
Statement of Community Involvement

**LAND AT BIRD IN EYE FARM,
SOUTH OF BIRD IN EYE HILL,
UCKFIELD**

Development of Land at Bird in Eye Farm, south of Bird in Eye Hill, Uckfield for the erection of up to 290 dwellings, associated landscaping, informal open space and strategic SANG, with access from the B2102.

Prepared by Woolf Bond Planning LLP



Woolf Bond Planning
Chartered Town Planning Consultants

For

**CROUDACE HOMES LTD
AND
MR & MRS BERRY**



WBP Ref: 7336

August 2021

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Appendices

Appendix A – Invitation to Public

Appendix B – Website Pages

1. INTRODUCTION

- 1.1. This report is a summary of the public consultation activity undertaken in relation to the planning application for residential development of 290 dwellings on Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield.
 - 1.2. By way of background, Wealden District Council is required to produce a Statement of Community Involvement (SCI) as part of its Local Development Framework (LDF) to govern how the Council will consult the community and stakeholders in the preparation of planning documents. Wealden District Council's SCI was adopted on 22nd July 2020 and has been reviewed by the Applicant.
 - 1.3. The role of community involvement in the planning process is further supported by the Government in the National Planning Policy Framework (NPPF) which expects applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.
 - 1.4. The Applicant has made efforts to comply with all local planning guidance and has discussed appropriate pre-application requirements with the Local Authority. In addition to the community consultation event the scheme design has also evolved pursuant to a lengthy pre-application process that has been undertaken with the LPA and statutory consultees. Additional details are set out in the accompanying DAS and Planning Statement.
 - 1.5. A meeting was also convened with Uckfield Town Council and separately with Framfield Parish Council.
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2. THE CONSULTATION PROCESS

- 2.1. The community engagement was impacted upon by the Covid-19 restrictions at the time and as such comprised a leaflet drop that directed residents to the Woolf Bond Planning website.
- 2.2. The leaflets, an example is shown at **Appendix A** were distributed to a total of 3,500 local addresses within the vicinity of the Application Site inviting local people to visit the website where they were able to view the draft plans and associated commentary on a range of issues. The issues are listed below:
- Welcome
 - Site location and Context
 - Highways and Accessibility
 - Flooding and Drainage
 - Archaeology and Built Heritage
 - Ecology
 - Suitable Alternative Natural Green Space
 - Landscaping and Trees
 - The Draft Masterplan Process
 - Economic Benefits
 - Feedback and Next Steps
- 2.3. Upon viewing the website residents were able to e-mail any comments they had to office@woolfbond.co.uk with the on-line consultation running from 1st April to 23rd April 2021.
- 2.4. Additionally, the applicant and consultant team have had ongoing correspondence with officers at the Council, details of which are set out in the Supporting Planning Statement and accompanying Design and Access Statement.

3. CONSULTATION FEEDBACK

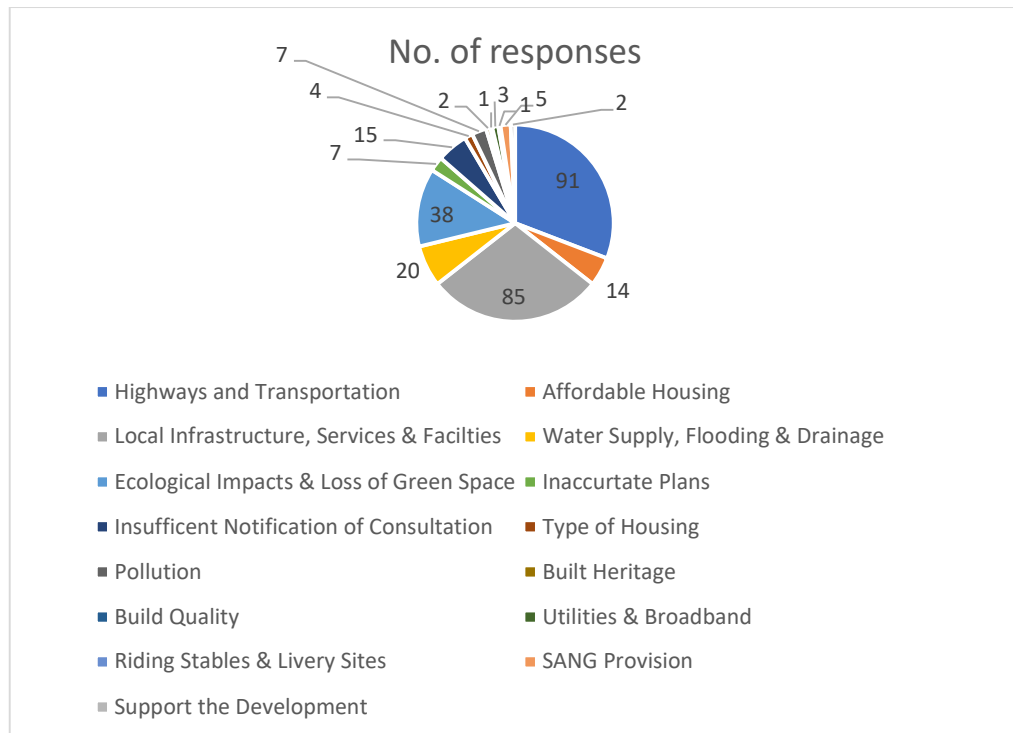
- 3.1. As a result of the leaflet distribution and notifications sent to Framfield Parish Council and Uckfield Town Council about the online consultation event, a total of 123 email responses were received from residents within the surrounding area.
- 3.2. Section 4 sets out a summary of all comments received in relation to the proposed scheme. Where appropriate, some respondents' comments have been directly quoted. All of the comments and questions raised by local residents during the public consultation period have been considered in finalising the planning application which accompanies this document.

4. RESPONSES TO CONSULTATION FEEDBACK

- 4.1. The following section sets out the Applicant's responses to the comments raised during the consultation period (outlined above in Section 3).
- 4.2. All comments have been taken into consideration in finalising the planning application which accompanies this Statement of Community Involvement. A summary of the comments received are summarised below.
- 4.3. A significant majority, 121 of the responses all oppose the proposed housing with 2 residents confirming their support for the scheme. Of the 123 responses the following issues were raised:

Subject	No. of responses
Highways and Transportation	91
Affordable Housing	14
Local Infrastructure, Services & Facilities	85
Water Supply, Flooding & Drainage	20
Ecological Impacts & Loss of Green Space	38
Inaccurate Plans	7
Insufficient Notification of Consultation	15
Type of Housing	4
Pollution	7
Built Heritage	2
Build Quality	1
Utilities & Broadband	3
Riding Stables & Livery Sites	1
SANG Provision	5
Support the Development	2

- 4.4. The pie chart over the page highlights those issues that were of more importance to residents based on the number of residents that raised such issues within their responses:



Water Supply, Flooding & drainage

- 4.5. Concerns were raised that the proposed development would put further stress on the areas water supply and increase the risk of flooding during periods of heavy rainfall that would be exacerbated by the additional housing. A number of the respondents also stated that flooding events within the surrounding area is becoming more frequent.
- 4.6. The application is accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy that confirms, subject to a number of SuDS drainage measures the scheme will ensure the site retains green field runoff rates thereby ensuring the scheme does not result in an increased risk of flooding.

Ecological Impacts & Loss of Green Space

- 4.7. 38 of the residents raised concerns over the impacts on the natural environment and the associated flora and fauna species together with the 'chipping away' of the open green space around Uckfield.

- 4.8. Of the 38 respondents approximately half raised concern over the permanent impacts on a number of protected species including badgers and dormice that are frequently found in and around the site. Other respondents objected to the gradual 'chipping away' of the green space around Uckfield that are frequently used by dog walkers and other residents that has been of particular importance during lockdown.
- 4.9. The scheme proposes a substantial area of SANG land that will measure approximately 26ha. The SANG will provide open space for both existing and future residents that will carefully landscaped with native species to enhance the sites biodiversity value.

Affordable Housing

- 4.9. Regarding affordable housing, whilst the respondents welcomed the provision of the affordable housing several thought that 50% should be provided as affordable housing.
- 4.10. Others raised concern and question how the affordable housing will be secured and not later sold on the open market.
- 4.11. The Application proposes 91 affordable homes (35% of the total dwellings to be provided). The mix and tenure split is a matter to be discussed through preparation of the Legal Agreement.

Wrong Type of Housing

- 4.12. Related to affordable housing was a concern that the scheme would deliver too many larger and more expensive houses that younger people cannot afford and are then forced to leave Uckfield. As such 4 of the respondents suggested that the development should comprise a greater number of smaller 1 and 2 bedroom houses and flats to cater for the younger people within the town.

Pollution

- 4.13. 7 of the respondents were concerned that the additional cars and delivery vehicles that the additional housing would give rise to would result in increased levels of air and noise pollution in and around the site and centre of Uckfield.

- 4.14. An Air Quality Assessment (“AQA”) has been undertaken in support of the Application Scheme, which includes the impact of the additional traffic on air quality in the surrounding area will not be significant, subject to the proposed mitigation measures, which can be secured by conditions. See the AQA for full details.

Heritage

- 4.15. Two of the respondents referred to the Oast House. One was pleased views of this old building would be opened up to the wider public the other considers it to be an unsightly building and wondered whether it could be removed as part of the proposal. Heritage matters are discussed in more detail in the accompanying Heritage Statement.

Other Matters

- 4.16. Before setting out the two largest areas of concern, a total of 27 respondents raised concerns of a range of issues that included the inaccurate plans; the insufficient leaflet drops and the lack of time available for responding to the consultation; the build quality of new housing; whether adequate broadband will be provided to cater for a post lockdown change to working habits and a further reduction in livery site provision.
- 4.17. Concern was raised by 7 people that the plans provided made no reference to the additional housing that is being provided in Uckfield including the Taylor Wimpey development at Ridgewood Place and the cumulative impact the significant housing developments will have.
- 4.18. 15 people stated that they had not been informed about the consultation and had insufficient time to respond and as such their comments were not as well researched as they would have liked. The Applicant extended the time period to the 23rd April to address residents’ concerns.
- 4.19. One resident stated that they hoped the build quality associated with the developer would be of a high standard when one considers the news stories about the quality of some new housing that are reported in the media.

- 4.20. Three of the respondents questioned whether, along with other utilities, that sufficient broadband would be provided to cater for the increased home working trend after the pandemic. One raised concern about a gradual loss of riding livery stables that meant they were having to travel further and further afield to find such facilities.

Highways and Infrastructure

- 4.21. The two main areas of concern related to the impacts the additional traffic will have on Framfield Road and the centre of Uckfield that will be exacerbated by the '1000's of new houses' that are being built in and around Uckfield and that the existing roads just could not cope with the additional traffic as well as the HGV's while the houses are being built.
- 4.22. Related to this were the concerns regarding the impacts on the already overstretched services and facilities including schools, dentists, doctor's surgery and supermarkets car parks.
- 4.23. A total of 91 residents raised concerns regarding the impacts on local roads infrastructure and local services and facilities. Concerns surrounding the anticipated increase of traffic on the already 'busy, unsafe' roads were raised and also how the road network would cope with the development of the proposed and the additional traffic associated with the on-going developments within Uckfield.
- 4.24. Of particular concern was Framfield Road and the amount of traffic that currently uses that road with the existing on-street parking that increases the pressure on the road residents say will be substantially impacted upon by the development and the other houses that are being built in Uckfield.
- 4.25. Residents also questioned the claim that future occupants would walk to Uckfield town centre which is impacted upon by the topography. Additional questions were raised over the effectiveness over the proposed SCOOT system proposed.
- 4.26. The Application is accompanied by a Transport Assessment that sets out how the SCOOT system will work to effectively manage traffic within the town centre that residents claim is a bottleneck and such measures will be discussed with the Highways Authority during the course of the application.

- 4.27. There were also concerns arising upon the impact the proposals would have upon the infrastructure and services in the area, in particular school places, doctors surgery spaces and a number of residents expressed concerns over an already poor internet service.
- 4.28. The development would attract a CIL Charge that upon review of the Council's Regulation 123 List provides for additional infrastructure within Uckfield. Such contributions towards infrastructure will be additional to site specific measures that will be secured by way of a s.106 Legal Agreement.

5. CONCLUSION

- 5.1. This Statement of Community Involvement summarises the public consultation process which has been undertaken prior to the submission of the accompanying planning application for Croudace Homes proposed residential development on Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield.
- 5.2. The Applicant would like to thank all local residents, representatives and stakeholders who have contributed to the consultation process. All comments received have been considered by the project team in preparation of the application.
- 5.3. Local residents and stakeholders will receive further opportunity to comment directly to Wealden District Council during the statutory consultation process, which begins following the registration of this application.
- 5.4. Full details of the evolution of the scheme design is set out in the accompanying Design and Access Statement; whilst the merits of the scheme having regard to relevant planning policy considerations is set out in the accompanying planning statement.



Public Consultation – have your say

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

Croudace Homes Ltd are preparing an outline planning application proposing the development of the site for up to 290 dwellings, access, parking, associated landscaping and publicly accessible open space including provision of a strategic Site of Alternative Natural Green Space (“SANG”)

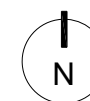
Our draft proposals for the site are available online:

www.woolfbond.co.uk/birdineyefarmsouth

Your views are important to us and will help inform our draft proposals before a planning application is submitted to Wealden District Council.

If you have any further questions please send your email queries to: office@woolfbond.co.uk. Alternatively, you can write to: Woolf Bond Planning, The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT.

Please submit any comments by Friday 16th April 2021.



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Rev: .

Aerial Site Plan

Ref: PRB/UCK/017

Mar 2021



- Welcome
- Site Location and Context
- Highways and Accessibility
- Flooding and Drainage
- Archaeology and Built Heritage
- Ecology
- Suitable Alternative Natural Greenspace (SANG)
- Landscaping and Trees
- The Draft Masterplan Proposals
- Economic Benefits
- Feedback and Next Steps

The consultation period has been extended. Please let us have any comments by Friday 23rd April 2021.

Welcome

Welcome to the consultation website for Croudace Homes' proposals for Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield.

Croudace Homes is a well-established residential developer founded in 1946 and to this day remains a family run business.

We are committed to building high quality homes backed up with a first class customer service. Our strength lies in the care and attention given to the internal and external design, specification of fixtures and fittings and a quality finish. This applies equally to the buildings and the landscaping and surroundings which enhance the street scene.

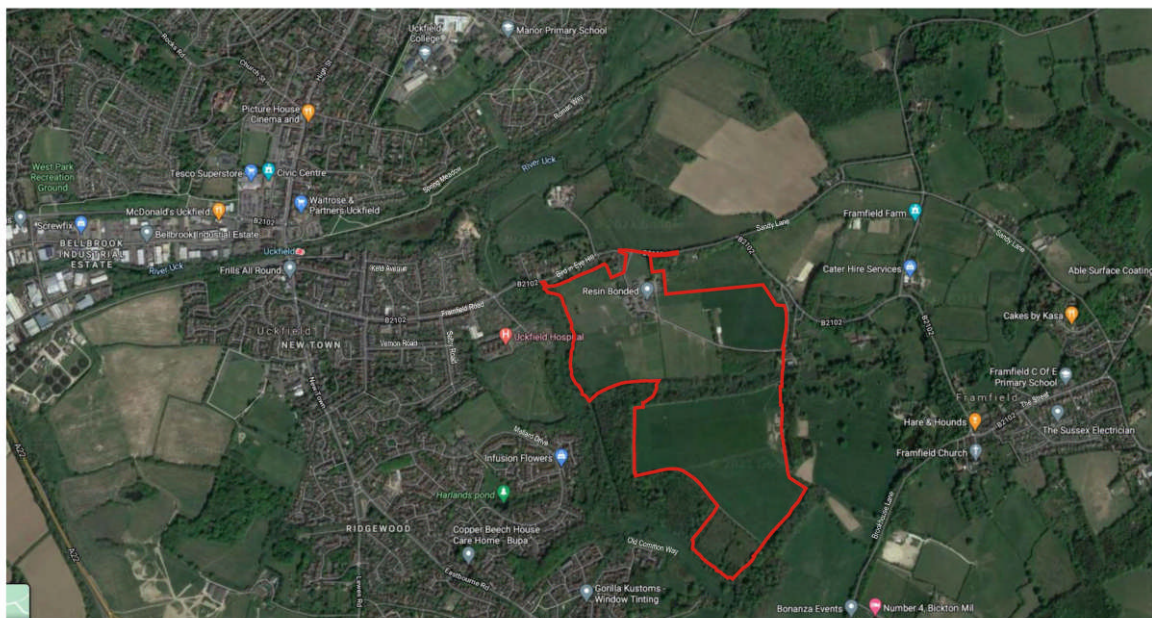
The proposals will provide a mix of up to 290 high quality new homes to include a range of house types including 35% affordable housing along with the with the onsite provision of a strategic SANG (Site of Accessible Natural Green

Top

- Quality landscaping and biodiversity enhancement;
- important contribution to the thriving community at Hermitage Park;
- Much needed new homes within a District which has seen a shortfall of housing in recent years;
- Investment in local highways network; and
- Financial contributions to off-site local services and facilities via a S106 Agreement, including towards education, sports & leisure, libraries, healthcare provision, youth services and bus services.

For more information on the scheme please view the 'Site Location and Context' and 'The Draft Masterplan Proposals' tabs above.

We would like your feedback on the proposals – please click [here](#) to complete a feedback form or use the contact details provided if you have any questions.





pastures and some plantation woodland to the east and south. Ancient Woodland lies along parts of the western, southern and south eastern boundaries as well as bisecting the site. The southern parcel of land is separated from rest of the site by a strip of Ancient Woodland known as Bird in Eye Shaw, which has a stream running through it and a pond. Ancient Woodland also extends along part of the western boundary.

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 barns currently occupied by several small business units, areas of hard standing, a number of stable blocks, a manège and a dwelling.

The Site is not covered by any statutory or non-statutory designations for landscape character or quality.

The Oast (Grade II listed building) at Bird in Eye Farm is located on the western side of the farmyard, around which the site is wrapped. It occupies an elevated aspect that affords a visual link between the building and the eastern edge of Uckfield.

Given the proximity of the Site to Uckfield town centre, this means there is easy access to the local shopping facilities, health facilities, schools, nurseries, the train station and job opportunities. Accordingly, the site affords a highly sustainable location in seeking to meet identified housing needs.

As part of the proposal, a footpath link within the Site will be provided to the existing footway on Bird in Eye Hill. Adjacent to the site is Uckfield Community Hospital and Bird in Eye GP Surgery.

Highways and Accessibility

General Highway Context

Pre-application meetings have been held with the Highway Authority (5th September and 5th December 2019) and Local Planning Authority (30th January 2020).

The Highway Authority supports extending the existing 30mph speed limit on Bird in Eye Hill beyond the proposed site access. This will enhance sustainable transport links to the site.

Sustainability

A shared footway/cycleway link from the site will be provided to the existing footway on Bird in Eye Hill.

National Travel Survey data reveals the majority of trips (80%) under one mile (1.6km) are undertaken on foot, and 15% of journeys between 1 and 5 miles (1.6 to 8km) are usually undertaken on foot.

Providing new homes on the application site, which is within 1.2km of the local shopping facilities, health facilities, eating and drinking establishments, schools and nurseries available within Uckfield, gives a realistic opportunity for these journeys to be made on foot.

Bus stops and Uckfield railway station are located within easy walking distance of the site, providing access to frequent bus and rail services to the surrounding area.

Site Access and Internal Layout

Vehicle access to the site will be achieved directly from Bird in Eye Hill, via a bellmouth arrangement. Commensurate visibility splays are achievable, are based on the recorded speed of traffic, and national guidelines.

The main spine road will be 5.5m wide which will allow simultaneous two-way movement of large vehicles.

Car and cycle parking will be provided in accordance with the East Sussex County Council standards.

Highway Impact

The proposed development will likely generate in the region of 150 two-way movements during the peak hour periods. If spread evenly across these periods, this equates to an additional 2-3 movements a minute.

The Highway Authority has requested that we consider the cumulative impact of other proposed sites within Uckfield, to assess the cumulative impact.

Capacity assessments have been undertaken at the two critical to the site signalised junctions and at the site access. To accommodate the increase in traffic from the proposed development within the town centre, it is proposed to



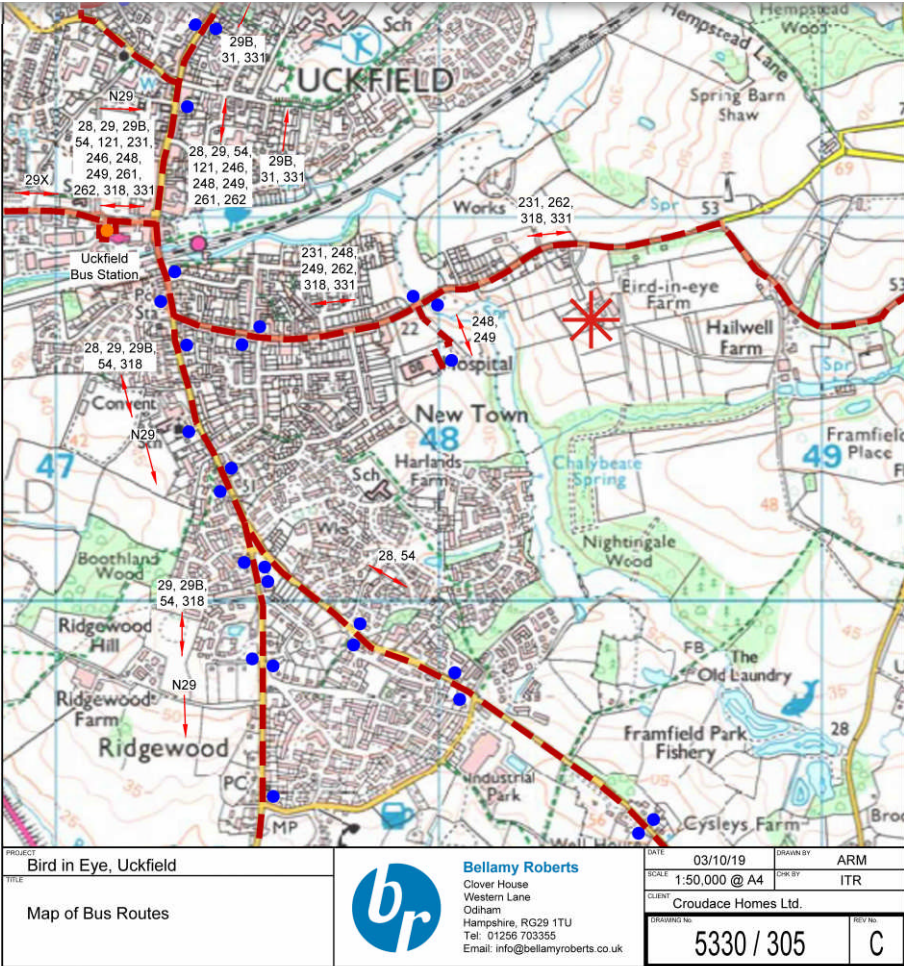
Extension to 30mph Speed limit to enhance sustainable modes of transport, supported by the Highway Authority.

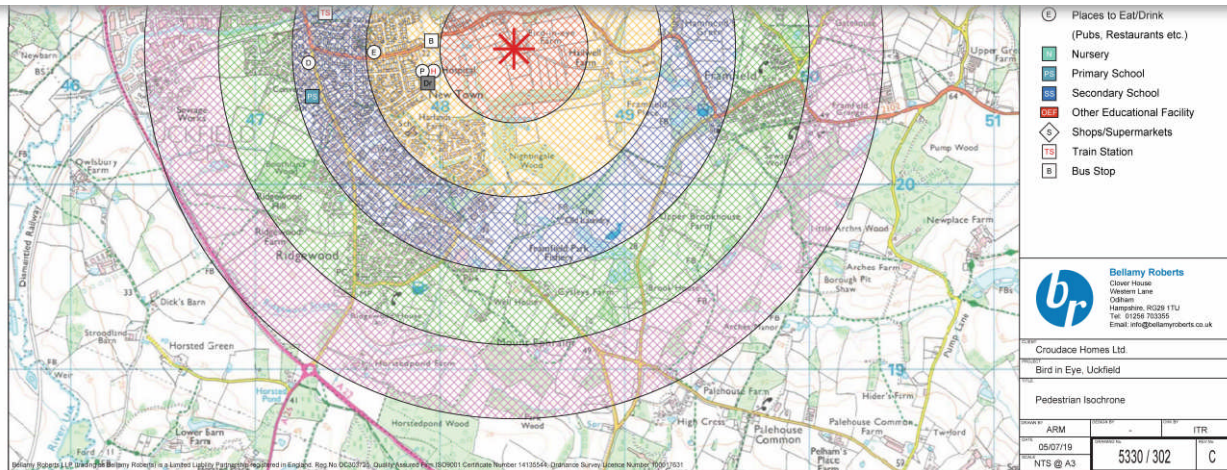
Improvements to the on-street parking regime long Bird in Eye Hill, which will improve vehicle flow and safety.

Installation of SCOOT system at the two town centre junctions to increase capacity.

Provide shared footway/cycleway from the site to Bird in Eye Hill.

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Flooding and Drainage

Flood Risk

The Environment Agency's (EA) "Flood Map for Planning" indicates that the majority of the site lies within Flood Zone 1 (low probability). Areas within Flood Zone 1 have been assessed by the EA as having less than a 1 in 1,000 annual probability of river or sea flooding (<0.1% of occurring each year).

Areas adjacent to the Framfield Stream along the western boundary and a minor watercourse within Bird-in-Eye Shaw to the south of the site are shown to be within Flood Zones 2 and 3 (medium and high probability). These areas represent the watercourses floodplain. The proposed development masterplan as adopted by the "sequential approach" recommended by the National Planning Policy Framework (NPPF) and accompanying "Flood risk and coastal change" Planning Practice Guidance (PPG), whereby proposed development is located wholly within Flood Zone 1 and areas within Flood Zones 2 and 3 left as open space. This seeks to not put future occupants at risk of flooding whilst also not increasing flood risk downstream.

The site is considered at low or negligible risk of flooding from all other sources, aside from surface water which is indicated to have a "high" risk in I Top 'ing

network does not surcharge in the 1 in 2 year storm event (i.e. 50% chance of occurring each year) and does not flood in the 1 in 30 year event (i.e. 3.33% change of occurring each year). These pipes will discharge into swales and/or a detention basin where runoff will be temporarily stored and slowly discharged (i.e. attenuated) at rates which match the existing greenfield scenario.

The surface water drainage system will be designed to manage the 1 in 100 year storm event (i.e. 1% chance of occurring every year), making an allowance for a 40% increase in peak rainfall intensity to account for the potential effects of climate change. In the event of storms which exceed this design standard, the site layout and proposed levels are such that exceedance overland flows will be directed away from properties and toward areas of open space.

By utilising SuDS, the surface water drainage strategy also presents the opportunity to contribute to amenity provision on site (providing useable spaces in the case of permeable paving or attractive open space with open, vegetated features) whilst seeking to enhance biodiversity on site. This will be achieved through continuing a collaborative design approach between the drainage engineers, landscape architects and ecologists as the proposals develop.

Foul Water Drainage

Foul water will discharge via gravity to the existing Southern Water public foul sewer within Bird in Eye Hill (B2102) north-west of the site.

With an expected 290 dwellings discharging at an expected rate of 4,000 l/dwelling/day, the total foul water discharge rate for the site is expected to be 14.5 l/s. Southern Water are currently reviewing whether the existing network has sufficient capacity to manage the additional flows. Following confirmation of capacity or if reinforcement works are required, consent under S106 of the Water Industry Act 1991 to connect into the public sewer will be obtained from Southern Water.

