

**Town and County Planning Act 1990
Section 78 (As Amended)**

STATEMENT OF COMMON GROUND

Prepared by:

**Woolf Bond Planning LLP
for Croudace Homes Ltd**

and

Wealden District Council



Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield

PINS Ref: APP/C1435/W/24/3356658

LPA Ref: WD/2024/1799/O

WBP Ref: 7336

24th January 2025

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1.0. INTRODUCTION

- 1.1. This Statement of Common Ground (“SoCG”) relates to a Town and Country Planning Act 1990 Section 78 Planning Appeal lodged by Woolf Bond Planning LLP on behalf of Croudace Homes Ltd against Wealden District Council’s failure to determine an outline planning application within the statutory period for up to 190 dwellings, with associated works, parking, landscaping, publicly accessible open space and SANG, with access from the B2102 (LPA Ref: WD/2024/1799/MAO).
- 1.2. In this instance, correspondence received from the Council cited s70A of the Town and Country Planning Act 1990 (as amended) with the Council suggesting their intention to decline to determine the planning application. The Council invited comments on that process and the Appellants submitted a Legal Opinion on the matter.
- 1.3. The Council never confirmed a decision to decline to determine as before it did so, the Appellants lodged this non-determination appeal.
- 1.4. The Statement records the matters upon which the parties have agreed with the intention of leading to the preparation of more focused proofs of evidence.
- 1.5. If the Inspector considers it helpful, additional Topic based Statements of Common Ground can be prepared to cover matters such as (i) heritage; and (ii) highways.

2.0. DESCRIPTION OF THE APPEAL SITE AND SURROUNDING AREA

Context

- 2.1. The recent appeal decision established the Appeal Site to be located within walking and cycling distance from Uckfield town centre.
- 2.2. Within the town centre at Uckfield, there are a variety of shops (including several supermarkets), restaurants and employment areas. As well as the cinema, Uckfield has community facilities including a children's nursery, community hospital, health centre and a library.
- 2.3. Uckfield is one of the three designated District Centres listed in the Adopted Core Strategy. This is the highest settlement tier located within Wealden District. It is described as *"an accessible settlement by road and public transport containing a range of shops, employment opportunities and facilities including secondary school. Not reliant upon other centres within the District to meet day to day needs, but requires support from other secondary or primary centres to meet the needs of residents"*.

The Appeal Site

- 2.4. The Appeal Site comprises a series of paddocks and fields. Ancient Woodland lies along the southern boundary and the southern part of the western boundaries. There are veteran trees in this band of Ancient Woodland.
- 2.5. The Site surrounds Bird in Eye Farm, which lies to the south of the current access into the farm, approximately 90m from the B2102, Bird in Eye Hill. The farmyard contains a number of barns currently occupied by several small business units, areas of hard standing, a number of stable blocks, a manège and a dwelling.
- 2.6. The complex of commercial buildings within the adjacent farmyard includes the Grade II listed Oast (Grade II listed building). The parties agree that the farmland, paddocks and fields all form part of the setting to the listed oasthouse.

- 2.7. The Site is bound by Bird in Eye Hill to the north, to the east lies Haliwell Farm and open agricultural fields with the village of Framfield beyond.
- 2.8. To the west lies the River Uck tributary with the Uckfield community hospital and residential development on the other side of the valley.
- 2.9. The Site slopes down from northeast to southwest.
- 2.10. No part of the site forms part of a Conservation Area. The Oasthouse (Grade II listed building) at Bird in Eye Farm is located on the western side of the farmyard. It occupies an elevated aspect that affords a visual link between the building and the eastern edge of Uckfield.
- 2.11. The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Proposals Map (adopted March 2014) indicates that the site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 2.12. The site surrounds the buildings at Bird In Eye Farm, but these are excluded from the application redline boundary.
- 2.13. As set out in the LVIA the proposal would comprise development on sloping and rising up from the valley associated with the Uck tributary which is characteristic of land to the west.
- 2.14. The area where the homes are proposed is classified as falling within Flood Zone 1. Other parts of the site, including where the SANG is shown and then pedestrian and cycle access (through to lower part of Bird In Eye Hill) is Flood Zone 2 and 3. However, no development is shown within those higher flood zones, just abutting them.

3.0 DESCRIPTION OF THE APPEAL SCHEME

Scheme Description

3.1. The Appeal Scheme description is as follows:

“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.”

3.2. Only the principle of developing the Site for up to 190 dwellings, the proposed informal and strategic open space, together with a SANG, and the means of access are to be determined as part of this outline application/Appeal.

3.3. Appearance, landscaping, layout and scale are reserved for subsequent determination.

Plans and Particulars

3.4. The planning application submitted to the LPA included the following documents:

- Covering Letter (Woolf Bond Planning) (31 July 2024)
- 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)
- 3.5. Although the Appellant received a letter from the Council dated 5th August 2024 acknowledging receipt of the planning application, the Application was not formally validated. Nor has the Council requested the submission of any additional or revised documents or plans as part of validation of the scheme. As the application was not validated prior to the appeal being submitted it was not consulted upon by the Council.
- 3.6. Under instructions from the Planning Inspectorate, the Council notified residents and consultees of the appeal application by letter dated 6th January 2025. The notification letter included a request for representations to be received upon the appeal scheme (and submitted to PINS) by 3rd February 2025.

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)

4.0 PLANNING POLICY

The Development Plan

4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

4.2. The approved Development Plan comprises the following:

- The Wealden District Council (incorporating part of the South Downs National Park) Core Strategy Local Plan (adopted 19th February 2013).
- The Wealden Local Plan (adopted December 1998) (Saved Policies).
- The Affordable Housing Delivery Local Plan (May 2016)
- East Sussex, South Downs and Brighton and Hove: Waste and Minerals Local Plan (adopted February 2013).
- East Sussex, South Downs and Brighton and Hove: Waste and Minerals Site Plan (adopted February 2017).
- East Sussex, South Downs and Brighton and Hove: Waste and Minerals Local Plan Review Revised Policies (adopted October 2024).

There also three Neighbourhood Plans:

- Hailsham Neighbourhood Plan (Referendum Version – March 2020)
- Hellingly Neighbourhood Plan July 2021
- Herstmonceux Parish Neighbourhood Plan July 2019

4.3. The Neighbourhood plans that form part of the development plan do not affect the Appeal Scheme.

4.4. The settlement boundaries as set out within the Proposals Map for the Wealden District were identified to meet the housing needs from Policy WCS1 of the Core Strategy.

- 4.5. The boundaries were drawn at that time to meet a need for at least 9,440 dwellings over the period 2006 to 2027. This equates to 450dpa within that part of the District outside of the SDNP. This was the level of growth set for the district in policy H1 of the former South East Plan (2009).
- 4.6. In so far as the Core Strategy is more than five years old, and in accordance with the requirements in paragraph 78 and footnote 39 of the NPPF, the housing requirement falls to be determined by the local housing need derived from the application of the standard method.
- 4.7. The only applicable policy within the Affordable Housing Delivery Local Plan is:
- Policy AFH1: Affordable Housing
- 4.8. Applicable Core Strategy policies comprise as follows:
- **SP02 – Spatial Planning Objective 2: Historic Environment**
 - WCS1 – Provision of Homes and Jobs
 - **WCS2 – Distribution of Housing Growth**
 - WCS4 – Strategic Development Areas
 - WCS5 – Managing the Release of Housing Land
 - **WCS7 – Provision of Infrastructure**
 - **WCS12 – Biodiversity**
 - WCS13 – Green Infrastructure
 - **WCS14 – Presumption in Favour of Sustainable Development**
- 4.9. The policies in bold are agreed to be the most important for determining the Appeal Scheme. It is agreed that policy WCS2 is out of date.
- 4.10. Applicable Saved Local Plan policies comprise as follows:
- **GD2 – Development Proposals Outside Settlement Boundaries**
 - **EN1 – Sustainable Development**
 - **EN2 – Sustainable Locations**
 - **EN7 – Ashdown Forest**
 - EN8 – Low Weald
 - **EN12 – Trees and Woodlands**
 - **EN13 – Ancient Woodland**
 - **EN15 – Nature Conservation**

- EN27 – Design
- DC17 – Housing in the Countryside
- HG5 – Dwelling Mix
- HG6 – Crime Prevention
- **TR3 – Traffic Impact of New Development**
- **TR13 – Footpaths and Bridleways**
- UC1 – Uckfield

4.11. The policies in bold are agreed to be the most important for determining the Appeal Scheme. It is agreed that policies GD2 and DC17 should be afforded no weight as they act to restrict housing.

Five Year Housing Land Supply

The Five Year Requirement

- 4.12. The Council's Five-Year Housing Land Supply Statement (September 2024) covers the five year period 1st April 2024 to 31st March 2029.
- 4.13. It pre-dates publication of the NPPF (December 2024).
- 4.14. Whilst the supply figures in that document are relied upon by the Council and for the purposes of determining this Appeal not challenged by the Appellant (see 4.23 below), the housing requirement figure is not.
- 4.15. In so far as the strategic policies from the Core Strategy are more than five years old, it is agreed, by operation of paragraph 78 and footnote 39 of the NPPF, that **the housing requirement falls to be measured against the local housing need figure calculated using the current standard method.**
- 4.16. As such, the starting point when calculating the five year requirement is the minimum 1,433 dwelling annual requirement derived from the application of the Standard Method.
- 4.17. As a result of the Housing Delivery Test ("HDT") results published on 12 December 2024, it is agreed that it is appropriate to apply a 20% buffer to the requirement.

4.18. The agreed minimum five year requirement for the period **1st April 2024 to 31st March 2029 is 8,598 dwellings.**

4.19. The minimum 8,598 dwelling requirement is calculated as follows:

1,433dpa x 5 years = 7,165.
Add 20% buffer = +1,433
Total Requirement = 8,598 dwellings

The Agreed Five Year Housing Land Supply Position

4.20. The agreed position between the Council and Appellant is that the Council is not able to demonstrate a five year supply of deliverable housing land for the period 1st April 2024 to 31st March 2029.

4.21. As such, it is common ground between the Council and Appellant that the Council is not meeting the requirements at paragraphs 61 or 78 of the NPPF. In the circumstances, the policies which are the most important for determining the application are out-of-date.

4.22. The Appellant has reviewed the Council's housing land supply figures included in the Council's 'Final Housing Land Supply Statement' (September 2024) and, for the purpose of this inquiry, is in agreement with the Council's reliance on a deliverable supply of 6,328 dwellings. This results in a shortfall of 2,270 dwellings against the 8,598 minimum dwelling requirement and a supply of 3.68 years.

4.23. The agreed housing land supply position is summarised in Table 1 below.

Table 1: The Agreed Five-Year Housing Land Supply Position

Step	Agreed Position
Minimum 5yr Req. 1 April 2024 to 31 March 2029	8,598
Deliverable Supply	6,328
Extent of Shortfall	-2,270
No. Years Supply	3.68yrs

Affordable Housing

- 4.24. The Strategic Housing Market Assessment (SHMA) prepared in 2016 identified an annual affordable housing need in Wealden District (2013-33) for 331 dwellings. The need for affordable homes within Wealden continues to increase.
- 4.25. The more recent Local Housing Needs Assessment (August 2021) identified a requirement for at least 519 affordable homes (social or affordable rent) (Table 7.16) with a further 335 affordable homes for ownership each year (Table 7.19) from 2019-39.
- 4.26. This is a clear need for affordable homes in Wealden District.
- 4.27. From April 2013 to March 2024, the Council's Annual Monitoring Report indicates that 2,144 affordable homes were completed in the District. This is a shortfall of 1,523 affordable homes compared to the need identified in the SHMA.
- 4.28. Compared to the higher requirements assessed in the Local Housing Needs Assessment (2019-24), there has been a shortfall (or under delivery) of 2,957 affordable dwellings.
- 4.29. It is agreed that there is a very significant need for additional affordable homes. There is chronic under-delivery of affordable housing in the district.

Summary

- 4.30. In these circumstances, the Council and Appellant agree there is an under supply of market and affordable housing.
- 4.31. It is also agreed that the contribution of market housing proposed through the Appeal Scheme is a material consideration of substantial weight. The delivery of affordable housing from the Appeal Scheme also attracts substantial weight.
- 4.32. For this reason, the parties have agreed that it is not necessary or proportionate for land supply evidence to be tested in evidence.

- 4.33. In light of the above, neither party intends to submit specific evidence on this issue or call their respective witnesses to deal with housing land supply matters.

5.0 MATTERS NOT IN DISPUTE

5.1. Matters agreed and not in dispute are as follows:

1. It is accepted that the Council is not able to demonstrate a five-year supply of deliverable housing land against the Standard Method, and paragraph 11(d) of the NPPF applies on this basis.
2. The development policies for the supply of housing are out of date.
3. It is agreed that paragraph 11(d) of the NPPF applies.
4. It is accepted that the provision of up to 190 dwellings from the Appeal Scheme should be afforded substantial weight.
5. There is an under-delivery of affordable housing in the District and the provision of up to 67 affordable homes (35%) from the Appeal Scheme should be afforded substantial weight.
6. It is accepted that the previous appeal decision relating to the Site (dismissed by decision dated 12 October 2023 (PINS Ref: APP/C1435/W/22/3307820) (LPA Ref: WD/2021/2198/MAO)) is a material consideration.
7. In light of that appeal (PINS APP/C1435/W/22/3307820) it is agreed that the Appeal Site is in a sustainable location within walking and cycling distance from the town centre. It is further agreed that there is no basis for the appeal to be refused on locational sustainability grounds.
8. In transport terms, the degree of impact on Uckfield Town Centre is agreed and can be mitigated through the agreed financial contribution secured in the legal agreement.
9. It is agreed there are no landscape objections to the areas of the Site shown for housing and SANG.

10. It is agreed that there are no flooding/drainage reasons to withhold planning permission. It is also agreed by the parties that the sequential test submitted in support of the Appeal Scheme is on balance acceptable in scope, extent and in relation to its conclusions.

11. It is accepted that the totality of the package of works on the Ancient Woodland, including:

- Securing the buffer zone to the Ancient Woodland as per the landscape plan and SANG layout plan
- the closure and blocking off of the existing path in the Ancient Woodland
- the wider management of the Ancient Woodland
- the delineation (and exclusion) of the root protection area to the T6 veteran Ash tree by post and rail fencing)

all to be secured in the s106, results in no overall harm to the irreplaceable habitat and the ecology within it.

Based on point 11) neither party intends to present expert evidence on irreplaceable habitat.

12. It is accepted that Wealden District is a CIL Charging Authority and financial contributions will be secured at the reserved matters stage once the amount of chargeable floorspace is fixed.

13. It is agreed the Appeal Site and open land on it forms part of the setting to the listed Oasthouse on site.

6.0 MATTERS IN DISPUTE

The Appeal Scheme

6.1. The matters presently in dispute to be addressed in evidence comprise as follows, although the parties agree to work collaboratively to determine whether some or all of these matters can be agreed prior to the Inquiry:

1. Effect of the access design on highway safety
2. Effect on the setting of a designated heritage asset (the Oast)

6.2. In light of the above, the parties are in dispute as to whether:

- (a) The application of the heritage and highway policies in the Framework that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or
- (b) Whether the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination'

The Pre-application Process

General

6.3. In relation to the disputed items, the parties disagree on the level of pre-application liaison.

6.4. As a matter of principle, the Appellant objects to the inclusion of the positions at paragraphs 6.3 to 6.16 appearing in this document to set out disputed procedural matters that are not agreed upon and do not bear on the substance of the case. These matters are better placed for inclusion in the parties' Statements of Case.

Engagement with County Highways

- 6.5. The Council's position is there has been no substantive pre-application engagement with the County Council (as highway authority), no meetings have taken place, and whilst advice was requested, no fees were paid meaning the work was never undertake and was abandoned. Even so, exchanges of correspondence highlight the need and importance of a Road Safety Audit as long ago as December 2023 (between the highway authority and highway consultants for the Appellants team). A safety audit was not submitted with the planning application nor with the appeal. It is understood a safety audit was conducted in the week of the 13 January 2025 though the complete and final results remain unknown. What is known, suggest problems with the access and roundabout design. Further submissions will be made in evidence.
- 6.6. The Appellant's position is that they can demonstrate a detailed and lengthy chronology of communications with the County Council (as Highway Authority), in which engagement in pre-application discussions has continually been sought. In January 2024, the Appellant submitted a Pre-Application Request via the County Council's protocol along with a Technical Note setting out matters to be dealt with within the outline planning application, including addressing the Inspector's comments on the previous Appeal scheme.
- 6.7. The County Council (as Highway Authority) then subsequently advised that any engagement be put on hold until Pre-Application on planning matters was completed with the Council (which did not occur until June 2024). Notwithstanding, the County Council registered the Pre-Application and informed the Appellant, which was confirmed in April 2024.
- 6.8. Then followed a period of time where the Appellant was awaiting feedback from the County Council on resourcing for the Pre-Application and associated additional fees this could incur. It was not until August 2024 that the County Council confirmed Pre-Application fees and this was duly paid by the Appellant on 9 August 2024.

