



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/7336

Email:

31st July 2024

Head of Planning and Environmental Services
Development Management
Wealden District Council
Council Offices,
Vicarage Lane,
Hailsham,
BN27 2AX

Dear Sirs,

OUTLINE PLANNING APPLICATION (WITH ACCESS TO BE DETERMINED)

LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL (FRAMFIELD ROAD), UCKFIELD (FRAMFIELD PARISH)

Outline planning application for the erection of up to 190 dwellings, with associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102

General

On behalf of our client's, Croudace Ltd, please find enclosed an outline planning application proposing development of the Site in the manner described above.

Content of the Application

In addition to this covering letter, the application particulars comprise as follows:

- Application Form and CIL form
- Planning Statement (Woolf Bond Planning)
- Draft Heads of Terms (Woolf Bond Planning)
- Design and Access Statement (Paul Brown, RIBA Chartered Architect)
- Plans (Paul Brown, RIBA Chartered Architect):
 - PRB-BiE-201C: Site Location Plan
 - PRB-BiE-202K: Illustrative Site Layout
 - PRB-BiE-203C: Constraints Plan
 - PRB-BiE-204F: Illustrative Parameter Land Use Plan
 - PRB-BiE-205D: Indicative Street Scenes
 - PRB-BiE-206 Indicative Storey Heights Plan

- Air Quality Assessment (SLR)
- Heritage Statement (Montagu Evans LLP)
- Archaeological Desk Based Assessment (RPS)
- Geophysical Survey Report (SUMO Geophysics Ltd)
- Transport Assessment¹ (Milestone Transport Planning Limited)
- Framework Travel Plan (Milestone Transport Planning Limited)
- Flood Risk Assessment and Drainage Strategy (Ardent Consulting Engineers)
- Sequential Test (RPS)
- Landscape and Visual Impact Assessment (CSA Environmental)
- Landscape Strategy and SANG Design Plan No. CSA/2646/123B (CSA Environmental)
- Agricultural Land Classification Report (CSA Environmental)
- Ecological Impact Assessment (Ecology Partnership)
- Preliminary Ecological Appraisal Condition Assessment (Ecology Partnership)
- Biodiversity Net Gain Assessment and Matrices (Ecology Partnership)
- Biodiversity Checklist (Ecology Partnership)
- Outline Ecological Management Plan (Ecology Partnership)
- Report to Inform Habitat Regulations Assessment Screening Assessment (Ecology Partnership)
- Arboricultural Impact Assessment and Tree Survey (Barton Hyett Associates)
- Ground Conditions Desk Based Assessment (Land Science)
- Energy Statement (Energist)
- Statement of Community Involvement (Fairthorn Consultancy)

In so far as the planning application is in outline, only the principle of developing the site for up to 190 dwellings (including up to 35% affordable housing) and the means of access are to be determined as part of the application. All other matters of detail, including appearance, landscaping, layout and scale are reserved for subsequent determination.

The planning application has been submitted on the Planning Portal under reference **PP-13278976**. The requisite planning application fee has also been paid.

We would be obliged if you would register the application as soon as possible and, in the meantime, please confirm its receipt.

We look forward to discussing the application with the Case Officer in due course.

If there are any queries, please do not hesitate to contact the writer.

Yours sincerely,

Woolf Bond Planning LLP

Steven Brown BSc Hons DipTP MRTPI
Enc.

¹ Including Proposed Access Arrangement Drawing No. 23138/001 Rev A (Appendix 7 to the TA), Shared Footway/Cycleway – Indicative Vertical Design Drawing No. 23138/004 Rev A (Appendix 10 to the TA) and Overall Access Strategy Plan 2318/006 (Appendix 12 to the TA)