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

Core Document List

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

LPA Ref: WD/2024/1799/MAO

26th June 2025

CD1	**Planning Application Documents**
CD1.1	Planning Application Form and Certificates
CD1.2	CIL form
CD1.3	Supporting Planning and Affordable Housing Statement (Woolf Bond)
CD1.4	Design and Access Statement (Paul Brown Architects)
CD1.5	Site Location Plan No. PRB/BIE/201C
CD1.6	Illustrative Site Layout Plan No. PRB/BIE/202K
CD1.7	Constraints & Opportunities Plan No. PRB/BIE/203C
CD1.8	Illustrative Parameter/Land Use Plan No. PRB/BIE/204F
CD1.9	Illustrative Street Scenes Plan No. PRB/BIE/205D
CD1.10	Indicative Storey Heights Plan No. PRB/BIE/206
CD1.11	Landscape Strategy and SANG Design Plan No. CSA/2646/123 Rev B
CD1.12	SANG Outline Ecological Management Plan (Ecology Partnership)
CD1.13	Transport Assessment (Milestone Transport Planning)
CD1.14	Framework Travel Plan (Milestone Transport Planning)
CD1.15	Landscape and Visual Impact Assessment (CSA Environmental)
CD1.16	Agricultural Land Classification (CSA Environmental)
CD1.17	Application Covering Letter (Woolf Bond)
CD1.18	Arboricultural Impact Assessment (Barton Hyett Associates)
CD1.19	Tree Survey and Constraints Plan BHA_741_01 Rev C (Barton Hyett Associates & CSA Environmental)
CD1.20	Biodiversity Checklist (Ecology Partnership)
CD1.21	Biodiversity Net Gain Assessment (Ecology Partnership)
CD1.22	Habitat Regulations Assessment Screening Assessment (Ecology Partnership)
CD1.23	Preliminary Ecological Appraisal (Ecology Partnership)
CD1.24	Ecological Impact Assessment (Ecology Partnership)
CD1.25	Draft Heads of Terms for Legal Agreement (Wolf Bond Planning)
CD1.26	Flood Risk Assessment and Drainage Strategy (Ardent Engineers)
CD1.27	Air Quality Assessment and Emissions Mitigation Assessment (SLR)
CD1.28	Energy and Sustainability Statement (Energist)
CD1.29	Archaeological Desk Based Assessment (RPS)
CD1.30	BNG Metric Calculation for development zone (Ecology Partnership)
CD1.31	BNG Metric Calculation for SANG (Ecology Partnership)

CD1.32	Phase 1 Contamination Assessment (Land Science)
CD1.33	Geophysical Survey Report (Sumo Survey)
CD1.34	Statement of Community Involvement (Fairthorn)
CD1.35	Heritage Statement (Montague Evans)
CD1.36	Sequential Test (RPS)

CD2	**Consultation Responses**
CD2.1	Forestry Commission 13th May 2025
CD2.2	Sussex Police 19th May 2025
CD2.3	East Sussex County Council Highways 19th May 2025
CD2.4	Town Legal letter to PINS 10th February 2025
CD2.5	Town Legal letter to PINS 23rd May 2025
CD2.6	Uckfield Town Council letter to PINS 25th May 2025
CD2.7	Framfield Parish Council Consultation Response 26th May 2025

CD3	**Statements of Case**
CD3.1	Appellant's Letter to PINS when lodging Appeal (3rd December 2024)
CD3.2	Appellant's Statement of Case (December 2024)
CD3.3	Wealden District Council's Statement of Case (January 2025)

CD4	**Statements of Common Ground and Draft Conditions**
CD4.1	Planning Statement of Common Ground (24th January 2025)
CD4.2	Highways Statement of Common Ground (21st May 2025)
CD4.3	Heritage Statement of Common Ground (17th June 2025)
CD4.4	Addendum Statement of Common Ground (4th June 2025)
CD4.5	Schedule of Agreed Draft Conditions (9th June 2025)

CD5	**Wheatcroft Submission: Amended and Additional Application Particulars**
CD5.1	Appellant's Letter to the Planning Inspectorate (9th May 2025)
CD5.2	Proposed Access Plan No.23138/001 Rev J
CD5.3	Shared Footway/Cycleway Plan No. 23138/004 Rev F
CD5.4	Overall Access Strategy Plan No. 23138/006 Rev H
CD5.5	Illustrative Site Layout Plan No. 292403-TOR-SK-102
CD5.6	Illustrative Parameter Land Use Plan No. 292403-TOR-SK-103
CD5.7	Indicative Storey Heights Plan No. 292403-TOR-SK-104
CD5.8	Landscape Strategy Plan No. CSA/2646/123F
CD5.9	Road Safety Audit (Gateway RSE) (6th May 2025)
CD5.10	Designers Response and Highway Plans (Milestone Transport Planning) (6th May 2025)

CD5.11	Arboricultural Note on Highway Access and Footway/Cycleway link (Barton Hyett) (7th May 2025)
CD5.12	Drainage and Level Strategy Update Summary Report No. 2401070-R02 (Ardent) (May 2025)

CD6 Local Planning Policy and Guidance

Development Pan

CD6.1	Wealden District Core Strategy Local Plan (Adopted February 2013)
CD6.2	Saved Policies of the Wealden Local Plan (Adopted 1998)
CD6.3	Wealden District Affordable Housing Delivery Local Plan (Adopted May 2016)

Guidance

CD6.4	Wealden Design Guide (November 2008)
CD6.5	Wealden Local Plan Sustainability Appraisal Scoping Report (February 2021)
CD6.6	Draft Outdoor Playing Space Supplementary Planning Guidance Document (February 2003)
CD6.7	WDC Housing Land Supply Statement (Update February 2025)
CD6.8	Planning (Listed Buildings and Conservation Areas) Act 1990

Emerging Local Plan

CD6.9	Wealden Draft Local Plan Reg 18 (March 2024)
CD6.10	WDC Local Development Scheme 2025 (March 2025)
CD6.11	Wealden Local Housing Needs Assessment (ICENI) (August 2021)
CD6.12	SHELAA Extracts (Jan 2019)
CD6.13	SHELAA Extracts (Feb 2024)

CD7 Heritage Guidance and Related Information

CD7.1	Planning Practice Guidance: Historic environment
CD7.2	Bedford BC v SSCLG [2013] EWHC 2847 (Admin)
CD7.3	R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899 (Admin)
CD7.4	Holocaust War Memorial Appeal Decision: APP/XF990/V/19/3240661
CD7.5	Historic England: GPA3: The Setting of Heritage Assets (Second Edition; December 2017)
CD7.6	South Lakeland DC v SSE [1992] 2 AC 141
CD7.7	Barnwell Manor Wind Energy Ltd v East Northamptonshire DC [2014] EWCA Civ 137
CD7.8	Historic England: Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice in Planning: 2 (March 2015)
CD7.9	Historic England *Local Heritage Listing: Identifying and Conserving Local Heritage (*HEAN 7) 2021

CD7.10	Bramshill v SSHCLG [2021] EWCA Civ 320 considers the approach to heritage harm paras 66, 71 – 73.
CD7.11	National Heritage List description for Oast House to the north west of Bird in Eye Farmhouse
CD7.12	New City Court Appeal Decision: APP/A5840/W/22/3290473
CD7.13	Catesby Estates v Steer [2018] EWCA Civ 1697
CD7.14	Historic England: National Farmsteads Character Assessment 2014
CD7.15	Historic England: Farmstead Assessment Framework 2015
CD7.16	Historic England: National Farm Building Types 2014

CD8 Trees, Ancient Woodland and Ecology

CD8.1	BS5837:2012 'Trees in Relation to Design, Demolition and Construction'
CD8.2	Assessment guide: ancient woodland, ancient and veteran trees, Natural England
CD8.3	Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - 14 January 2022. (Standing Advice)
CD8.4	Woodland Trust: Impacts of nearby development on ancient woodland – addendum December 2012
CD8.5	Planning for Ancient Woodland. Planners' Manual for Ancient Woodland and Veteran Trees July 2019
CD8.6	Magic Mapping showing Ancient Woodland
CD8.7	Magic Mapping showing Priority Habitat Inventory (Deciduous Woodland)
CD8.8	Woodland Trust: Impacts of nearby development on ancient woodland –December 2008
CD8.9	Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) – August 2021

CD9 Highway Guidance and Related Information

CD9.1	Manual for Streets
CD9.2	Manual for Streets 2
CD9.3	Chartered Institute of Highways and Transport (CIHT) 'Planning for Walking' (2015)
CD9.4	CIHT 'Providing for Journeys on Foot' (2000)
CD9.5	CIHT 'Planning for Cycling' (2014)
CD9.6	Road Safety Guidelines – DRMB GG119
CD9.7	DMRB CD109 - Highway Link Design
CD9.8	Cycle infrastructure design (LTN 1/20) (DfT) (27th July 2020)
CD9.9	DMRB CD116 - Geometric Design of Roundabouts
CD9.10	GG101 Introduction to the Design Manual for Roads and Bridges
CD9.11	DfT Circular 01/2013 (Revised March 2024) - Setting Local Speed Limits
CD9.12	ESCC PS5-02 - Local Speed Limits and 20mph zones

CD10 Court Judgements

CD10.1	St Albans v Hunston Properties Ltd, R (On the Application Of) & Anor [2013] EWCA Civ 1610 (12 December 2013)
CD10.2	Eastleigh BC v SSCLG [2019 EWHC 1862 (Admin)
CD10.3	Wokingham BC v SSCLG [2019] EWHC 3158 (Admin)
CD10.4	High Court Judgment of Phides Estates (Overseas) Limited vs the Secretary of State for Communities and Local Government et al [2015] EWHC 827 (Admin) Clarifies the considerations to be taken into account when determining the weight afforded to a housing land supply shortfall (paragraph 60).
CD10.5	Supreme Court Judgement of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP and another v Cheshire East Borough [2017] UKSC 37 Weight to be given to settlement boundary policies based on an out-of-date housing need (Paragraphs 45 and 63)
CD10.6	Hallam Land Management Ltd v SSCLG [2018] EWCA Civ 1808 Considering the extent of the housing land supply shortfall – paras 50 to 52.
CD10.7	Oxton Farm v Harrogate BC [2020] EWCA Civ 805 Weight to be given to out of date policies is a matter of judgement – para 52
CD10.8	Gallagher Homes Limited (2) Lioncourt Homes Limited v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin) Sets out valuable guidance for all involved in the plan-making process on the objective assessment of housing need.
CD10.9	Vistry Homes Ltd v Secretary of State for Levelling Up, Housing And Communities & Ors (Rev1) [2024] EWHC 2088 (Admin)
C10.10	Supreme Court Judgement of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP and another v Cheshire East Borough [2017] UKSC 37 (weight to be given to settlement boundary policies based on an out-of-date housing need (Paragraphs 45 and 63)
CD10.11	*Jeeves v Gravesham BC* [2007] 1 P&CR 15
CD10.12	Wathen-Fayed v Secretary of State for Levelling Up, Housing and Communities [2023] EWHC 92 (Admin)
CD10.13	Mead & Redrow v SoS LUHC, North Somerset Council and Hertsmere Borough Council [2024] EWHC 279 (Admin)

CD11 Wealden Appeal Decisions and Committee Reports

CD11.1	Appeal Decision, Land at Old Orchard House, Horebeech Lane, Horam (APP/C1435/W/22/3297371) (4 Aug 2022)
CD11.2	Land West of Station Road, Hailsham (Sept 2022)
CD11.3	Morning Mill Farm, Eastbourne Road, Lower Willingdon (Sept 2022)
CD11.4	Old Nursery House, The Street, Framfield (Jan 2023)
CD11.5	Coldthorn Barn, Coldthorn Lane, Hailsham BN27 3PJ (March 2023)
CD11.6	Land North of Jubilee Drive and Highgrove Crescent, Polegate (APP/C1435/W/22/3310445) (27 June 2023)
CD11.7	Costs Decision, Land North of Jubilee Drive and Highgrove Crescent, Polegate (APP/C1435/W/22/3310445) (27 June 2023)

CD11.8	Appeal Decision at Whinlatter, St. Marks Road, Tunbridge Wells (APP/C1435/W/24/3342914) (Dec 2024)
CD11.9	Hop Garden Nursery, Eastbourne Road Halland under APP/C/1435/W/19/3226973
CD11.10	The Forge, Eastbourne Road, Halland APP/C/1435/W/19/3229579
CD11.11	Bramblebank, Lewes Road, Halland APP/C1435/W/21/3275234
CD11.12	Land adjacent Old Orchard, House, Horebeech Lane, Horam
CD11.13	Land North of Eastbourne Road WD/2022/2785/MAO (7 November 2024)
CD11.14	Land North of Eastbourne Road WD/2024/2955/MAO (27 March 2025)
CD11.15	Appeal Decision at Silver Birches, Street End Lane, Broad Oak (APP/C1435/W/24/3341961) (Jan 2025)
CD11.16	Appeal Decision at Land north of the A272, Buxted, East Sussex (APP/C1435/W/24/3353821) (20 June 2025)
CD11.17	Appeal 3353821 at Buxted – Scheme Masterplan
CD11.18	Appeal 3353821 at Buxted – Statement of Common Ground extract: Map of Site and Heritage Assets

CD12 National Planning Policy Documents & Ministerial Guidance

CD12.1	National Planning Policy Framework (December 2024 (as updated February 2025))
CD12.2	"Building the homes we need" Ministerial Statement by Matthew Pennycook (MHCLG) made on 12th December 2024

CD13 Misc. Appeal Application Particulars

CD13.1	Dormouse Report 2024 (Ecology Partnership)
CD13,2	Bat Survey Report 2024 (Ecology Partnership)
CD13.3	Bat Survey Report 2025 (Ecology Partnership)
CD13.4	Reptile Survey Report 2024 (Ecology Partnership)

CD14 Previous Appeal Site Proposals

<u>Appeal Scheme from 2009</u>

CD14.1	SoS Appeal Decision 2009
CD14.2	2009 Appeal Layout

<u>Appeal Scheme from 2023</u>

CD14.3	Appeal Decision (3307820) (12 Oct 2023)
CD14.4	Site Location Plan No. PRB/BIE/PA1L
CD14.5	Parameter Land Use Plan No. PA4E
CD14.6	Illustrative Site Layout Plan No. PA2S
CD14.7	Landscape Strategy & SANG Design Plan No. CSA/2646/114M
CD14.8	Site Access Plan 5330/021 Rev P
CD14.9	Heritage Statement (RPS) (March 2022)
CD14.10	Heritage Proof of Evidence from T Copp (RPS) (July 2023)

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