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29565/A3/JM/AW/mg

20 June 2022

Dear Mr Robins

SUBMISSION OF HYBRID PLANNING APPLICATION
LAND AT DOWNLANDS FARM, UCKFIELD ON
BEHALF OF GLEESON LAND

Please find enclosed Hybrid Planning Application on behalf of Gleeson Land at Land at Downlands Farm, Uckfield. The Hybrid Planning Application comprises:

(1) Outline Application (with all matters reserved except for access) for the erection of up to 424 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.

(2) 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 Outline element is applied for with all matters reserved except for access, which is to be determined. Matters relating to layout, scale, appearance and landscaping will be the subject of future Reserved Matters.

The Detailed element is accompanied by a range of plans for approval providing detail on how this element will come forward, specifically the SANG, associated landscaping and car parking, and the pedestrian and cycle access from Rocks Road.

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The Site

The Site comprises several parcels of land which combine to provide a total area of circa. 46 hectares to the north-west of Uckfield. It comprises a mixture of woodland and agricultural land, alongside the residential property of Chicory Cottage and its associated curtilage.

The Site is located on the north western edge of the urban area of Uckfield Town. The A22 forms the north western boundary of the Site, and Snatts Road bounds part of the south eastern boundary extending to London Road. To the south is Lake Wood with Rocks Road beyond. Further south is West Park Local Nature Reserve and West Park neighbourhood area.

To the east / south east and south of the Site is the existing built-up area of Uckfield, including residential properties of Snatts Road, Hunters Way, and the West Park Neighbourhood area, beyond which are the services and facilities of Uckfield Town Centre and the significant employment area of Bellbrook Industrial Estate.

The majority of the woodland on the Site, with the exception of the woodland within the north and southeast, is classed as Ancient and Semi-Natural Woodland.

There are no statutory ecological or landscape designations located on the Site, nor are there any historical designations.

The Proposals

The Project Vision is to take a fresh approach to the Site, it's constraints and opportunities, to develop a new high quality and sustainable neighbourhood set within a mature landscape framework with high quality open and recreational spaces. Existing landscape features and woodland would be retained, protected and managed for future generations to enjoy.

An Illustrative Masterplan is submitted which demonstrates how a high-quality development of up to 424 residential dwellings could come forward in the context of the Site's location, the detailed proposals (including the SANG) and in accordance with the identified parameters.

The SANG comprises an area of 18.1 hectares located immediately to the north and north east of the development Site including a 2.3km circular walk, new community orchard, circa. 1.7ha of new woodland planting and 25 parking spaces. The key objectives of the SANG are to provide an attractive area for recreational use in its own right, to both offset visitor pressure on the SPA arising from the proposed development as well as to attract existing residents through the provision of car parking facilities. The SANG seeks to mitigate the potential impacts arising from the proposed development, as well providing capacity to offset visitor pressure arising from an additional 424 dwellings from other developments.

In addition to the SANG, other areas of woodland, both Ancient and Non-Ancient, including Longwood Gill, part of Shermanreed Wood and Fir Tree Grove, not suitable for inclusions within the SANG are proposed to be brought into woodland management to bring them into favourable conservation status.

In the context of the Council's current housing land supply position, the National Planning Policy Framework Para 11 confirms that permission should be granted unless application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

As demonstrated throughout the Planning Statement, the Environmental Statement and the stand-alone technical reports supporting the application, there are no policies of the Framework that provide a clear reason for refusing the application, including those relating to Ancient Woodland, and no adverse impacts arise from the development that would demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Taking account of the immediate economic benefits, along with the broader social and environmental benefits resulting from the proposed scheme, it is considered that the development accords fully with the policy objectives of the NPPF. As such, in line with NPPF Paragraph 11, planning permission should be granted.

Planning Application Submission

This Hybrid Planning Application comprises 2no. elements, these being the 'Outline' and the 'Full' (or Detailed) parts. A plan showing the boundaries of the Outline and Full application is submitted (Drawing No. 1309.06).

The Outline element of the planning application is supported by Parameter Plans which seek to fix parameters for subsequent Reserved Matters applications. Further, plans are provided for approval showing the proposed access into the site. For the purpose of clarity, the following drawings are submitted for approval as part of the Outline element:

- Site and Location Plan (Drawing No. 1309.01);
- Parameter Plans:
  - Land Use and Access (Drawing No. 1309.3);
  - Green Infrastructure (Drawing No. 1309.4);
  - Scale (Drawing No. 1309.5);
- Dark Areas Map (Drawings No. 1309.7);
- Site Access Roundabout (Drawing No. 2001061-101 Rev A); and
- Proposed Emergency Access (Drawing No. 2001061-102 Rev B).

In addition, not for approval, an Illustrative Masterplan has been prepared based on the established parameters demonstrating how a development could come forward on Site (Drawing No. 1309.2).

The 'Full' planning application is supported by a number of drawings which provide detail of how this element of the proposed development, including the SANG, would come forward:

- Detail of the proposed SANG:
  - SANG: Detailed Hard and Soft Landscape (Drawing edp6170_d016f); and
  - Proposed SANG Access and Pedestrian Crossing Point (Drawing 2001061-107)
- Detail of the proposed pedestrian and cycle route through Fir Tree Grove:
  - Overview of Fir Tree Grove Pedestrian / Cycle Route (Drawing 2001061-135 Rev E);
  - Fir Tree Grove Proposed Ramp / Steps Arrangement (Drawing 2001061-1356 Rev B);
  - Fir Tree Grove Proposed Boardwalk (Drawing 2001061-137 Rev B);
  - Pedestrian / Cycle Route Long Sections (Drawing 2001061-138);
  - Pedestrian / Cycle Route Cross Sections (Drawing 2001061-139);
  - Pedestrian / Cycle Route Earthworks Cut and Fill Feasibility (Drawing 2001061-140); and
  - Fir Tree Grove Detailed Soft Landscape (Drawing edp6170_d024 Rev A)

The Hybrid Planning Application is supported by the following reports.

Document	*Consultant*
Application Forms (Outline and Full) inc. Ownerships Certificates	
Certificate C Press Notice	
Design and Access Statement	Richards Urban Design
Planning Statement (including Affordable Housing Statement)	Barton Willmore, now Stantec
Economic Benefits Statement	Barton Willmore, now Stantec
Transport Statement	Motion
Framework Travel Plan	Motion
Lighting Impact Assessment	The Lighting Bee
Arboricultural Submission, including Tree Survey, RAVEN Veteran Tree Identification, Proposed Tree Retention and Removal, and Tree Protection Plan and Arboricultural Method Statement	FLAC
Downlands Woodland Park – SANG and Woodland Management Plan	Aspect Ecology
Environmental Statement Non-Technical Summary	Barton Willmore, now Stantec
Environmental Statement: Volume 1 • Chapter 1 Introduction; • Chapter 2 EIA Methodology; • Chapter 3 Site and Development Description; • Chapter 4 Alternatives and Design Evolution; • Chapter 5 Construction Methodology and Programme; • Chapter 6 Landscape and Visual Effects; • Chapter 7 Biodiversity; • Chapter 8 Water Resources and Flood Risk; • Chapter 9 Cultural Heritage; • Chapter 10 Land Contamination; and • Chapter 11 Summary and Residual Effects	Barton Willmore, now Stantec/ Various
Environmental Statement: Volume 2 • Appendix 1.1 Location of Information within the ES Required by Schedule 4 of the EIA Regulations • Appendix 1.2 Statement of Expertise • Appendix 2.1 EIA Scoping Report • Appendix 2.2 EIA Scoping Opinion • Appendix 2.3 Scoping Correspondence • Appendix 3.1 Energy, Waste and Sustainability Statement • Appendix 6.1 Landscape and Visual Baseline • Appendix 6.2 Assessment of Effects Schedules • Appendix 7.1 Ecological Appraisal • Appendix 7.2 Habitat Regulations Assessment • Appendix 7.3 Fir Tree Grove Botanical Report • Appendix 8.1 Flood Risk Assessment and Drainage Strategy • Appendix 9.1 Archaeological and Heritage Assessment • Appendix 10.1 Phase 1 Geo-Environmental Desk Study • Appendix 10.2 Phase 2 Geo-Environmental Site Investigation	Barton Willmore, now Stantec/ Various

The Outline application fee has been calculated at £42,068.00 (plus £32.20 service charge) covering the planning application fee for that element of the Site (24.7ha). Payment for this is made via the Planning Portal alongside submission. The remainder of the fee, for the 'Full' planning application has been calculated at £462.00 (other material change of use of a building or land) and will be paid separately to the Council via BACS.

Next Steps

We trust that the enclosed information is sufficient to enable the application to be promptly registered and validated, but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely

[redacted]

JOSHUA MELLOR
Planning Associate Director