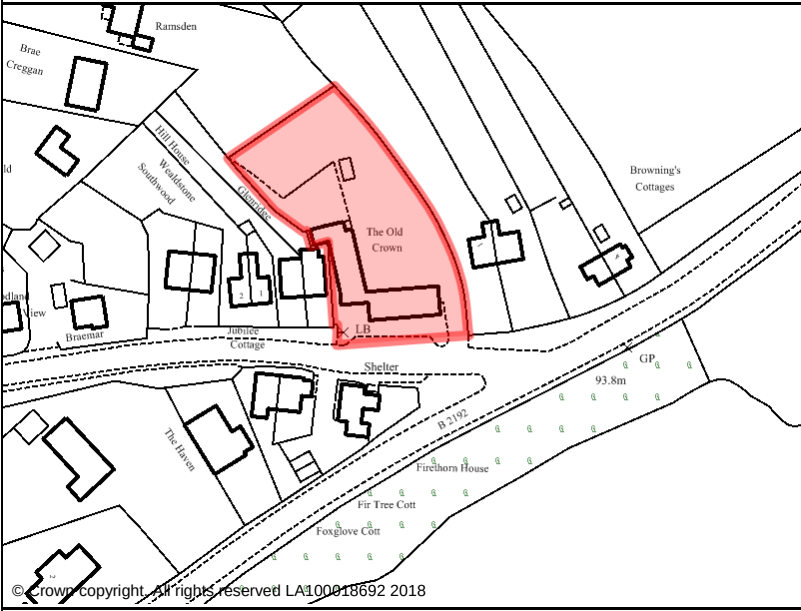


Wealden District Council

Strategic Housing and Economic Land Availability Assessment

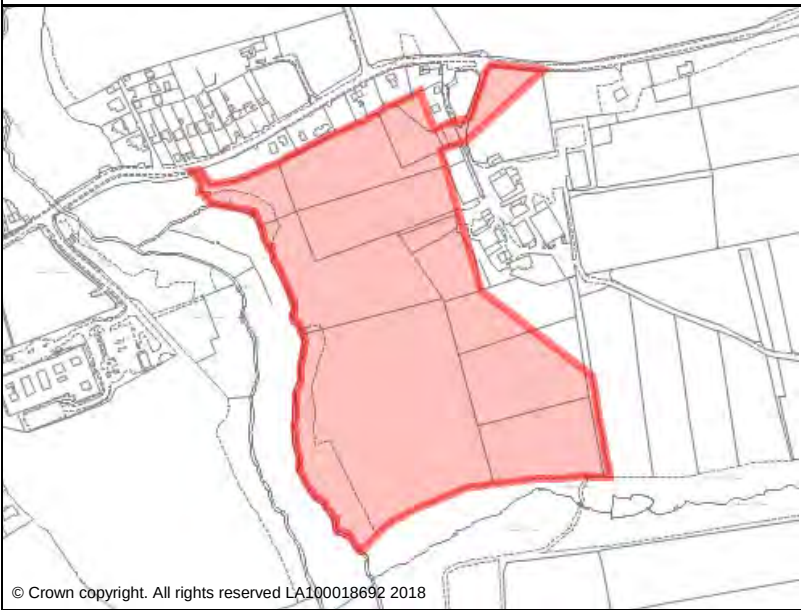


Wealden SHELAA Potentially Suitable Sites Summary

 © Crown copyright. All rights reserved LA100018692 2018	Plan showing whole extent of submitted site	Site Reference: 660/1790
		Settlement: Blackboys
		Parish: Framfield
		Address: The Old Crown, High Street
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.207 Site area (ha) Net: 0.2
Delivery Yr 1-5: 6		Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 6

Reasons: The site comprises of office accommodation with associated parking in the former Old Crown public house. The site is generally well located in relation to existing services and local facilities in Blackboys to the east and pedestrian and vehicular access currently exists to the site. If residential development is sought on the site this would be at a loss to the existing employment provision on the site, the need for which would be required to be assessed by the Council against the policies in the Wealden Local Plan.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

