



Land at Bird in Hand Farm, Framfield

Sequential Test

For Croudace Homes (South)

Our Experience

With a highly experienced team of chartered engineers, modellers and consultants, RPS has the technical expertise to support clients across all aspects of the flood risk, hydrology and sustainable drainage disciplines. We provide commercial, practical, cost-effective advice and solutions, working closely with clients to meet their objectives.

We have international experience spanning a diverse range of projects, from planning applications for residential, industrial and mixed-use developments, to strategic scale assessments in support of airports, large-scale housing developments, energy facilities and infrastructure projects.

Our clients include developers, investors, architects, planning consultants, Local Authorities and Water Authorities. We also advise and support numerous government agencies with statutory responsibilities for flood risk management.

Services provided include Flood Risk Assessments and sustainable drainage strategies, hydraulic modelling (local and catchment scale), Environmental Statement chapters, drainage modelling, Flood Risk Management Plans and Sequential Test assessments.

On behalf of RPS,

**Chris Patmore,
Technical Director
Hydrology/SuDS
CEnv, MEnvSci, MCIWEM, MCIHT**



OVERVIEW OF PROJECT AND SITE BACKGROUND

Introduction

Further to our recent discussions, RPS have been appointed by Croudace Homes (South) Limited (the Client) to review the planning statement and comments from the Local Planning Authority (Wealden District Council), in particular the Lead Local Flood Authority (West Sussex County Council as LLFA) comments on flood risk and drainage.

This technical note is to seek to provide suitable information for assessing the NPPF Sequential Test to support the outline planning application. It will be carried out in accordance with the approach contained in Section 14 and Annex 3 of the NPPF, as well as the guidance contained in the PPG section title “*flood risk and coastal change*” and the specific guidance set out in the DEFRA guidance “Flood risk assessment: the sequential test for applicants” as well as have regard to the recent High Court decision *Mead & Redrow v SoS LHC*, North Somerset Council and Hertsmere Borough Council which explores further the requirements when undertaking a sequential test.

Background

In order to inform our scope of services, we have reviewed the documentation including the recent pre-planning consultation response from Wealden District Council, dated 4 June 2024 (Ref. RF/PE/2024/0122/E) as well as the documents associated with the WD/2021/2198/MAO planning application for the previous development.

The new application on a total site area of 20.12Ha (Figure 1) is for:

Up to 235 dwellings, a reduced SANG, a revised access design, and the omission of land to the south of Bird In Eye Shaw

Development of the scheme as shown in Figure 1 below, has indicated that 181 dwellings is more likely.

Previous discussions with the Council have suggested that a sequential test is required for this application. In the pre-planning response Wealden District Council state:

“It was discussed that there seemed to be some confusion in terms of areas that were actually in floodzone 2 or 3 within the appeal decision. During the meeting the most recent SFRA mapping with climate change was shown to suggest the cycle/pedestrian access point to the NW was likely to be outside any area at risk of flooding. The wider developed areas of the site were also (as accepted in the appeal) in floodzone 1 and outside the areas at risk from surface water flooding.

However, you confirmed that the outfall for the SUDS scheme is in FZ3 and there is a small area of surface water flood risk around the proposed access point. It is agreed that where part of the site falls in an area at risk of flooding (from any source) a sequential test is required. Failure of the sequential test would direct refusal.

Consideration of a sequential approach to development on the site (managing the surface water risk and putting the developed areas in FZ1 in this case) and the exception test and para 173 criteria would only apply were the sequential test passed. It is for the LPA to determine if the sequential test is passed but as the applicant you would need to provide the information through any application submission to assist the LPA in applying the test.

The appeal decision set out that the sequential test provided for the appeal scheme was not appropriate in terms of the area for which reasonably available sites was considered.

Para 027 of the NPPG sets out for individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. Para 028 sets out that reasonably available sites are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged by the development. The absence of a 5yr supply is not relevant to the sequential test for individual applications and that would apply here.

There is no justifiable position to suggest that the sequential test should be limited to the area of 7km of the Ashdown Forest as set out in the appeal decision. I would suggest the wider HMA is most likely to be the smallest area that could be considered, though actually a scheme such as this could in reality be considered 'district wide'. HMA are set out in the Wealden Local Housing Needs Assessment 2021. If you wished to submit an outline of what would be considered site parameters for other reasonably available sites I may be able to assist in confirming these prior to you carrying out abortive work. It could include a selection of smaller sites or part of a larger site potentially.

The site is assessed under the Council's SFRA 2 (2023). Use of the SFRA 1 (2022) and SFRA 2 to frame the sequential test would be of assistance to you.

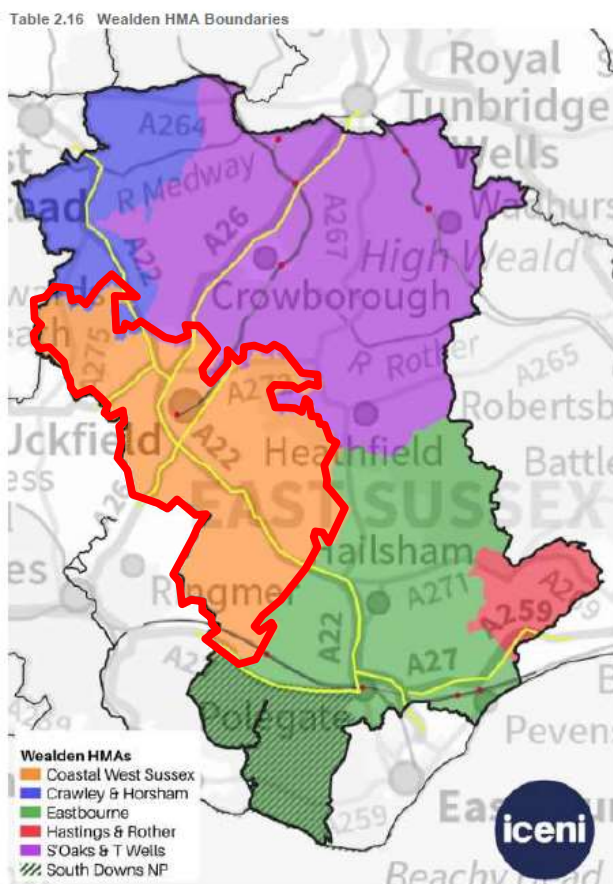
As explained in the Ardent Flood Risk Assessment (July 2024), that in terms of flood risk:

- *According to the EA flood maps, the Site is located within Flood Zone 1.*
- *Risk of Flooding from Surface Water map indicates that most of the site is categorized as having a 'very low' risk of surface water flooding.*
- *The remaining potential sources of flood risk discussed in the report are considered low/ negligible.*
- *In conclusion, this FRA demonstrates that the proposals are consistent with the aims of the NPPF and the Planning Practice Guidance to the NPPF along with the aims of local flood risk policy. The Site will not be at significant risk of flooding or increase the flood risk to others.*

- Based on the Mead & Redrow¹ decision, we consider a plus-or-minus 25% capacity of the scheme to be reasonable to be considered along with the catchment area distance (3km radii) for the proposed medical centre. This would mean that a minimum threshold of sites would be based on between 181 plus or minus 25% (134 dwellings and 226 dwellings or 20.12Ha plus or minus 25% (15.09Ha to 25.15Ha) to consider the provision of providing BNG, public open space and other policy requirements). Hence, development types such as high-density high rise flatted developments are not equivalent to the scheme);
- Access to the Strategic Road Network (within 0.1km);
- Availability/proximity/Frequency of public transport routes;
- Deemed to be available and suitable in all regards to being assessed against the five purposes of the Green Belt, as outlined in Paragraph 138 of the NPPF; and
- Flood risk.

The total catchment area for the alternative site assessment is shown in Figure 2 based on the Coastal West Sussex Housing Market Area (HMA) into which Uckfield falls. This has been chosen based on the pre-planning comments received from Wealden District Council (see above), the sites to be reviewed have been analysed and are shown on Figures 3 and 4.

Figure 2: Alternatives Site Search Area (all sites)



¹ High Court decision Mead & Redrow v SoS LHC, North Somerset Council and Hertsmere Borough Council, Case No: AC-2023-LON-002327, Date: 12/02/2024

Figure 3: Alternatives Site Search Area (Coastal West Sussex – North)

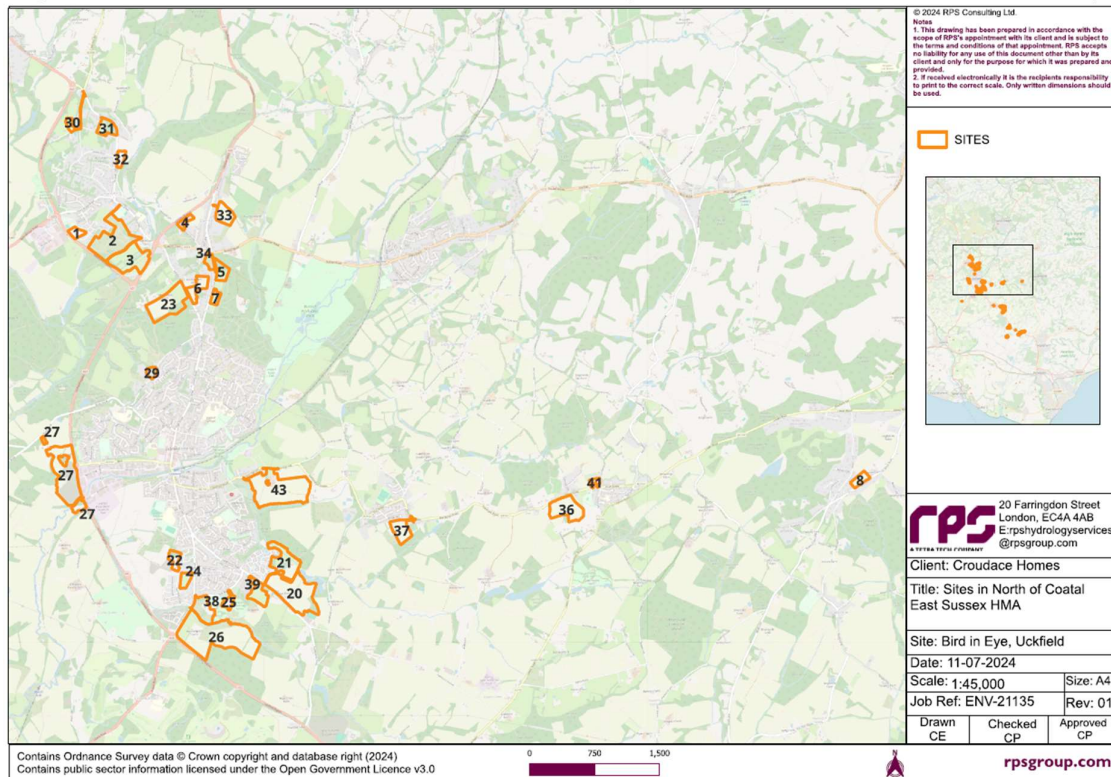
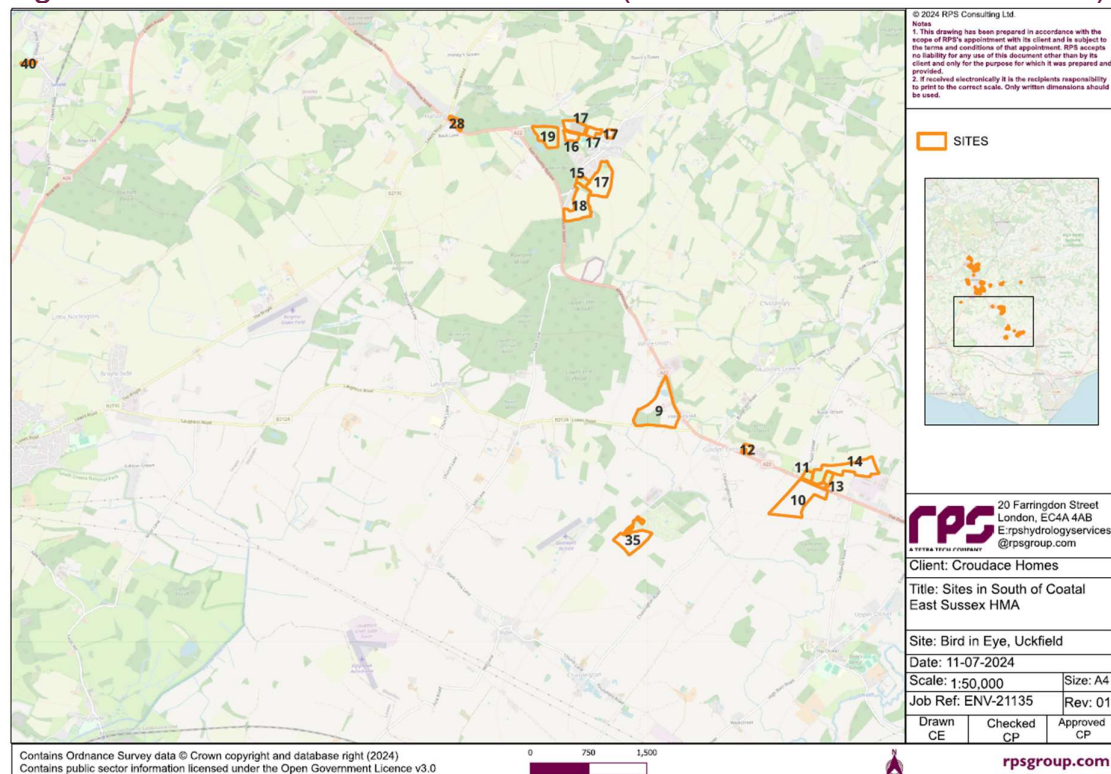