Examples of surface water drainage schemes:

Top



Swale (image courtesy of weADAPT)



Detention Basin (image courtesy of Morton-Roberts Consulting Engineers Ltd)



Archaeology and Built Heritage

Archaeology

An archaeological desk based assessment report has been produced, incorporating research of published and unpublished sources, a historic map studies exercise and the information held on the Sussex Historic Environment Record. The available information indicates that the Site is likely to contain evidence of agricultural cultivation dating from the Medieval period onwards. A low archaeological potential for finds or features relating to all other past periods of human activity has been identified.

In advance of any construction or landscaping activities the Site will be subject to an appropriate scheme of archaeological investigation. The details and scope will be agreed in advance with the Local Planning Authority and their archaeological advisors.

Any archaeological evidence that may be present within the Site is anticipated to be of low (local) significance only. Any evidence encountered during the field investigation will be recorded or removed as appropriate and a report produced for deposit with the relevant archive service.

Top

of The Oast.

The Oast is listed Grade II and is located in the centre of the group of buildings that comprise Bird in Eye Farm, facing the west half of the application site. It is the only listed building within the farm and sits within a cluster of older farm buildings and is the only building that has escaped significant alteration or adaption.

The Oast is a rare example of a hop kiln which included internal flues, with a furnace below, to heat the drying floor where the hop blossoms were laid out to dry. This design is different to the vast majority of kilns built in the 18th and 19th centuries. The building is listed because of what it tells us about the development of hop production at this time, not because of its age or its architectural qualities. This means that unlike other rural or agricultural buildings, The Oast is not considered important because of the way it is seen within the landscape like other agricultural buildings such as historic barns or granaries. The special interest of the building lies in its technical innovation, not the age of the building or its relationship to the landscape. However, the application proposals do provide an opportunity for the building to be seen and experienced within the landscape in a way that is not possible at present and in that way, to be better understood and appreciated.

In order to provide new and enhanced views of the listed building from within the application site, the proposed layout includes an area of public open space alongside the western boundary of the farm. This area is of a sufficient size to allow The Oast to be seen and understood as a former agricultural building and the development proposals would therefore provide new opportunities to see and experience the listed building.

The way in which the proposed housing is laid out also provides new views from the south to the listed building where the top of the building would be visible, and its distinctive cowl seen and easily recognised.

The southern part of the site would be public open space and so the impact on the immediate area around these fields would be negligible. They would remain as open areas of pasture or grassland and would not result in any change to Framfield Place and the Stables to the West of Framfield Place, to the east of the application site.

The proposed layout provides for new, enhanced views of The Oast as ^{Top} the masterplan and these new views are considered a heritage benefit because they



Image of The Oast

Ecology

The ecological baseline of the Site has been assessed over the past two years, with surveys having been carried out between early 2019 and Autumn 2020.

The Site is dominated by horse-grazed grassland fields of relatively low ecological importance; development of these areas of this habitat is not anticipated to have any significant adverse effects. Established boundary habitats of ecological importance include hedgerows and areas of broadleaved plantation and Ancient Woodland.

A number of protected species have been recorded within woodland, hedgerows and associated grassland field margins, including hazel dormice, low numbers of reptiles and low levels of bat foraging and commuting activity. Badgers, Top and barn owls are also known to use the habitats present within the Site.

and hedgerow planting will be provided and positive management of semi-natural habitats across the site will maintain and enhance resources for local wildlife. Bat and bird boxes will be incorporated into new buildings and provision of hedgehog holes in new garden fences will allow free movement throughout the Site.

Significant biodiversity net gain will be achieved through the delivery of a large area of (c.26ha) Suitable Alternative Natural Greenspace (SANG) within the southern and eastern part of the Site. Habitat creation and enhancement incorporated into the SANG design include the creation of dedicated wildlife ponds, establishment of areas of wildflower meadow grassland and new woodland and tree planting, which will provide additional habitats for a range of native fauna and achieve an overall biodiversity net gain.

Suitable Alternative Natural Greenspace (SANG)

A Suitable Alternative Natural Greenspace (SANG) is proposed as part of the scheme design, by way of mitigation for potential recreational impacts to Ashdown Forest Special Protection Area (SPA).

A considerable area of c.26.2ha has been identified for the proposed SANG, which includes areas of plantation woodland, ancient woodland and grassland. Residents will be able to use this area for walking and dog exercising, with visitors and their dogs having open access over SANG land at all times without restriction.

There will be direct access to the SANG from the proposed development, with a car park also in place. Direct access to existing footpaths, leading from the town of Uckfield, will allow residents to easily enjoy the SANG.