- 6.9. At the same time, the Appellant provided copies of the Transport Assessment, Framework Travel Plan, as well as the Road Safety Audit Brief, the latter provided for sign-off to enable the Auditor to be instructed. It was not until the Appeal was lodged that any further meaningful communication was received from the County Council. It is to be inferred that this was due to the extensive period during which the Council considered whether to exercise s70A powers but never did so. On 7 January 2025, the County Council confirmed that they had no further comments on the Road Safety Audit Brief and it was instructed. Further submissions will be made in evidence as required.

Engagement with Wealden District Council

- 6.10. In relation to general engagement, the parties dispute the amount of planning pre-application engagement.
- 6.11. The Council's position is there was a single online meeting with the Local Planning Authority (via MTeams) with the Appellant opting not to reengage, but to submit the planning application instead.
- 6.12. The Appellant's stance is they submitted a formal pre-application request to the LPA in March 2024 on a scheme for 235 dwellings and a SANG, on a smaller area of land and a materially different quantum of development than the earlier appeal scheme (which was for up to 290 dwellings and a strategic SANG). This includes a revised access arrangement. The request fee was paid to the LPA for the pre-application advice that was sought.
- 6.13. A meeting was subsequently convened on 23rd May 2024.
- 6.14. The LPA subsequently provided their written advice by letter dated 4th June 2024.
- 6.15. The Appellant considers it has responded to the pre-application advice through the submitted planning application, including the basis the scheme provides for up to 190 dwellings (a reduction from the up to 290 dwellings proposed in the earlier appeal, and the up to 235 dwellings proposed at the pre-application stage), whilst

also removing previously proposed development and an access road to the west of the 'Oast', thus (in its opinion) addressing the previous heritage concerns.

- 6.16. In the circumstances, the parties disagree on the application of s70(a) of the Town and Country Planning Act 1990 in so far as the qualifying conditions and the appeal scheme. The Appellant is of the opinion that it could never have been rationally concluded that the Appeal Scheme and the previously dismissed appeal scheme are similar (as defined at s70A(8)). The Appellant is also of the opinion that s70A is of no relevance to the substance of this Appeal in circumstances where the Council seemingly considered whether to exercise s70A powers for a period of around 4 months and in circumstances where the Appellant could exercise no appeal right until the end of the notional statutory determination period.

7.0 HEADS OF TERMS FOR LEGAL AGREEMENT

- 7.1. It is agreed between the parties that the Appellant will provide planning obligations, in the form of an undertaking under Section 106 of the Town and Country Planning Act (1990) in favour of Wealden District Council and East Sussex County Council.
- 7.2. The legal agreement will ensure the financial contributions and other compliant obligations to enable the proposed development to go ahead are provided in accordance Regulation 122(2) of the Community Infrastructure Levy Regulations and the content at paragraphs 55, 56 and 57 of the NPPF.
- 7.3. Subject to meeting the necessary tests at paragraph 58 of the NPPF, it is considered that the following may be provided for in a legal agreement:
- Affordable Housing (35%) (up to 67 dwellings)
 - Providing 5% self-build homes (up to 10 dwellings)
 - Provision and management of SANG land
 - A financial contribution towards the Ashdown Forest SAMM
 - On-site public open space provision
 - Sustainable Transport and Access improvements and contributions/Travel Plan
 - Management arrangements and mitigation in relation to the wider management of the ancient woodland (set out in section 5.1(11)).
- together with registration and audits fees that the Council has adopted
- 7.4. The legal agreement will be completed during or immediately following the Inquiry.

8.0 CONDITIONS

- 8.1. It is agreed that there should be a schedule of conditions agreed between the parties, for discussion with the Inspector during the Inquiry.
- 8.2. The schedule will be compiled and submitted to the Inspector prior to the Inquiry.

9.0 CORE DOCUMENT LIST

- 9.1. It is agreed that there should be a common list of reference documents and these are to be referenced as Core Documents to the Inquiry. The list will be compiled and a full set of the documents will be provided for the Inspector.

10.0 AGREEMENT: SCHEDULE OF COMMON GROUND

- 10.1. This document is accepted as the agreed Statement of Common Ground for the Appeal being considered under PINS Ref: APP/C1435/W/24/3356658
- 10.2. It has been duly signed by representatives of the Appellant (Croudace Homes Ltd.) and Wealden District Council.

Signed [REDACTED] [REDACTED] on behalf of Croudace Homes Ltd.

Steven Brown BSc Hons DipTP MRTPI	24 th January 2025
NAME	DATE

Signed..... on behalf of Wealden District Council

.....	
NAME	DATE