Figure 4: Alternatives Site Search Area (Coastal West Sussex – South)



SCOPE OF THE SEQUENTIAL TEST

Sequential Test Basis

This sequential test has been undertaken in accordance with the approach contained in Section 14 and Annex 3 of the NPPF, as well as the guidance contained in the PPG section title “flood risk and coastal change”.

Importantly, the geographical area to which this sequential test has been applied has been informed by the approach set out at ID: 7-027-20220825 of the PPG.

Using Geographical Information System (GIS) software, GIS shape files from the Environment Agency’s Long Term Flood Risk mapping data (that includes Fluvial, Surface Water Flood Risk and Reservoir) and the proposed site boundary and the boundaries for the alternative sites, the total area in each site impacted by either fluvial, surface water flooding (including climate change allowances) or reservoir flood risk has been calculated and the percentage of the site area impacted by each source of flooding has also been calculated. The information for the site has then been compared to the alternative sites.

The sequential test process is based on the National Planning Policy Framework (NPPF) [updated December 2023] requirements of paragraphs 167 and 168 (as described below) and supported by the NPPF Planning Practice Guidance [updated August 2022].

NPPF:

167. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

168. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

National Planning Practice Guidance - Flood risk and coastal change:

How can the Sequential Test be applied to the location of development? (Paragraph: 024 Reference ID: 7-024-20220825)

The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in

low-risk areas, the Sequential Test should go on to compare reasonably available sites:

- ***Within medium risk areas; and***
- ***Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.***

It should also be noted that in applying the sequential test the following needs to be considered:

What is a “reasonably available” site? (Paragraph: 028 Reference ID: 7-028-20220825)

‘Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development.

These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available’.

The absence of a 5-year land supply is not a relevant consideration for the sequential test for individual applications.

This assessment has been carried out based on the search criteria, namely:

- ***An area of at least 1ha is unable to provide a significant element of that proposed in the application to be provided on the site. This is further expanded by:***
- ***Sites providing the minimum 15.09Ha needed to accommodate any aspect of the proposed development. In this case it is not only the overall site area but the area required to provide at least 211 dwellings;***
- ***Access to the Strategic Road Network (within 0.1km);***
- ***Availability/proximity/Frequency of public transport routes;***
- ***Deemed to be available and suitable in all regards to being assessed against the five purposes of the Green Belt, as outlined in Paragraph 138 of the NPPF;***
- ***Flood risk..***

Documents Used

- Department for Levelling Up, Housing and Communities: National Planning Policy Framework (NPPF), Dec 2023;
- NPPF Planning Practice Guidance: Flood risk and coastal change, Aug 2022;
- Wealden District Council: “SHELAA Main Report”, Feb 2024;
- Wealden District Council: “SHELAA Appendix 4 Parish Summaries”, Feb 2024;
- Wealden District Council: “Housing Strategy 2020-25”, Jun 2020;
- Icen: Wealden Local Housing Needs Assessment, dated Aug 2021;
- Wealden District Council: “Authority Monitoring Report 2022-23”; Dec 2023;
- Ardent: Flood Risk Assessment and Drainage Strategy, Project Ref: 2401070-ACE-XX-XX-RP-C-0301_A, dated July 2024.
- A review of all applications submitted within the monitoring year (2024);
- A review of all permissions granted in the monitoring year (2024); and
- Applications at appeal in the monitoring year (2024).

SITE SELECTION ANALYSIS

The analysis carried out by RPS for this sequential test evaluates the selected site boundaries from the sites listed in the above documents. The steps in sifting of sites are shown in Figure 3 below.

The site selection has been based on the criteria which has been agreed with the LPA as set out on **Table 1** contained in **Appendix A** and with the agreed catchment area for the assessment shown in Figure 2 above.

This has resulted in an initial total of 197 sites (including the Bird in Eye site) to be considered in the analysis.

Out of these 153 have already been dismissed by Wealden District Council during the development of SHELAA and thus not to be considered in this analysis.

The remaining 44 sites have been investigated further.

SEQUENTIAL TEST METHODOLOGY

The sequential test methodology carried out in this study involves the following stages:

- Appraise the pool of sites from Table 1 in terms of their overall size that already excludes those that are too small to accommodate the development;
- Appraise the pool of sites from Table 1 in terms of their vulnerability to flooding;
- Establish the development capacity of the sites taken from the reviewed documentation; and
- Rank sites in terms of vulnerability to fluvial flooding, then surface water flood risk, then groundwater flood risk (as indicated in the flow chart (Figure 3)).

The assessment of the sites will be undertaken in relation to their flooding vulnerability. The following flooding data will be collected on each site:

- Area of site covered by Flood Zones 1, 2, 3a & 3b;
- % of site covered by Flood Zones 1, 2, 3a & 3b;
- Whether the site is on a dry island;
- Impact of climate change on fluvial flood risk;
- Probability of surface water flooding occurring (low medium and high);
- % of site subject to surface water flooding occurring (low medium and high);
- Risk of reservoir flooding occurring;
- Potential for ground water flooding to occur;
- Groundwater source protection zone.

The identification of sites that are dry islands is important as the NPPF and PPG highlight the need for consideration of safe access and escape routes for developments in flood risk areas. Dry islands have the potential to be cut off in a flood event. If it is not possible to achieve safe access and egress, promoted sites in these areas may be unacceptable for development on flood risk grounds.

Figure 3: Sequential Test sifting stages



The impacts of climate change will be considered utilising the most comprehensive and complete form of modelling available at the time.

Each site boundary has been identified and measured along with the flood boundaries for each source of flood risk within the site boundary. This includes the risks as listed above.

It is recognised that sites may lie in a number of flood zones. Where this occurs, a precautionary approach will be followed whereby the highest risk flood area in which the site is located will be used to classify the site, even if only a marginal area of the site is affected.

Because sites in Flood Zone 1 (FZ1) are all considered equal in respect of fluvial flooding they will be ordered according to the percentage of the site that falls into the 1% AEP surface water extent.

Those sites unaffected by the 1% AEP surface water extent, or those sites where the same percentage of the site is located in the 1% AEP, have been ordered according to the percentage of the site falling within the 0.1% AEP extent.

Where sites achieve the same fluvial score, the extent of surface water flood risk has been taken from the Environment Agency's RoFSW mapping with the 3.3% AEP or less area used to rank sites as the surface water (although it could be argued that this more frequent rainfall generated during these events should be accommodated within on-site surface water drainage).

The sites are then further ranked according to the 1% AEP surface water flood extent (as shown on the RoFSW).

The 1% AEP surface water flood extent was deemed a more relevant factor than the 0.1% AEP surface water flood extent because of its greater level of risk, and because it accords with the principle of the NPPF in terms of planning, i.e. ascribing more significance to areas at risk from flooding from 1% AEP events and less.

The 0.1% AEP surface water flood extent has only been considered to order the sites and these events are highly unlikely to occur. It should also be noted that this event does not have to be directly designed for within a proposed development.

Where sites are equal in fluvial flood risk and lie outside this surface water flood extent, they have

been ordered alphabetically according to the site name.

If any sites have a joint position in the ranking of sites following the ordering process, the % of the sites in question which are at risk from surface water and groundwater flooding will be used to decide which site should gain a higher position in the overall ranking.

The risk of flooding from reservoirs will not be significantly relied on at this point given that the flood risk that exists from reservoir failure is considered residual. The data relating to sewage flooding will also not be relied upon to distinguish between sites which are tied in the overall ranking as the data cannot be applied at site level.

RESULTS

The results of this analysis on the sites contained in **Appendix A** referencing the final ranking against the Land North West of Elton Way site are detailed in the following section.

First level sifting of the site (allocated in the SHELAA as not deliverable) has resulted in a remaining 44 sites. The second level of sifting involved removal of sites that would not have capacity for the development or had not been allocated for residential use in the SHELAA. The sites removed are listed in **Table 2** below. The full analysis is included in **Appendix B**.

Table 2: Sequential Test sifting – Stage 2
Sites without suitable capacity removed from further analysis

Site ID (see table in Appx A)	Address and SHELAA site reference	Indicative Residential Capacity	Area (ha)	Comment
1	Land south west of Park Farm, A22, Maresfield (421/3120)	25	1.6	Capacity below 142 dwellings.
31	Land at Tenacres, Straight Half Mile, Maresfield (160/3120)	4	3.6	Capacity below 142 dwellings.
41	Mill View, Gun Road, Blackboys (082/1790)	7	0.8	Capacity below 142 dwellings.
29	Charlwood Manor, Snatts Road, Uckfield (157/1410)	17	1.2	Capacity below 142 dwellings.
34	Land north of Pine Cottage, Coopers Green, Five Ash Down (290/1990)	35	1.5	Capacity below 142 dwellings.
36	Land to the south of the B2102 and east of Stone Bridge Lane, Blackboys (079/1790)	50	7.8	Capacity below 142 dwellings.
30	Forest Cottage, The Drive, Maresfield Park, Maresfield (125/3120)	4	1.3	Capacity below 142 dwellings.
6	Land at Mockbeggar Farm, London Road, Uckfield (1005/1410)	60	3.6	Capacity below 142 dwellings.
28	Land at The Halland Forge Hotel, Eastbourne Road, Halland (685/2060)	n/a	1.6	Capacity below 142 dwellings.
8	Land on the north west side of Fir Grove Road, Cross In Hand (547/1920)	n/a	2	Capacity below 142 dwellings.
33	Land at Coopers Row, Five Ash Down (214/1990)	40	3.9	Capacity below 142 dwellings.
15	Land off South Street, East Hoathly (154/1950)	20	1.4	Capacity below 142 dwellings.
4	Willows Sawmill, Millwood Lane, Five Ash Down (113/1990)	n/a	1.2	Capacity below 142 dwellings.
39	Land at High Tree House, Eastbourne Road, Uckfield (287/1410)	90	4.2	Capacity below 142 dwellings.
13	Land to the rear of Terra, The Dicker, Lower Dicker (802/3090)	n/a	1.5	Capacity below 142 dwellings.

Site ID (see table in Appx A)	Address and SHELAA site reference	Indicative Residential Capacity	Area (ha)	Comment
24	Land south west of Ridgedown, Lewes Road, Uckfield (1144/1410)	55	1.8	Capacity below 142 dwellings.
16	Broomy Lodge Field, London Road, East Hoathly (466/1950)	30	1.9	Capacity below 142 dwellings.
37	Land at Old Nursery House, Blackboys Road, Framfield (096/2020)	58	5	Capacity below 142 dwellings.
7	Land opposite Roundwood, Coopers Green Road, Ringles Cross (975/3225)	20	4.6	Capacity below 142 dwellings.
38	Ridgewood House, Lewes Road, Uckfield (007/1410)	9	5.4	Capacity below 142 dwellings.
35	Deanland Wood Park, Deanland Road, Ripe (1085/3230)	105	68.9	Capacity below 142 dwellings.
22	Land at Thorncrest, Lewes Road, Uckfield (006/1410)	30	2.1	Capacity below 142 dwellings.
32	Field between Straight Half Mile and Nursery Lane, Maresfield (551/3120)	25	1.4	Capacity below 142 dwellings.
9	Holmes Hill Business Estate, Holmes Hill, Lower Dicker (1135/3090)	n/a	19.4	Capacity below 142 dwellings.
14	Marigolds Farm, Nash Street, Lower Dicker (880/3090)	n/a	12.7	Capacity below 142 dwellings.
25	Sunview, 46 New Road, Ridgewood, Uckfield (198/1410)	30	1.6	Capacity below 142 dwellings.
18	Land east of South Street (Site A), East Hoathly (782/1950)	85	9.8	Capacity below 142 dwellings.
10	Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker (1136/3090)	n/a	16.8	Capacity below 142 dwellings.
12	The Crofters and The Old Depot, Golden Cross, Lower Dicker (220/3090)	n/a	1.2	Capacity below 142 dwellings.
5	Land east of Coopers Green Road, Ringles Cross (001/3225)	20	2.7	Capacity below 142 dwellings.
11	Land at Nash Street Farm, A22, Lower Dicker (1137/3090)	n/a	1.4	Capacity below 142 dwellings.
27	Copwood Farm, Rocks Road, Uckfield (013/1410)	n/a	17.5	Capacity below 142 dwellings.
40	Land west of Culpepper Close, Station Road, Isfield (087/3040)	10	19.7	Capacity below 142 dwellings.
3	Land at Mill House Farm, London Road, Maresfield (440/3120)	60	23.5	Capacity below 142 dwellings.
21	Land off Old Eastbourne Road, Uckfield (194/1410)	30	27.8	Capacity below 142 dwellings.

The remaining 7 sites with capacity have been sorted in terms of flood risk (percentage of land in Flood Zone 3) in the table below. Once ranked in order of Flood Zone 3 percentage, these sites have further been ordered with regard to percentage of land at risk of the 1 in 30-year surface water flood risk and following this, the percentage at risk of flooding during the 1 in 100 surface water flood risk.

It shows that, in terms of sites with flood risk, the Bird in Eye site ranks 5th however ranks highest in this shortlist. The remaining sites are shown in rank order in **Table 3** with the full site analysis contained in **Appendix C**.

As discussed above, in terms of assessing the actual risk to a site from surface water, the 1 in 30 (high) risk is more representative of any risk as the more extreme (less frequent) events do not have to be directly designed for within any proposed development providing any residual risk can be safely managed.

Table 3: Sequential Test sifting – Stage 3

Site flood risk analysis – Percentage of Site within Flood Zone 3 and at Surface Water 1 in 30 year risk

Sifting Rank (based on FZ3%)	Site ID (see table in Appx A)	Address and SHELAA reference	Indicative Residential Capacity	Gross Area (ha)	% of Site in FZ3	% of Site in SWFR 3.3%
1	19	Harrison's, south of London Road, East Hoathly (985/1950)	150	6.7	0	0
2	2	Land south of Maresfield, A22, Maresfield (212/3120)	150	13.9	0	0
3	17	Land at Hesmonds Stud, East Hoathly (773/1950)	375	16.5	0	0
4	23	Land at White House Farm, London Road, Uckfield (1007/1410)	240	11.3	0	0
5	43	Bird in Eye (Application Site)	190	20.1	0.02	0
6	20	Cysleys Farm, Eastbourne Road, Uckfield (028/1410)	145	16.7	0.7	0.7
7	26	Land at Horstedpond Farm, Lewes Road, Uckfield (205/1410)	350	28.8	6.8	7.4

The remaining four sites were sifted based on deliverable time frames and commencement of works, sites not deliverable within 5 years or sites where works had commenced were removed. Removed sites and reasoning is summarised below in **Table 4** and full explanations are included as **Appendix D**.

**Table 4: Sequential Test sifting – Stage 4
Sites Removed Due to Availability**

Site ID (see table in Appx A)	Address and SHELAA reference	Indicative Residential Capacity	Gross Area (ha)	Reason Removed
19	Harrison's, south of London Road, East Hoathly (985/1950)	150	6.7	The site is not deliverable in the timeframe envisioned here (within the next 5 years). As such, it cannot be considered sequentially preferable on this basis.
2	Land south of Maresfield, A22, Maresfield (212/3120)	150	13.9	The site is more heavily constrained by the historic environment than the application site and is not deliverable in the timeframe envisioned here (within the next 5 years). As such, it cannot be considered sequentially preferable on this basis.
17	Land at Hesmonds Stud, East Hoathly (773/1950)	375	16.5	The Councils SHELAA (under site ref 773/1950) confirms that works have commenced on-site. As such, the site is not reasonably available as it is not available on the open market and therefore not sequentially preferable.
23	Land at White House Farm, London Road, Uckfield (1007/1410)	240	11.3	There is no evidence to suggest that this site is being actively promoted for development and is not deliverable in the timeframe envisioned here (within the next 5 years). As such, it cannot be considered sequentially preferable on this basis.

If we then consider the above sites to be unavailable, **Table 5** contains the list including only available sites with adequate capacity, ranked by percentage in Flood Zone 3.

**Table 5: Sequential Test sifting – Stage 4
Site flood risk analysis – Sequentially Preferable**

Overall Sifting Rank (based on flood risk)	Site ID (see table in Appx A)	Address and SHELAA site reference	Gross Area (ha)	Flood Risk (%FZ3)	% of Site in SWFR 3.3%
1	43	Bird In Eye (Application Site)	20.1	0.02	0
2	20	Cysleys Farm, Eastbourne Road, Uckfield (028/1410)	16.7	0.71	0.7
3	26	Land at Horstedpond Farm, Lewes Road, Uckfield (205/1410)	28.8	6.8	7.4

The NPPF states that the Sequential Test: “**...approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding.**” (Paragraph: 023 Reference ID: 7-023-20220825).

As also stated in the NPPF Planning Policy Technical Guidance - Flood risk and coastal change (Paragraph: 029 Reference ID: 7-029-20220825) and reiterated in recent appeal decisions, it is “**Ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe throughout its lifetime and not lead to increased flood risk elsewhere.**”

The Land at Bird in Eye site has the smallest percentage of area at flood risk and has minimal (medium and low) surface water flood risk of the remaining sites deemed acceptable to consider. The residual flood risk (reservoir) can be managed as demonstrated within the planning application submitted Flood Risk Assessment. Any development has the opportunity to provide betterment by adhering to National and Local planning policy in regard to the management of surface water either existing or proposed.

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APPENDIX A

First Pass Site Selection – sites removed due to size

Rank	Our Site Ref	Site Address	Indicative Residential Capacity	Area (m2)	Area (ha)	percentage of Site in Each Flood Zone	Area of Site in Each Flood Zone (m	Percentage of Site in RoFSW	Area of site in RoFSW	centage of Site in Res	Area of Site in Reservoir								
						FZ1	FZ2	FZ3	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	al River L	oded River	mal River	Le-flooded River	
1	1	Land south west of Park Farm, A22, Maresfield	25	15,481.78	1.55	100.00	0.00	0.00	15,481.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2	31	Land at Tenacres, Straight Half Mile, Maresfield	4	31,586.95	3.16	100.00	0.00	0.00	31,586.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3	41	Mill View, Gun Road, Blackboys	7	7,971.70	0.80	100.00	0.00	0.00	7,971.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
4	29	Charwood Manor, Snatts Road, Uckfield	17	12,184.97	1.22	100.00	0.00	0.00	12,184.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5	34	Land north of Pine Cottage, Coopers Green, Five Ash Down	35	14,721.03	1.47	100.00	0.00	0.00	14,721.03	0.00	0.00	0.00	0.00	0.03	0.00	0.00	4.68	0.00	
6	36	Land to the south of the B2102 and east of Stone Bridge Lane, Blackboys	50	78,409.24	7.84	100.00	0.00	0.00	78,409.24	0.00	0.00	0.00	0.00	0.57	0.00	0.00	446.96	0.00	
7	30	Forest Cottage, The Drive, Maresfield Park, Maresfield	4	13,154.90	1.32	100.00	0.00	0.00	13,154.90	0.00	0.00	0.00	0.00	0.60	0.00	0.00	78.44	0.00	
8	6	Land at Mockbeggar Farm, London Road, Uckfield	60	35,625.77	3.56	100.00	0.00	0.00	35,625.77	0.00	0.00	0.00	0.00	1.00	0.00	0.00	355.13	0.00	
9	28	Land at The Halland Forge Hotel, Eastbourne Road, Halland	n/a	15,830.56	1.58	100.00	0.00	0.00	15,830.56	0.00	0.00	0.00	0.00	1.12	0.00	0.00	176.97	0.00	
10	8	Land on the north west side of Fir Grove Road, Cross In Hand	n/a	20,042.59	2.00	100.00	0.00	0.00	20,042.59	0.00	0.00	0.00	0.00	11.37	0.00	0.00	2,279.04	0.00	
11	33	Land at Coopers Row, Five Ash Down	40	38,590.04	3.86	100.00	0.00	0.00	38,590.04	0.00	0.00	0.00	0.00	0.51	0.00	0.93	196.67	0.00	
12	15	Land off South Street, East Hoathly	20	13,676.71	1.37	100.00	0.00	0.00	13,676.71	0.00	0.00	0.00	0.81	3.80	0.00	110.50	519.51	0.00	
13	19	Harrison's, south of London Road, East Hoathly	150	66,574.59	6.66	100.00	0.00	0.00	66,574.59	0.00	0.00	0.04	0.04	0.28	27.12	27.12	187.18	0.00	
14	2	Land south of Maresfield, A22, Maresfield	150	139,318.50	13.93	100.00	0.00	0.00	139,318.50	0.00	0.00	0.10	0.14	2.16	144.04	192.05	3,008.58	0.00	
15	4	Willows Sawmill, Millwood Lane, Five Ash Down	n/a	12,352.07	1.24	100.00	0.00	0.00	12,352.07	0.00	0.00	0.18	1.27	5.61	21.68	156.91	692.85	0.00	
16	39	Land at High Tree House, Eastbourne Road, Uckfield	90	42,278.72	4.23	100.00	0.00	0.00	42,278.72	0.00	0.00	0.18	0.30	1.89	77.77	126.85	800.64	0.00	
17	17	Land at Hesmonds Stud, East Hoathly	375	164,641.92	16.47	100.00	0.00	0.00	164,641.92	0.00	0.00	0.26	1.09	4.82	430.50	1,786.45	7,937.80	0.00	
18	13	Land to the rear of Terra, The Dicker, Lower Dicker	n/a	15,155.63	1.52	100.00	0.00	0.00	15,155.63	0.00	0.00	0.31	1.31	8.74	47.27	198.29	1,325.32	0.00	
19	24	Land south west of Ridgedown, Lewes Road, Uckfield	55	18,415.79	1.84	100.00	0.00	0.00	18,415.79	0.00	0.00	0.32	1.95	6.09	58.63	358.51	1,121.32	0.00	
20	23	Land at White House Farm, London Road, Uckfield	240	112,835.72	11.28	100.00	0.00	0.00	112,835.72	0.00	0.00	0.34	0.52	3.66	384.26	586.69	4,130.26	0.00	
21	16	Broomy Lodge Field, London Road, East Hoathly	30	19,218.53	1.92	100.00	0.00	0.00	19,218.53	0.00	0.00	0.54	0.85	0.97	104.02	164.04	186.60	0.00	
22	37	Land at Old Nursery House, Blackboys Road, Framfield	58	45,936.14	4.59	100.00	0.00	0.00	45,936.14	0.00	0.00	0.58	2.48	6.10	268.07	1,141.01	2,801.16	0.00	
23	7	Land opposite Roundwood, Coopers Green Road, Ringles Cross	20	13,457.51	1.35	100.00	0.00	0.00	13,457.51	0.00	0.00	0.79	2.57	6.93	106.05	345.96	932.81	0.00	
24	38	Ridgewood House, Lewes Road, Uckfield	9	54,214.45	5.42	100.00	0.00	0.00	54,214.45	0.00	0.00	1.16	2.95	12.97	627.45	1,601.18	7,029.95	0.00	
25	35	Deanland Wood Park, Deanland Road, Ripe	105	88,506.27	8.85	100.00	0.00	0.00	88,506.27	0.00	0.00	1.34	4.20	16.61	1,189.21	3,718.90	14,704.73	0.00	
26	22	Land at Thorncrest, Lewes Road, Uckfield	30	21,238.84	2.12	100.00	0.00	0.00	21,238.84	0.00	0.00	1.36	2.00	4.01	288.08	424.11	852.23	0.00	
27	32	Field between Straight Half Mile and Nursery Lane, Maresfield	25	14,414.67	1.44	100.00	0.00	0.00	14,414.67	0.00	0.00	1.48	3.98	11.52	213.60	574.09	1,660.82	0.00	
28	9	Holmes Hill Business Estate, Holmes Hill, Lower Dicker	n/a	194,387.49	19.44	100.00	0.00	0.00	194,387.49	0.00	0.00	1.51	2.22	5.80	2,933.27	4,318.45	11,265.71	0.00	
29	14	Marigolds Farm, Nash Street, Lower Dicker	n/a	126,562.75	12.66	100.00	0.00	0.00	126,562.75	0.00	0.00	1.75	3.15	9.88	2,215.72	3,985.23	12,510.59	0.00	
30	25	Sunview, 46 New Road, Ridgewood, Uckfield	30	15,617.50	1.56	100.00	0.00	0.00	15,617.50	0.00	0.00	2.35	3.32	5.69	367.05	517.82	888.20	0.00	
31	18	Land east of South Street (Site A), East Hoathly	85	98,023.71	9.80	100.00	0.00	0.00	98,023.71	0.00	0.00	2.40	4.72	12.60	2,352.76	4,624.20	12,347.74	0.00	
32	10	Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker	n/a	167,896.31	16.79	100.00	0.00	0.00	167,896.31	0.00	0.00	3.74	5.74	11.16	6,282.13	9,644.36	18,731.69	0.00	
33	12	The Crofters and The Old Depot, Golden Cross, Lower Dicker	n/a	11,578.29	1.16	100.00	0.00	0.00	11,578.29	0.00	0.00	13.32	15.79	27.93	1,542.43	1,827.93	3,234.25	0.00	
34	5	Land east of Coopers Green Road, Ringles Cross	20	27,154.76	2.72	100.00	0.00	0.00	27,154.76	0.00	0.00	15.58	25.54	54.41	4,230.54	6,933.97	14,775.12	0.00	
35	11	Land at Nash Street Farm, A22, Lower Dicker	n/a	13,651.87	1.37	100.00	0.00	0.00	13,651.87	0.00	0.00	24.35	28.54	37.46	3,323.88	3,896.45	5,113.56	0.00	
Fluvial Risk																			
36	43	BIRD IN EYE	190	207,780.67	20.78	99.97	0.03	0.01	207,727.81	52.86	29.54	0.00	0.15	0.66	0.00	313.69	1,362.79	0.02	0.03
37	20	Cysleys Farm, Eastbourne Road, Uckfield	145	166,996.10	16.70	97.96	2.04	0.71	163,594.49	3,401.61	1,186.17	0.66	1.41	5.82	1,106.19	2,349.28	9,721.83	0.40	1.15
39	26	Land at Horstedpond Farm, Lewes Road, Uckfield	350	288,003.10	28.80	91.07	8.93	6.80	262,298.21	25,704.89	19,571.57	7.43	9.98	16.40	21,405.33	28,731.81	47,234.37	0.00	0.00
40	27	Copwood Farm, Rocks Road, Uckfield	n/a	174,493.02	17.45	82.33	17.67	11.96	143,654.80	30,838.22	20,870.94	1.93	6.66	15.06	3,375.24	11,629.29	26,274.63	3.03	20.74
38	40	Land west of Culpepper Close, Station Road, Isfield	10	5,768.83	0.58	80.31	19.69	1.81	4,633.08	1,135.75	104.15	0.05	0.05	2.69	3.00	3.00	155.16	6.73	73.47
42	3	Land at Mill House Farm, London Road, Maresfield	60	102,087.18	10.21	76.54													

725/1410	N	Land at Hempstead Lane, Uckfield	36.02	
855/1410	N	Land north west of Sand hill Lane, Uckfield	10.49	
892/1790	N	Land at Oak Lodge, Bushbury Lane, Blackboys	1.02	
934/1790	N	Land at Six Acre Field, east of Stonebridge Lane, Blackboys	2.68	
935/2020	N	Land west of Stonebridge Lane, Stonebridge Lane, Framfield	2.84	
977/1790	N	Land opposite Bushbury Lane, Blackboys	5.08	
1002/1410	N	Luxford Field Car Park, Belmont Road, Uckfield	0.88	
137/1410	N	Land at Downlands Farm, Snatts Road, Uckfield	80.95	
468/1410	N	Land at Rocks Park Road, Uckfield	0.73	
1113/1630	N	Land at Fitteridge Farm, Splaynes Green, Fletching	5.76	
1180/1410	N	Land south east of Rocks Road, Uckfield	5.79	
1196/1630	N	Land at Old Spot Farm, A272, Filching	0.48	
674/1410	N	Land north of Copwood Farm, A22, Uckfield	6.5	
722/1630	N	Land south of A272, between Newick & Piltown, Piltown	9.24	
723/1630	N	Land at Parsonage Field, Ruston Bridge Road	2.75	
908/1630	N	Land adjoining Millstones, Balis Bridge Road, Piltown	0.76	
171/3060	N	Land between Long Barn and 1 Home Farm Cottage, Lewes Road, Laughton	0.06	
1083/3060	N	Land at The Weald, Church Lane, Laughton	0.49	
108/3090	N	Land adjoining The Old Mill Caravan Park, Chalvington Road, Lower Dicker	0.1	
1168/1790	N	Orchard Cottage, Lewes Road, Blackboys	0.45	
118/1410	N	Land to the west of Buckswood Grange, Rocks Road, Uckfield	0.08	
591/1410	N	Garage and part of garden, 10 The Drive, Uckfield	0.05	
676/1410	N	Fairway House, 31A Framfield Road, Uckfield	0.04	
682/1410	N	Carrington, Hempstead Rise, Uckfield	0.07	
714/1410	N	31a Framfield Road, Uckfield	0.01	
1003/1410	N	Regency Close North Car Park, Uckfield	0.04	
1004/1410	N	Regency Close South Car Park, Uckfield	0.08	
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to it having planning permission for 4 (net) dwellings under planning reference WD/2022/3146/F.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size and there being an existing dwelling on site.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size. The site is subject to an ongoing planning appeal for the conversion of an office building into four (net) dwellings under planning reference WD/2022/3146/F.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size.
				SITE NOT ASSESSED The site is unable to deliver 5 or more net dwellings due to its small size.

APPENDIX B

Second Pass Site Selection – Sites removed due to fluvial flood risk

Fluvial Risk																				
36	43 OUR SITE	190	200929.54	20.09	99.96	0.04	0.02	200.853.38	76.16	31.09	0.00	0.11	0.59	0.00	223.67	1196.29	0.02	0.03	35.01	66.37
37	20 Cysleys Farm, Eastbourne Road, Uckfield	145	166,996.10	16.70	97.96	2.04	0.71	163,594.49	3,401.61	1,186.17	0.66	1.41	5.82	1,106.19	2,349.28	9,721.83	0.40	1.15	664.68	1,915.19
39	26 Land at Horstedpond Farm, Lewes Road, Uckfield	350	288,003.10	28.80	91.07	8.93	6.80	262,298.21	25,704.89	19,571.57	7.43	9.98	16.40	21,405.33	28,731.81	47,234.37	0.00	0.00	0.00	0.00
40	27 Copwood Farm, Rocks Road, Uckfield	n/a	174,493.02	17.45	82.33	17.67	11.96	143,654.80	30,838.22	20,870.94	1.93	6.66	15.06	3,375.24	11,629.29	26,274.63	3.03	20.74	491.65	36,190.21
38	40 Land west of Culpepper Close, Station Road, Isfield	10	5,768.83	0.58	80.31	19.69	1.81	4,633.08	1,135.75	104.15	0.05	0.05	2.69	3.00	3.00	155.16	6.73	73.47	388.35	4,238.13
42	3 Land at Mill House Farm, London Road, Maresfield	60	102,087.18	10.21	76.54	23.46	19.00	78,139.60	23,947.58	19,400.15	11.86	19.59	31.51	12,112.43	20,003.40	32,169.69	0.00	0.00	0.00	0.00
41	21 Land off Old Eastbourne Road, Uckfield	30	84,671.61	8.47	72.18	27.82	12.63	61,114.89	23,556.72	10,697.52	17.27	27.88	40.80	14,621.58	23,607.91	34,545.75	36.45	38.72	30,861.05	32,784.83