A circular primary walking route of c. 2.7km will be created within the SANG, with additional shorter walking routes and access through woodland and grassland areas also being provided. Enhancement of existing habitats and creation of new areas of woodland and tree planting, wildflower meadows and new ponds will provide a varied walking experience as well as increasing habitat diversity and net gains for biodiversity. Two viewpoints at the highest elevations of the Top will provide open views of the countryside to the south and east with the Top in these locations.



Top



Landscaping and Trees

Top

and also extends along part of the western boundary, is classified as 'Ancient Woodland'. The site has three trees identified as veteran, a Common Ash tree, on the edge of the ancient woodland and two English Oak trees, close to the eastern boundary.

The landscape of the site is not designated for its landscape character or quality. Views of the northern part of the site are available from parts of the town to the west and for a short section of Bird in Eye Hill when adjacent to the site. There are views of the southern part of the site along public footpath Framfield 65b as it follows the internal site boundary, but from here, there are no views of the northern part of the site, due to the intervening woodland.

The landscape-led design will provide housing in the northern part of the site only, while protecting and retaining the vast majority of the existing woodland, trees and hedgerows. The layout provides a wide viewing corridor to the Grade II Listed The Oast, with a children's play area and planting within it.

Where there are tree or other vegetation losses, they will be mainly of low quality. The new housing would be set away from the Ancient Woodland and veteran trees, beyond a buffer of at least 15m. Open, landscaped areas are to be retained either side of the retained hedgerow and tree belt. These areas will be part of the extensive new public open space around the housing parcels. Trees are proposed to be planted, for amenity value as well as for biodiversity benefits, within the open space. Street trees will provide visual and wildlife connectivity between the streets and public open space.



The Draft Masterplan Proposals

Masterplan Approach

A number of technical reports have been prepared which have helped to understand the opportunities and constraints both on and off Site.

The technical analysis undertaken has considered a range of disciplines, including design, ecology, flood/drainage, heritage, highways, landscape, trees and impact on local services and facilities. All of these considerations have informed the draft proposals for the Site.

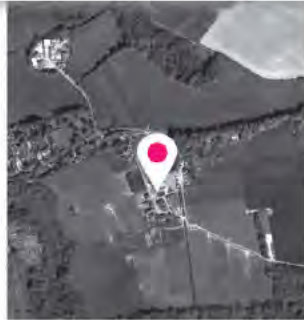
Key to the evolution of the layout of the proposed development is the presence of existing trees and hedgerows. In particular, a line of existing hedgerow which bisects the Site to the east of the existing farm buildings has been identified as an important part of the character of the Site, and is proposed for retention with a 5m buffer zone. This effectively creates a green corridor down the centre of the Site. Furthermore, there are 15m minimum buffer zones provided to the Ancient Woodland to the south.

Analysis of the Site's topography and drainage requirements has informed the siting of a large proposed balancing pond towards the south-western corner of the site, outside the Ancient Woodland. Together with the constraint of the farm buildings, identification of these features to be retained and/or created Top s in parcels of land which can be developed for housing.

The final land uses will be subject to review and will be determined by feedback received from various stakeholders and will also be determined by the evolution of the Masterplan.







The proposal

Up to
290
New homes

35%
Affordable homes

Other details:

A new play area will be located in the heart of the residential development. There will also be provision of a 30ha SANG with associated parking and an integrated footpath network which will be accessible to everyone. A range of biodiversity enhancements will be delivered including new woodland, tree planting, and areas for wildflower planting and bird nesting.

Construction benefits



£54m
Construction value
(total construction cost)



£35.7m GVA
Economic output
(additional GVA p.a.)



202 Jobs
Construction jobs
(temporary jobs over the c4.5 year build period)



246 Jobs
Supply chain jobs
(indirect/induced 'spin-off' jobs supported)



Operational and expenditure benefits



£1.6m
First occupation expenditure
(spending to make a house 'feel like a home')



£3.9m
Resident expenditure
(within local shops and services p.a.)



42 Jobs
Supported jobs
(from increased expenditure in the local area)



Local Authority revenue benefits



£3.5m
Planning contributions
(S106 or CIL)



£675,000
Council Tax revenues (p.a.)



30ha
SANG
(Accessible to everyone)



Over £330,000
Bus Service Contribution



Analysis and design by Lichfields (February 2021)

Top



Any personal information will not be shared and will be treated in strictest confidence in accordance with GDPR regulations.

Name:

Address:

Your comments:

Submit

Next Steps

The consultation period has been extended. Please let us have any comments by **Friday 23rd April 2021**.

All comments will be reviewed and any necessary amendments will be made to the scheme as a result.

We will continue our dialogue with Framfield Parish Council, Uckfield Town Council, Wealden District Council and Statutory Consultees.

An outline planning application is expected to be submitted this Spring.

Wealden District Council will advertise the application and will undertake their own statutory consultation process.

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