proposals accord with the requirements of WCS13.
WCS14: Presumption in Favour of	***Yes***	See my Proof for detailed consideration.

Relevant Policy	Compliance Yes/No	Reason
Sustainable Development		
The Wealden Local Plan "Saved Policies" (December 1998)		
Policy GD2	***No***	See my Proof for detailed consideration.
Policy EN1	***Yes***	See my Proof for detailed consideration.
Policy EN2	***Yes***	See my Proof for detailed consideration.
Policy EN8	***Yes***	Policy EN8 states that development will only be permitted if it conserved the low rolling agricultural character of the landscape. The Landscape and Visual work completed as part of the Environmental Statement demonstrates that landscape harms would be contained to the change of the character of the Appeal Site itself. The Appeal Site is very well contained and provides few opportunities for views into it. The Appeal proposals would not result in harm to the wider agricultural character of the landscape. As such, the proposed development complies with the requirements of Policy EN8.
Policy EN12	***Yes***	See my Proof for detailed consideration.
Policy EN13	***Yes***	See my Proof for detailed consideration.
Policy EN14	***Yes***	Policy EN14 is a 'detailed' policy which would be considered at Reserved Matters stage. The submitted parameters and illustrative layout demonstrate the Appeal proposals could be accommodated within the Appeal Site having regard for existing trees and the scale and character of the aeras. As such, the Appeal proposals do not conflict with Policy EN14.
Policy EN15	***Yes***	See my Proof for detailed consideration.
Policy EN27	***Yes***	See my Proof for detailed consideration.
Policy EN29	***Yes***	In considering applications the Council will require light spillage to be minimised and the use of the minimum intensity of light to be compatible with safety and security objectives. The application was accompanied by a lighting assessment which concludes subject to a sensitive lighting strategy, there would be no significant residual effects from lighting following the implementation of the Appeal proposals. As such, the Appeal proposals comply with the requirements of Policy EN29.

Relevant Policy	Compliance Yes/No	Reason
Policy DC17	***No***	See my Proof for detailed consideration.
Policy HG5	***Yes***	Policy HG5 requires development to seek a mix of dwelling types and sizes. The housing mix is not fixed at the stage due to the Outline nature of the application. The illustrative masterplan is prepared on the basis of an indicative mix. The final mix would respond to design and market considerations at any subsequent Reserved Matters stage. As such, the Appeal proposal do not conflict with Policy HG5.
Policy HG6	***Yes***	Whilst crime prevention through design and layout will be considered in detail at Reserved Matter stage, the Design and Access Statement highly how these matters have been considered through Illustrative Masterplan and would influence detail design. As such, the Appeal Proposals do not conflict with Policy HG6.
Policy HG7	***Yes***	Whilst energy conservation in design and layout will be considered in detail at Reserved Matter stage, the Energy, Waste and Sustainability Statement (CD2/76) provides commitments for how policy and building regulation requirements in this regard will be addressed. As such, the Appeal Proposals do not conflict with Policy HG7
Policy TR3	***Yes***	See my Proof for detailed consideration.
Policy TR13	***Yes***	See my Proof for detailed consideration.
Policy TR16	***Yes***	See my Proof for detailed consideration.
Policy LR1	***Yes***	Policy LR1 seeks to secure adequate outdoor playing space through new development. The Appeal proposals provide a significant level of public open space including formal recreational opportunities. The Appeal proposals therefore comply with the requirements of Policy LR1.
Policy LR3	***Yes***	Policy LR3 requires the provision of children's play space through development. As set out above, the proposed development will provide a significant level of public open space. The detailed design of these spaces will be subject to Reserved Matters. The Appeal proposals therefore comply with the requirements of Policy LR3.

Relevant Policy	Compliance Yes/No	Reason
Policy LR5	***Yes***	Policy LR5 requires provision of informal amenity space, in addition to the outdoor playing space. In addition to formal recreation spaces, the Appeal proposals include significant opportunities for 'informal amenity' space for passive recreation. The Appeal proposals therefore comply with the requirements of Policy LR5.
Policy CS1	***Yes***	Policy CS1 requires satisfaction that the capital works directly related to service that development will be provided. The Appeal proposals include provision of specific infrastructure requirements being secured through legal agreement, alongside contributions towards infrastructure through CIL. As such, the Appeal proposals accord with Policy CS1.
Policy CS2	***Yes***	See my Proof for detailed consideration.
Policy CS3	***Yes***	Policy CS3 requires all development within the Willingdon Levels Drainage Catchment Area to make adequate provision for drainage. The Appeal Site is not located within the catchment area and as such this policy is not relevant. The Appeal proposals do not conflict with it.
Policy CS4	***Yes***	Provision of recycling / waste enclosures will be considered as part of Reserved Matters. There is no indication the Appeal proposals would not be able to deliver an appropriate strategy for waste. As such, the Appeal proposals do not conflict with Policy CS4.
The Affordable Housing Delivery Local Plan (May 2016)		
AFH1: Affordable Housing	***Yes***	See my Proof for detailed consideration.