Town and Country Planning Act 1990

Wealden
District Council
www.wealden.gov.uk

Notice of Decision
Application No. **WD/2006/2855/MEA**

Council Offices, Pine Grove,
Crowborough, East Sussex, TN6 1DH

Evison & Company
33 Mount Ephraim
Tunbridge Wells
Kent
TN4 8AA

DESCRIPTION AND LOCATION OF DEVELOPMENT
RESIDENTIAL DEVELOPMENT FOR 750 DWELLINGS; EMPLOYMENT DEVELOPMENT FOR 9,600 SQ.M. OF B1 AND B8 USES; NEIGHBOURHOOD CENTRES WITH PRIMARY SCHOOL, COMMUNITY HALL, LAND FOR COMMUNITY FACILITIES AND SMALL RETAIL FACILITIES; CREATION OF NEW VEHICULAR ACCESS FROM BLACK DOWN ROUNDABOUT (A22) AND EMERGENCY AND BUS ONLY ACCESSES FROM SNATTS ROAD; CONSTRUCTION OF ESTATE ROADS AND NEW CYCLE AND FOOTWAY CONNECTIONS; PROVISION OF MANAGED COUNTRY PARK WITH WARDEN'S LODGE/INFORMATION POINT AND EDUCATION/INTERPRETATIVE FACILITY, PUBLIC AND AMENITY OPEN SPACE, PLAYING FIELDS AND ASSOCIATED DEVELOPMENT AND CHANGES OF USE.
DOWNLANDS FARM, UCKFIELD.

With reference to the proposals set out in the application numbered as above and shown on the plans submitted therewith, Wealden District Council, in pursuance of powers under the Town and Country Planning Act 1990 and the Town and Country Planning General Permitted Development Order 1995 (as amended), hereby **REFUSES TO GRANT PLANNING PERMISSION** for the said proposals, for the reasons stated below:-

1. The proposed development represents an unjustified and unacceptable form of development of a site that lies in open countryside outside of the defined development boundary for Uckfield, contrary to Policies S5 and S10 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011, Policies GD2 and DC17 of the adopted Wealden Local Plan (1998) and Policies GD2 and DC15 of the Non-Statutory Wealden Local Plan (2005).

2. The proposed development would result in the unacceptable loss of ancient woodland and wetland habitats and lead to the unacceptable fragmentation, isolation and disturbance of natural habitats that support protected wildlife species and other flora and fauna of acknowledged nature conservation importance, contrary to Policies S1 and EN17 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011, Policies EN1, EN13, and EN16

of the adopted Wealden Local Plan (1998), and Policies NE14 and NE16 of the Non-Statutory Wealden Local Plan (2005).

3. Insufficent information has been submitted to enable a proper assessment of the archaeological implications of the proposed development, contrary to Policy EN24 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, Policy EN25 of the adopted Wealden Local Plan (1998) and Policy BE12 of the Non-Statutory Wealden Local Plan (2005).

4. The proposal does not satisfactorily demonstrate that adequate provision will be made to facilitate walking and cycling and reduce dependence on the private car, contrary to Policies S1, S3 and TR3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, Policy TR3 of the adopted Wealden Local Plan (1998) and Policies TR1 and TR2 of the Non-Statutory Wealden Local Plan (2005). The proposal does not satisfactorily demonstrate that adequate provision will be made to facilitate walking and cycling and reduce dependence on the private car, contrary to Policies S1, S3 and TR3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, Policy TR3 of the adopted Wealden Local Plan (1998) and Policies TR1 and TR2 of the non statutory Wealden Local Plan (2005).

5. The proposal does not satisfactorily demonstrate that there would be an acceptable impact on the surrounding highway network, particularly in Uckfield town centre which is already heavily congested at peak times, contrary to Policies S1 and TR3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, Policy TR3 of the adopted Wealden Local Plan (1998) and Policy TR2 of the Non-Statutory Wealden Local Plan (2005).

6. The applicant has failed to demonstrate to the satisfaction of the District Planning Authority that the proper provision and delivery of the necessary infrastructure improvements can be secured to meet the additional needs arising from the proposed development, contrary to Policy S3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, Policy CS1 of the adopted Wealden Local Plan (1998) and Policy CS1 of the Non-Statutory Wealden Local Plan (2005).

NOTE: This planning decision relates solely to the following submitted plans and documents:

Ref:	Date Stamped:
Drawing No 01-007-104	29 November 2006
Drawing No 01-007-120	29 November 2006
Planning Statement	29 November 2006
Design & Access Satement	29 November 2006
Environmental Statement Volume 1	29 November 2006
Environmental Statement Volume 2	29 November 2006
Environmental Statement Volume 3	29 November 2006
ES Non Technical Summary	29 November 2006
Transport Assessment	29 November 2006
Stage 1 Safety Audit 2006	29 November 2006
Phase 1 Contaminated Land Assessment STN5A	29 November 2006

IMPORTANT: See Note 1 overleaf
DATE OF ISSUE: 22 February 2007

I M Kay
Head of Planning & Building Control

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