

Wealden District Council

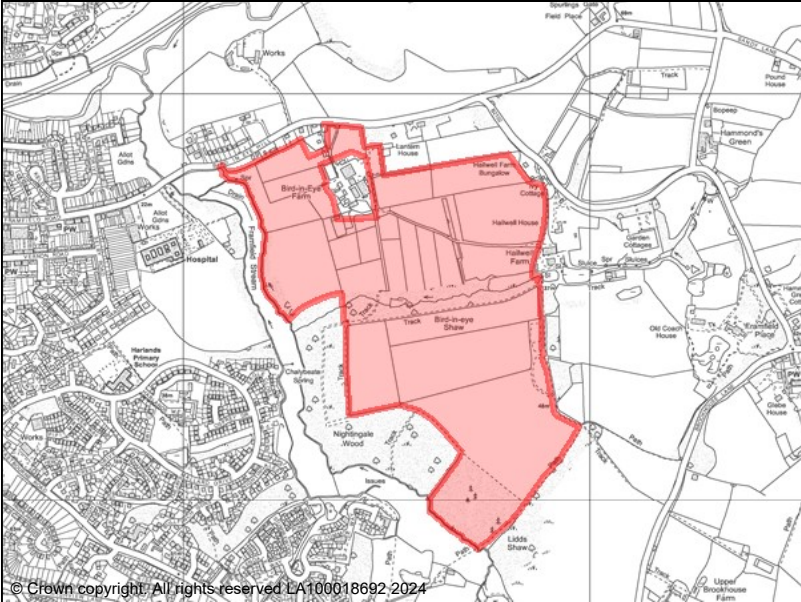
SHELAA

Appendix 4

Parish Summaries

February 2024

Wealden SHELAA Unsuitable Sites Summary

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, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 44.41 Site area (ha) Net: 0

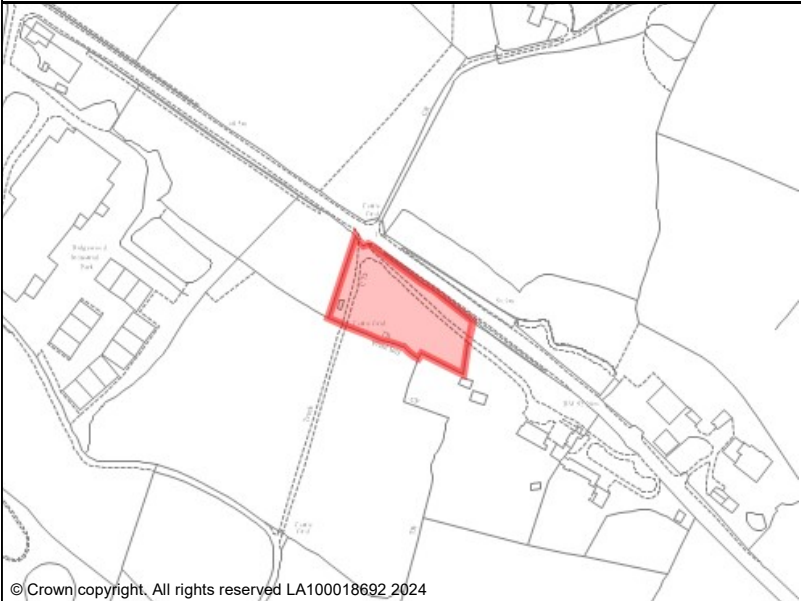
Reasons: This is a substantial site, which comprises of sloping farmland located to the east of Uckfield and generally facing towards the town in the west and therefore visible from it. The B2102 (Bird in Eye Hill) adjoins the site to the north with scattered farmland to the south and east and the urban edge of Uckfield (including the Uckfield Hospital) to the west. This site was refused planning permission for 197 (net) dwellings by Wealden District Council (reference WD/2006/3564/MAO) and a subsequent appeal was dismissed in 2008, taking into account the 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. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development as in part, the site is located at a higher elevation (particularly at the east) and forms part of the rural context to outward views from the edge of Uckfield. 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 Risk Zone 3, and this has been excluded from the site area. There is also Ancient Woodland at the southern and western boundary of the site. 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. Despite the passage of considerable time, it has not been demonstrated how these key issues for the site could be overcome and in particular how pedestrian links to Uckfield Town Centre can be achieved, or indeed how the site would not severely impact the local highway network at Framfield Road. However, the latest appeal decision on the site did not find harm in terms the accessibility of the development. Directly adjacent to the site (to the east) at the main Bird-in-Eye Farm is a Grade II Listed Farmhouse, and harm to this heritage asset could be caused through a new residential development in this location. The site was subject to a planning appeal

Wealden SHELAA Unsuitable Sites Summary

(on the grounds of non-determination) for 290 (net) dwellings under planning reference WD/2021/2198/MAO, but this was dismissed in October 2023. The Planning Inspector in that appeal confirms that harm was identified in respect of ancient woodland, highway safety, flood risk, and heritage which individually are significant and cumulatively carry substantial weight.

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: 030/1410
	Settlement: Uckfield
	Parish: Framfield
	Address: Framfield Lodge, Eastbourne Road, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.47 Site area (ha) Net: 0

Reasons: The site comprises of a small field almost entirely covered with woodland located on the southeastern fringe of Uckfield. Eastbourne Road runs along the northern boundary and the site is surrounded by grass fields to all other aspects. A public right of way extends north to south along the site's western boundary. The site is visually and functionally separated from the urban area of Uckfield currently, but an outline planning permission (WD/2020/0410/MAO) has been granted for 90 net dwellings to the south and west of the site. However, development would be unsuitable for this location, as this site provides an attractive landscape feature on the approach to Uckfield, and it is particularly prominent because of its ridge-top location. The removal of such woodland in its entirety would result in a both an ecological and amenity loss that cannot be justified. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development due to woodland covering almost the entirety of the site (priority habitat deciduous woodland) and its prominent location.

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