APPENDIX C

Third Pass Site Selection – Sites removed due to 1 in 30 year surface water flood risk

						SITE SORT - LEVEL 1 FLUVIAL FLOOD RISK						SITE SORT - LEVEL 2 SURFACE WATER FLOOD RISK						SITE SORT - LEVEL 3 - RESERVOIR FLOOD RISK			
Rank	Our Site Ref	Site Address	Indicative Residential Capacity	Area (m2)	Area (ha)	Percentage of Site in Each Flood Zone of Site			Percentage of Site in RoFSW			Area of site in RoFSW			Percentage of Site in Reservoir			Area of Site in Reservoir			
						FZ1	FZ2	FZ3	FZ1	FZ2	FZ3	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	
1	19	Harrison's, south of London Road, East Hoathly	150	66,574.59	6.66	100.00	0.00	0.00	66,574.59	0.00	0.00	0.04	0.04	0.28	27.12	27.12	187.18	0.00	0.00	0.00	0.00
2	2	Land south of Maresfield, A22, Maresfield	150	139,318.50	13.93	100.00	0.00	0.00	139,318.50	0.00	0.00	0.10	0.14	2.16	144.04	192.05	3,008.58	0.00	0.00	0.00	0.00
3	17	Land at Hesmonds Stud, East Hoathly	375	164,641.92	16.47	100.00	0.00	0.00	164,641.92	0.00	0.00	0.26	1.09	4.82	430.50	1,786.45	7,937.80	0.00	0.00	0.00	0.00
4	23	Land at White House Farm, London Road, Uckfield	240	112,835.72	11.28	100.00	0.00	0.00	112,835.72	0.00	0.00	0.34	0.52	3.66	384.26	586.69	4,130.26	0.00	0.00	0.00	0.00
Fluvial Risk																					
36	43	OUR SITE	190	200929.54	20.09	99.96	0.04	0.02	200,853.38	76.16	31.09	0.00	0.11	0.59	0.00	223.67	1196.29	0.02	0.03	35.01	66.37
37	20	Cysleys Farm, Eastbourne Road, Uckfield	145	166,996.10	16.70	97.96	2.04	0.71	163,594.49	3,401.61	1,186.17	0.66	1.41	5.82	1,106.19	2,349.28	9,721.83	0.40	1.15	664.68	1,915.19
39	26	Land at Horstedpond Farm, Lewes Road, Uckfield	350	288,003.10	28.80	91.07	8.93	6.80	262,298.21	25,704.89	19,571.57	7.43	9.98	16.40	21,405.33	28,731.81	47,234.37	0.00	0.00	0.00	0.00

APPENDIX D

Site availability



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/EB/7336

Email:

12th July 2024

LAND AT BIRD IN EYE FARM, UCKFILED

SEQUENTIAL TEST: ASSESSMENT OF SITES AT LOWER FLOOD RISK

Introduction

In support of a forthcoming planning application for up to 190 dwellings on land at Bird In Eye Farm, Uckfield (the Site), RPS have undertaken an assessment of all sites listed in Wealden District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (2024).

The assessment undertaken by RPS has identified the Site as being the fourthmost sequentially preferable site with regard to flood risk alone. As such, other matters such as delivery timeframes and planning constraints need to be assessed in order to discount the sequentially preferable sites.

The sites to be assessed are:

- Harrison's, south of London Road, East Hoathly: 150 Dwellings
- Land south of Maresfield, A22, Maresfield: 150 Dwellings
- Land at Hesmonds Stud, East Hoathly: 375 Dwellings
- Land at White House Farm, London Road, Uckfield: 240 Dwellings

Delivery times are calculated using statistics published in Litchfield's Start to Finish Third Edition (2024). Time from validation to first completion is calculated using Figure 3.1 whilst completion of all remaining dwellings is calculated using Table 4.2 therein.

Site Assessments

Harrison's, south of London Road, East Hoathly: 150 Dwellings

Live or Permitted Planning Application? – No

Subject to Restrictive Planning Policy Constraints? – No

Delivery Timeframe (if an application were validated today):

- 9 years:
 - o 6 years between validation and completion of 1st dwelling
 - o 3 years to construct remaining 149 dwellings at a rate of 49dpa

The site is not deliverable in the timeframe envisioned here (within the next 5 years). As such, it cannot be considered sequentially preferable on this basis.

Land south of Maresfield, A22, Maresfield: 150 Dwellings

Live or Permitted Planning Application? – No

Subject to Restrictive Planning Policy Constraints?:

- Partially within the Maresfield Conservation Area
- Grade II listed Park Farmhouse, Barn to the West of Park Farmhouse and Oast House to the north west of Park Farmhouse abut the site's northwestern boundary

Delivery Timeframe (if an application were validated today):

- 9 years:
 - o 6 years between validation and completion of 1st dwelling
 - o 3 years to construct remaining 149 dwellings at a rate of 49dpa

The site is more heavily constrained by the historic environment than the application site and is not deliverable in the timeframe envisioned here (within the next 5 years). As such, it cannot be considered sequentially preferable on this basis.

Land at Hesmonds Stud, East Hoathly: 375 Dwellings

Live or Permitted Planning Application? – Yes: Application WD/2022/0341/MAJ was granted permission on the 18th October 2022 for 205 dwellings. Given the application was granted prior to the monitoring year, this housing is already be catered for in the Council's latest housing land supply position statement ¹and its delivery does not reduce housing needs in the area.

The Councils SHELAA (under site ref 773/1950) confirms that works have commenced on-site. As such, the site is not reasonably available as it is not available on the open market and therefore not sequentially preferable.

¹ [Wealden District Council Five Year Housing Land Supply Statement as 1st April 2023](#)

Land at White House Farm, London Road, Uckfield: 240 Dwellings

Live or Permitted Planning Application? – No

Subject to Restrictive Planning Policy Constraints?:

- Heavily constrained by TPO covered Ancient Woodland

Delivery Timeframe (if an application were validated today):

- 10.9 years:
 - o 6 years between validation and completion of 1st dwelling
 - o 4.9 years to construct remaining 239 dwellings at a rate of 49dpa

Other matters:

- The title deed for this site confirms that there is no promoter/option agreement in place indicating that there is no short term prospect of an application being brought forward on the land. Thus, the delivery timeframe indicated above is a best-case scenario.

There is no evidence to suggest that this site is being actively promoted for development and is not deliverable in the timeframe envisioned here (within the next 5 years). As such, it cannot be considered sequentially preferable on this basis.

Yours faithfully,

Woolf Bond Planning

Adam Constantinou Bmus (Hons) MA MRTPI

Enc