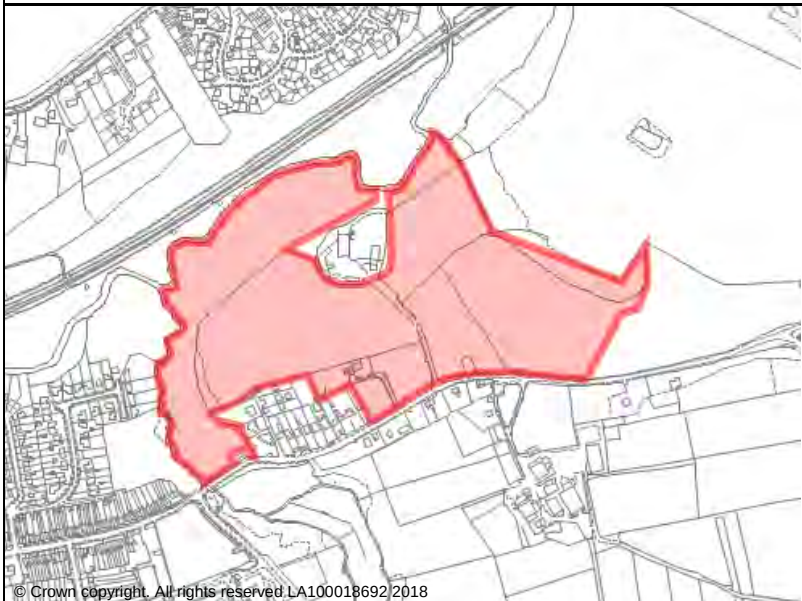
 © Crown copyright. All rights reserved LA100018692 2018	Plan showing whole extent of submitted site	Site Reference: 002/1410
		Settlement: Uckfield
		Parish: Framfield
		Address: Bird In Eye farm (South), Bird In Eye Hill
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not currently devel
		Site area (ha) Gross: 9.27 Site area (ha) Net: 6.1
Delivery Yr 1-5:		Delivery Yr 6-10: Delivery Yr 11+: 197 Total Capacity 197

Reasons: This is a substantial site which comprises of sloping farmland located to the east

Wealden SHELAA Potentially Suitable Sites Summary

of Uckfield and generally facing towards the town and therefore visible from it. The B2102 adjoins the site to the north with scattered farmland to the south and east and the urban edge of Uckfield (including the Uckfield Hospital) to the west. This site was refused planning permission for housing by Wealden Council and a subsequent appeal was dismissed in 2008, taking account of circumstances existing at that time. The Inspector at the appeal for this site suggested that the site might be considered as a natural or logical extension to the urban area. In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape framework to the site to complement the form and layout of any scheme. A small part of the site to the west is within Flood Zone 3, and this has been excluded from the site area. The development of this site for housing would require the provision of a new vehicular access and also pedestrian/cycle links towards the town centre. Off-site improvements would also be necessary to the Framfield Road to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. Directly adjacent to the site at the main Bird-in-Eye Farm is a Listed Farmhouse. However the design and layout of any scheme could ensure that the setting of this building is not materially harmed. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 127/1410		
	Settlement: Uckfield		
	Parish: Framfield		
	Address: Land at Bird In Eye (North), Framfield Road/ Bird In Eye Hil		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not currently devel		
	Site area (ha) Gross: 14.27 Site area (ha) Net: 8.31		
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: 300	Total Capacity 300

Reasons: This site was refused planning permission for housing by Wealden Council and a subsequent appeal was dismissed in 2008, taking account of circumstances existing at that time. This site comprises sloping farmland in close proximity to Uckfield and generally facing towards the town and therefore visible from it. The Inspector at the appeal suggested that the site might be considered as a natural or logical extension to the urban area. In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape