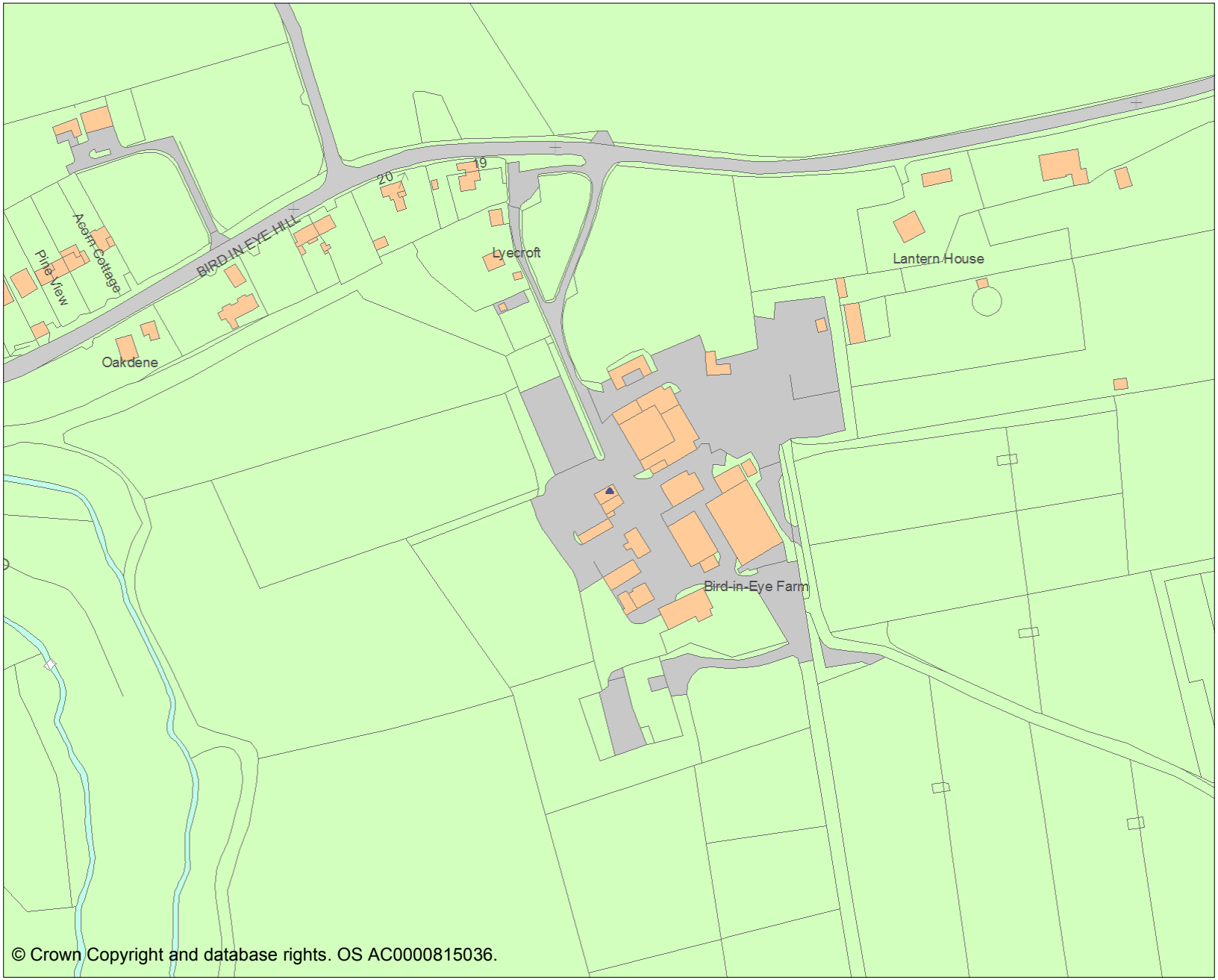
APPENDIX A

Location of Bird In Eye Oast



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: OASTHOUSE TO THE NORTH WEST OF BIRD IN EYE FARMHOUSE

Heritage Category:	Listing
List Entry No :	1028381
Grade:	II

County: East Sussex

District: Wealden

Parish: Framfield

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 48385 20780
Map Scale:	1:2500
Print Date:	18 June 2025

Historic England

www.historicengland.org.uk

APPENDIX B

Pre-application advice (PE/2024/012/E)

OUR REF: RF/PE/2024/0122/E
ASK FOR: **Ralph Forder Tel:** [redacted]
DATE: 04 June 2024
YOUR REF:

Wealden District Council

Mr Steven Brown
[redacted]

Head of Planning and Environmental Services

Dear Mr Brown

Re: PE/2024/0122/E
UP TO 235 DWELLINGS, A REDUCED SANG, A REVISED ACCESS DESIGN, AND THE OMISSION OF LAND TO THE SOUTH OF BIRD IN EYE SHAW.
LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD, UCKFIELD

This letter serves as a summary of the main matters discussed during the pre-application meeting on 23rd May 2024.

Can I thank you for engaging with the Council at pre-application stage and hope the service offered added value to the project.

The site has a recently dismissed appeal subject to Public Inquiry for a greater amount of development over a larger site area. The revised scheme presented at the pre-app is attempting to overcome the principle matters that the scheme was dismissed at appeal for.

This pre-application advice as reflected in the meeting does not set out a full comprehensive appraisal of the development in totality but focusses on the main points of difference that were determinative from the appeal. The meeting focussed on the key points set out in para 6.4 of the pre-app letter. This structured the meeting and the pre-app comments are made in reference therefore to that 'agenda'. It is assumed you are aware of all major policy requirements for the scheme based on the previous submission.

1. Principle of development

Paras 49-53 of the Appeal decision were agreed to be clear that the location of the development in terms of proximity to Uckfield and options for non-car transport means were acceptable to the Inspector and the development boundary breach was not fatal to any development of the site.

disability confident EMPLOYER

south east LABC

Wealden District Council, Vicarage Lane, Hailsham, East Sussex BN27 2AX
T **01323 443322** F **01892 602777**
planning@wealden.gov.uk **www.wealden.gov.uk**

Clearly this position was adopted based on the fact that the most relevant local plan polices (including those for housing) were out of date and that the Council does not have a 5yr (or 4yr) housing land supply.

As you are aware the Council is working towards a new local plan (which this site is not within presently in terms of a growth option) and seeking to secure a 4yr housing land supply position to protect the passage of that plan in line with para 226 and footnote 8 of the NPPF. The plan has concluded its reg 18 consultation such that the Council would be required only to demonstrate a 4yr supply of housing at the present time. The supply is below this presently but active steps are being made to bring it above 4yrs.

Were the Council to achieve a positive housing land supply position and/or an up to date Local Plan, which this site did not fall in, this would alter the planning balance in terms of the principle of development of this site. In regard to this, it was set out that you intend to continue to engage with the plan process to seek inclusion of the site.

One further matter highlighted was that because of the ASNW, Heritage and flood risk matters the Presumption in Favour had not been engaged for the appeal scheme. That would remain the case for any revised scheme unless those matters for which the NPPF directs refusal could be addressed. Obviously were any revised scheme able to engage the presumption in favour the planning balance would materially alter in favour of the scheme as any remaining harm would have to significantly and demonstrably outweigh the considerable benefits (accepted by the Inspector) of the scheme.

2. Highways access and design

It is understood that you have separate pre-application engagement with ESCC highways. Clearly there were matters of highway safety identified and supported by the Inspector.

The roundabout solution is designed to alleviate these. Commentary was made by officers over the need to ensure any highway solution does not cause potential conflict with the parcel of land to the north (confirmed to be in the same ownership). It is understood there is a 'joined up' approach to the highway solution to prevent prejudicing other land coming forward.

Technical matters of highway safety will be assessed by the Highway Authority. It was stressed that the solution will need to protect the important trees around the access point.

Discussion was made about the possibility of retaining the previously proposed vehicular access into the eastern portion of the site to the northeast of the industrial units (primarily in relation to the wider concerns over heritage impacts set out below). It is understood that there may be conflict between the new access arrangements proposed and the retention of this point of access. It is an area that with the comments below on design and heritage may need further investigation.

3. Schematics

The scheme is outline with all matters except access reserved. This would include the access point and the main arterial routes through the development usually. As set out in the heritage section there is still concern over the western part of the development that includes the main access road through the site in the proposed scheme.

Overall the illustrative scheme does seem a fairly dense layout with a predominance of dominant on-street parking and significant use of rear parking courts. These are all features that would be undesirable in design terms to the LPA. There is little space for landscaping within the built areas.

Whilst the scheme would reserve appearance, scale, layout and landscaping it is not clear that the quantum of development can be accommodated in an appropriate form. The appeal decision is broadly silent on this matter owing to the overriding conflicts on principle issues. I would suggest the illustrative details show some concerns over the ability to deliver the quantum of development in an appropriate manner at RM. This could be covered in an 'upto' inclusion within the description of development, but in association with comments regarding heritage etc it may be that the quantum of development needs to be reduced.

These concerns are further emphasised by the topography on the site that could further impact on design and layout, dependent on the extent of cut and fill and the resultant need for greater separation distances between units to meet the requirements of the Wealden Design Guide in terms of privacy.

4. Ecology (ASNW, SANG,BNG)

The revised scheme has removed the southern SANG land removing the need for pathways through the ASNW. In addition, all built form lies outside the 50m buffer to the ASNW and the 15m buffer was explained to be respected for all other engineering works such as the SUDS basins.

In addition, the buffer area will be planted with landscaping that will seek to minimise intrusions from residents within the zones with recreation routes outside the 15m buffer and planting designed to 'prevent' easy access to the ASNW.

Whilst the buffer areas would comply with minimum requirements of NE standing advice for the minimum buffer there are a number of matters raised by the Inspector in para 25 of the appeal decision in relation to ASNW woodland not solely relevant to the ASNW buffer. Any submission would need to demonstrate how these impacts would be prevented from causing loss or deterioration of the irreplaceable habitat as they were identified independently from the path through the ASNW as matters that could cause some deleterious impacts.

Clearly the Appeal scheme did not demonstrate any exceptional reasons to permit loss or deterioration of the irreplaceable habitat under para 186(c). As such unless a revised scheme can demonstrate no loss or deterioration of the irreplaceable habitat the NPPF would retain a direction to refusal as the inference is that a lesser scheme would be less likely to demonstrate exceptional reasons to permit.

The SANG area shown on the revised scheme was explained to meet the size requirements for the number of residents of the scheme and could secure appropriate walking routes etc to meet the requirements of the Natural England guidance for SANGS. This would need to be proven through submissions with the revised scheme.

Since the appeal scheme was submitted the Biodiversity Net Gain regulations have come into force. Any new application will need to have regard to the BNG regulations. Any submission will require the Statutory Biodiversity Metric to be completed and submitted with any application. Development will need to demonstrate a minimum BNG of 10%. Whilst the appeal decision refers to a BNG of 40% it was explained this would not be the case for the revised scheme which would seek to meet the 10% requirement.

5. Heritage

Whilst heritage was not an issue for the original appeal in 2008/2009 and was not a point of difference between parties at the most recent appeal the Inspector raised significant concerns over the impact of the development to the heritage significance of the listed Oast House. This assessment is set out in para 58 with the harm identified as being less than substantial in para

61 of the appeal decision. Paras 63-69 carry out the public benefit test under para 208 of the NPPF.

In terms of harm to the setting the main factors related to the visual impact to the rural setting of the Oast House and the impact to the tranquillity of its setting. The scale of development was also considered to compete with and distract from the landmark quality of the building.

The pre-app scheme has sought to reduce the amount of built form to the west of the Oast House. It is accepted that it is the western part of the site that results in the harm to the setting of the heritage asset. Whilst reduced development is shown in this area the view provided by the Heritage Officer was that the scheme did little to materially reduce the identified harm from the appeal scheme. There is still significant residential development in the rural setting of the Oast House and the long and engineered access road would result in similar levels of harm to the dismissed scheme.

The view was that the development to the northwest corner should be excluded and the southern portion shrunk back to the easement with the road moved to utilise the original north-eastern access to the eastern part of the site. It is understood there may be highway constraints to this but from a heritage perspective this would be a significant improvement in terms of setting impacts. Such changes would obviously reduce the quantum of development that could be accommodates on the site.

The conclusion given on the amended scheme, the subject of this pre-application, was the level of harm would be comparable to the appeal scheme.

Turning to benefits these were set out by the Inspector. There are no new and additional public benefits to the revised scheme other than some works proposed around the Oast House itself to include remedial work to the building. These were not considered by the Heritage Officer to be significant public benefit given the current good condition of the building and the existing immediate setting.

There would be less housing provided along with reduced public benefits associated with this. Additionally the SANG would be sized to meet the needs of the development only reducing significantly any wider public benefit from the larger SANG. The BNG is reduced from the 40% previously quoted lessening the public benefit of this.

In summary, the level of harm to the heritage asset is not materially reduced in the view of the Council in the pre-app scheme and the actual public benefits are reduced such that even were there any marginal reduction in harm to the setting, this would be offset in the public benefit test in terms of lesser public benefits. It appears that further consideration is needed prior to submission of any scheme to go further on preservation of the setting of the heritage asset to avoid a direction to refusal under the NPPF. Clearly, the recent appeal decision is a significant material consideration in this assessment.

6. Drainage and Floodrisk

Whilst the R6 party raised issue over drainage of the site the appeal decision is clear that this was not a matter that warranted refusal it being able to be controlled via condition/at RM stage based on the Inspector's conclusions in the decision letter.

It was discussed that there seemed to be some confusion in terms of areas that were actually in floodzone 2 or 3 within the appeal decision. During the meeting the most recent SFRA mapping with climate change was shown to suggest the cycle/pedestrian access point to the NW was likely to be outside any area at risk of flooding. The wider developed areas of the site were also (as accepted in the appeal) in floodzone 1 and outside the areas at risk from surface water flooding.

However, you confirmed that the outfall for the SUDS scheme is in FZ3 and there is a small area of surface water flood risk around the proposed access point. It is agreed that where part of the site falls in an area at risk of flooding (from any source) a sequential test is required. Failure of the sequential test would direct refusal.

Consideration of a sequential approach to development on the site (managing the surface water risk and putting the developed areas in FZ1 in this case) and the exception test and para 173 criteria would only apply were the sequential test passed. It is for the LPA to determine if the sequential test is passed but as the applicant you would need to provide the information through any application submission to assist the LPA in applying the test.

The appeal decision set out that the sequential test provided for the appeal scheme was not appropriate in terms of the area for which reasonably available sites was considered.

Para 027 of the NPPG sets out for individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. Para 028 sets out that reasonably available sites are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged by the development. The absence of a 5yr supply is not relevant to the sequential test for individual applications and that would apply here.

There is no justifiable position to suggest that the sequential test should be limited to the area of 7km of the Ashdown Forest as set out in the appeal decision. I would suggest the wider HMA is most likely to be the smallest area that could be considered, though actually a scheme such as this could in reality be considered 'district wide'. HMA are set out in the Wealden Local Housing Needs Assessment 2021. If you wished to submit an outline of what would be considered site parameters for other reasonably available sites I may be able to assist in confirming these prior to you carrying out abortive work. It could include a selection of smaller sites or part of a larger site potentially.

The site is assessed under the Council's SFRA 2 (2023). Use of the SFRA 1 (2022) and SFRA 2 to frame the sequential test would be of assistance to you.

Unless you can provide a red site area that excludes areas at risk of any form of flooding there appears to be no exceptions for the drainage outfall in terms of application of the sequential test. This is based on a cursory search through appeal decisions and the NPPG. Should I become aware of any concession to this within appeal decisions or guidance I will forward these on.

Presently there is heavy scrutiny towards foul drainage capacity within the District, particularly with regard to unauthorised use of stormwater outfalls. Consents where granted are subject to a Grampian condition requiring all network reinforcement and capacity issues required to be provided as part of the development with the improvements identified pre-commencement and no occupation until they are delivered.

7. CIL and S106

The development is CIL liable. Appropriate forms will be required with the submission.

A S106 would be required as part of any scheme. This would reflect that provided for the Public Inquiry. This would include the Uckfield Highway Improvements, off site Youth and Adult facilities, SANG provision, affordable housing and Custom and Self-build.

Other

You are aware the Council is progressing a new plan that has recently completed its Regulation 18 consultation. There are a number of additional policy requirements within this document so you should be aware that the longer any submission takes the more weight may be afforded to these policy requirements.

Validation Requirements

For validation requirements please refer to the adopted documentation on the Council's website Wealden-District-Council-Validation-Requirements-Jan-2021-v3.pdf

Conclusion

The revised scheme presently does not provide sufficient change from the dismissed scheme to indicate a positive resolution is possible. Heritage is a major factor in this but there are other matters relating to the need to pass a sequential test and deal with ASNW impacts that still require further work.

Overall, based on the illustrative plans, it also appears that the quantum of development sought could prevent a good quality built environment as part of any reserved matters so some consideration should be given to the illustrative details and the quantum of development to show that effective landscaping of the POS and streetscape can be achieved and open space/playspace provisions can be well integrated.

I hope this advice is helpful, but would point out that these comments represent an informal opinion on the proposals, based on the information available, and are offered without prejudice to the consideration and formal determination of any future application which may be submitted to the Council.

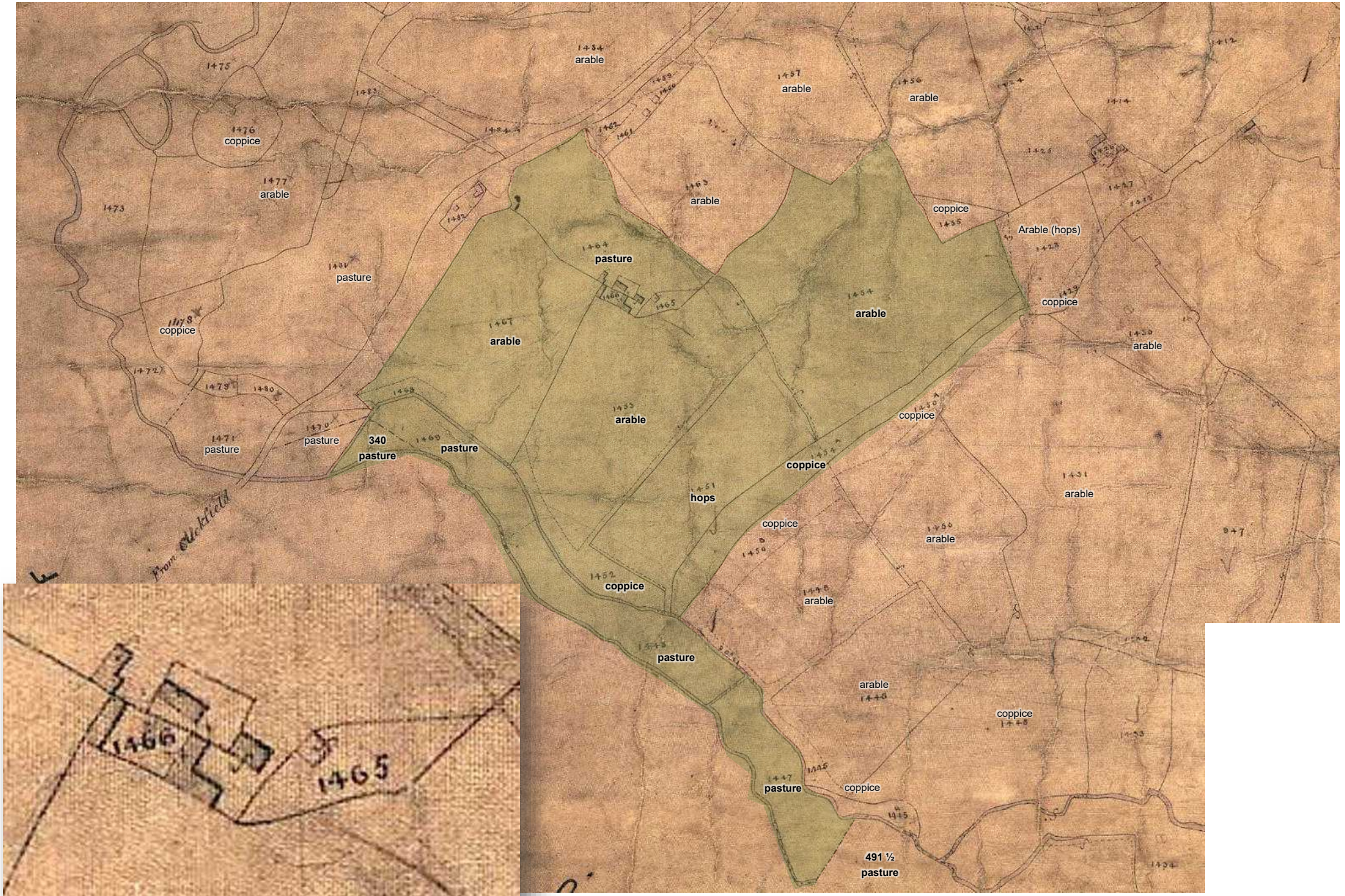
Yours sincerely

Ralph Forder

for Head of Planning & Environmental Services

APPENDIX C

Tithe Map and extract of the apportionment


1475
1476
coppice
1477
arable
1473
1483
1484
1434
arable
1459
1460
1462
1461
1457
arable
1456
arable
1412
1424
1414
1426
1425
1447
1427
1463
arable
coppice
1455
Arable (hops)
1428
1464
pasture
1466
1465
1481
pasture
1467
arable
1454
arable
1429
coppice
1478
coppice
1472
1479
1480
1468
1453
arable
1430
arable
coppice
1470
1471
pasture
pasture
340
pasture
1469
pasture
1454
coppice
1451
hops
1431
arable
coppice
1450
1458
1452
coppice
1448
arable
947
1445
pasture
arable
1443
coppice
1448
1433
1447
pasture
1446
coppice
1445
491 ½
pasture
1434
From Oldfield

Framfield Tithe Apportionment extract, 1840
https://apps.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps/apportionment/artefact/112668

Plot	Landowners Name		Occupier Name		Farm	Description	Cultivation	Acres	Perches	Roods
986	Stone	Robert	Staply	Henry		Crossways Field	Arable	4	2	17
998	Stone	Robert	Staply	Henry		Lower Six Acres	Arable	5	5	2
999	Stone	Robert	Staply	Henry		Three Corner Wood	Coppice	4	2	19
1000	Stone	Robert	Staply	Henry		Eight Acres	Arable	7	2	23
1001	Stone	Robert	Staply	Henry		Six Acres	Arable	6	3	0
1002	Stone	Robert	Staply	Henry		Old Hop Garden	Arable	6	0	13
1003	Stone	Robert	Staply	Henry		Wood Field	Arable	4	0	27
1004	Stone	Robert	Staply	Henry		Wood	Coppice	8	1	4
1005	Stone	Robert	Staply	Henry		Pound Field	Arable	7	3	28
1017	Stone	Robert	Staply	Henry		Three Acres	Arable	2	3	33
1018	Stone	Robert	Staply	Henry		Six Acre Field	Arable	6	2	7
1020	Stone	Robert	Staply	Henry		Wood	Coppice	1	2	15
1021	Stone	Robert	Staply	Henry		Hop Garden Mead	Pasture	7	0	12
1022	Stone	Robert	Staply	Henry		Barn Mead	Pasture	8	1	25
1023	Stone	Robert	Staply	Henry		House, yard and buildings	No data	0	1	23
1024	Stone	Robert	Staply	Henry		Garden	Garden	0	1	22
1025	Stone	Robert	Staply	Henry		Garden	Garden	0	1	23
1026	Stone	Robert	Staply	Henry		Orchard	Pasture	2	3	17
1027	Stone	Robert	Staply	Henry		Rill Plot	Pasture	2	2	5
1028	Stone	Robert	Staply	Henry		Upper Tanners Mead	Pasture	2	1	16
1030	Stone	Robert	Staply	Henry		Cow Field	Arable	2	1	29
1031	Stone	Robert	Staply	Henry		Bog Field	Pasture	1	1	11
1342	Stone	Robert	Staply	Henry		Brooks	Pasture	2	0	27
1343	Stone	Robert	Staply	Henry		Lower Tanners Meadow	Arable and hops	7	3	27
1344	Stone	Robert	Staply	Henry		Readings	Pasture	8	1	31
1345	Stone	Robert	Staply	Henry		Plantation	Coppice	0	0	13
1346	Stone	Robert	Staply	Henry		Little Squash	Arable	1	3	5
1347	Stone	Robert	Staply	Henry		Wood	Coppice	10	0	16
1347a	Stone	Robert	Staply	Henry		Wood	Wood	5	0	12

1348	Stone	Robert	Staply	Henry		Brooks	Pasture	7	0	9
1359	Stone	Robert	Staply	Henry		Brookers Croft	Arable	3	2	36
1383	Stone	Robert	Staply	Henry		Workhouse Field	Arable	5	0	23
1384	Stone	Robert	Staply	Henry		Upper Scolyers	Arable	7	0	23
1385	Stone	Robert	Staply	Henry		Oast Plot	Pasture	3	1	13
1386	Stone	Robert	Staply	Henry		Pond and shaw	Coppice and water	0	0	14
1387	Stone	Robert	Staply	Henry		Wood	Coppice	2	3	12
1388	Stone	Robert	Staply	Henry		Barn and yard	No data	0	0	35
1447	Stone	Robert	Staply	Henry		Brook	Pasture	2	3	10
1448	Stone	Robert	Staply	Henry		Brook	Pasture	3	0	34
1451	Stone	Robert	Staply	Henry		Hop Garden	Hops	5	2	27
1452	Stone	Robert	Staply	Henry		Shaw	Coppice	1	3	10
1453	Stone	Robert	Staply	Henry		Barn Field	Arable	8	2	23
1454	Stone	Robert	Staply	Henry		Great Field	Arable	12	2	20
1454a	Stone	Robert	Staply	Henry		Shaw	Coppice	2	3	24
1464	Stone	Robert	Staply	Henry		Pasture Field	Pasture	4	0	34
1465	**Stone**	**Robert**	**Staply**	**Henry**		**Buildings and yard**	**No data**	**0**	**0**	**37**
1466	**Stone**	**Robert**	**Jeffrys**	**James**		**House and garden**	**No data**	**0**	**1**	**7**
1467	Stone	Robert	Staply	Henry		Kiln Field	Arable	7	3	15
1468	Stone	Robert	Staply	Henry		Kiln Field	Arable	0	1	20
1469	Stone	Robert	Staply	Henry		Brook	Pasture	2	0	15

Uckfield Tithe Apportionment extract, 1841
https://apps.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps/apportionment/artefact/112686

Plot	Landowners Name		Occupier Name		Farm	Description	Cultivation	Acres	Perches	Roods
49½	Stone	Robert	Stapley	Henry	Birdnigh	Upper Brook, part of	Pasture	2	3	17
340	Stone	Robert	Stapley	Henry	Birdnigh	Uckfield Piece	Pasture	0	1	32

NB. Plot 340 is shown on the Framfield Tithe map adjoining plot 1469, but is unlabelled. It has been labelled on the map above. Plot 49 ½ does not appear to exist on the Uckfield Tithe Map, however Plot 491 ½ also adjoins Henry Staply's (or Stapley's) lands, to the south of plot 1447.

APPENDIX D

Planning History – Bird in Eye Farm (approved applications only)

Bird in Eye Farm	
1953/1903	Cowhouse, fodder ram, dairy and yard
1955/1903	Erection of Dutch barn
1965/1167	Barn extension
1978/2925	Agricultural building / silage barn & cattle cover
1986/1823/F and 1986/1824/LB	**Change of Use from redundant farm buildings to rural craft workshops**
1991/2993/F	Change of use of part of existing agricultural building for the stabling of horses for the winter months and the development of an outside exercise area as part of farm diversification
1993/1628/F	New crossover off B2102 directly into field at south-west corner
2010/0836/F	Modest increase of height of existing radio transmission antenna to provide better reception within limits set by Ofcom
2010/1637/LB	Internal construction of temporary structure within building to accommodate a new radio studio

Bird in Eye Farmhouse	
1960/1323	Additions
2003/1153/F	Construction of granny annexe
2006/0652/F	Two-storey side extension forming annexe for extended family member also working on the farm
2015/1121/F	Demolition of existing conservatory and erection of rear extension.

APPENDIX E

1986 decision notice and approved plans for the conversion of the oasthouse

WEALDEN DISTRICT COUNCIL
Town and Country Planning Act, 1971

Notice of Decision
Re: Application No.
WD/86/1523/PLB

DESCRIPTION AND LOCATION OF DEVELOPMENT:

CHANGE OF USE FROM REDUNDANT TRADITIONAL FARM BUILDINGS TO RURAL CRAFT WORKSHOPS (LIGHT INDUSTRIAL) AND INSTALLATION OF NEW SEPTIC TANK AND NEW ACCESS.
BIRD-IN-EYE FARM, FRAMFIELD.

With reference to the proposals set out in the application numbered as above and shown on the plans submitted therewith, the Wealden District Council, in pursuance of powers under the Town and Country Planning Act, 1971, and the Town and Country Planning General Development Orders 1977 to 1981, hereby GRANT PLANNING PERMISSION FOR THE SAID PROPOSALS SUBJECT TO THE CONDITIONS STATED BELOW IMPOSED FOR THE REASONS STATED THEREUNDER.

1 The development to which this permission relates shall be begun not later than the expiration of FIVE YEARS beginning with the date on which this permission is granted. 1000

REASON: To meet the requirements of Section 41 of the Town and Country Planning Act 1971. 3100

2 Before the change of use hereby permitted occurs, the car parking spaces indicated on the approved plan shall be laid out and made available at all times to the satisfaction of the District Planning Authority.

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road. 3011

3 At no time shall any part of the land or buildings to which this application relates be used for the sale or display of goods of any description.

REASON: To enable the District Planning Authority to regulate and control the development of the land. 2811

4 No materials, plant or any other equipment of any description, sawdust, rubbish or surplus materials, shall be stored on the site other than to the extent and in positions approved by the District Planning Authority.

Starfield,
Beacon Road,
Crowborough,
East Sussex
TN6 1BA

K. D. TOMLINSON,
Director of Technical Services
Wealden District Council
the District Planning Authority.

FORM WD1 REV. 1985

S & O Ltd
0-41230
T S F

WEALDEN DISTRICT COUNCIL
Town and Country Planning Act, 1971

Notice of Decision
Re: Application No.

WD/86/1423/PLR

REASON: To enable the District Planning Authority to regulate and control the development of the land and to preserve the RURAL and visual amenities of the locality. 2917

5 No machinery shall be installed except with the express consent of the District Planning Authority. 2916

REASON: To enable the District Planning Authority to regulate and control the development of the land and to preserve the RURAL and visual amenities of the locality. 2917

6 No power driven machinery shall be used or operated before 8.00 a.m. or after 6.00 p.m. on weekdays; before 8.00 a.m. or after 1.00 p.m. on Saturdays, or at any time on Sundays. 2017

REASON: To enable the District Planning Authority to regulate and control the development of the land and to preserve the RURAL and visual amenities of the locality. 2917

7 No mechanical operation shall be undertaken other than within the buildings.

REASON: To preserve the residential amenities of the locality. 2911

8 Plain clay roofing and clay vertical hanging tiles shall be used and shall be to the approval of the District Planning Authority. 1611

REASON: To maintain the characteristics of the locality. 2912

9 Before the change of use commences, the existing access shall be closed off where it meets the B2102, so forming a small 'cul-de-sac' for the existing farm dwellings, in accordance with details which shall have been submitted to and approved by the District Planning Authority.

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road. 3011

10 Permission is hereby granted for use of the premises solely for the purposes of rural craft workshops which in this connection is defined as an

12807

S & O Ltd
0-41230
T S F

Starfield,
Beacon Road,
Crowborough,
East Sussex
TN6 1BA

FORM WD1 REV 1985

K. D. TOMLINSON,
Director of Technical Services
Wealden District Council
the District Planning Authority.

WEALDEN DISTRICT COUNCIL
Town and Country Planning Act, 1971

Notice of Decision
Re: Application No.

WD/86/1823/PLS

essentially small-scale industry where the major processes occurring in the production of an article are performed by hand by a skilled worker individually responsible for the finished article.

REASON: In order that industrial processes of a more intensive type do not become established to the detriment of the residential and rural amenities of the locality.

County Engineer DIRECTS:-

11 The highway conditions as set out in the appendix hereto shall be complied with. 1911

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road. 3011

12 This consent relates to the amended proposals as shown on the amended plan date stamped 10TH SEPTEMBER 1986 .

REASON: For the avoidance of doubt. 2825

NOTE: Your attention is drawn to the requirements of the Building Act 1984 for the deposit of plans under the Building Regulations and associated legislation.

X Copies of the application and plan(s) are returned herewith.

ACCESS FOR FIRE BRIGADE: Your attention is hereby drawn to the provisions of Section 35 of the East Sussex Act 1981.

IMPORTANT: SEE NOTE 1 OVERLEAF Date of Issue: 23rd September 1986

Starfield,
Beacon Road,
Crowborough,
East Sussex
TN6 1BA

for K. D. TOMLINSON,
Director of Technical Services
Wealden District Council
the District Planning Authority.

FORM WD1 REV. 1985

S & O Ltd
0-41230
T S F

WEALDEN DISTRICT COUNCIL
Town and Country Planning Act, 1971

Notice of Decision
Re: Application No.
WD/86/1824/PLB

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1977

DESCRIPTION AND LOCATION OF DEVELOPMENT:

CHANGE OF USE FROM REDUNDANT TRADITIONAL FARM BUILDINGS TO RURAL CRAFT WORKSHOPS (LIGHT INDUSTRIAL) AND INSTALLATION OF NEW SEPTIC TANK AND NEW ACCESS.
BIRD-IN-EYE FARM, FRAMFIELD.

With reference to the proposals set out in the application numbered as above and shown on the plans submitted therewith, the Wealden District Council, in pursuance of their powers under the above Act and Regulations hereby GRANT LISTED BUILDING CONSENT in accordance with the said proposals, subject to the conditions below imposed for the reasons stated thereunder.

1 Seven days written notice of commencement of the work shall be served on the District Planning Authority. 2211

REASON: The need to ensure adherence to the approved plans in order to maintain the character of the Listed Building. 2923

2 Reasonable access for inspection shall be allowed to officers of the District Planning Authority during progress of the works. 2212

REASON: The need to ensure adherence to the approved plans in order to maintain the character of the Listed Building. 2923

3 Written notice of completion of the work shall be served on the District Planning Authority as soon as possible after the event. 2213

REASON: The need to ensure adherence to the approved plans in order to maintain the character of the Listed Building. 2923

4 This consent relates to the amended proposals as shown on the amended plan date stamped 10TH SEPTEMBER 1986 .

REASON: For the avoidance of doubt. 2825

Starfield,
Beacon Road,
Crowborough,
East Sussex
TN6 1BA

K. D. TOMLINSON,
Director of Technical Services
Wealden District Council
the District Planning Authority.

FORM WD1 REV. 1985

Brownings Farm

Blackboys Uckfield East Sussex
Telephone Framfield 338

4th June 1986

Dear Mr Brown,

Bird-in-Eye Farm, Framfield

As you know, for the last five years or so we have been renovating and converting redundant farm buildings to Rural Craft workshops, firstly at Brownings Farm and more recently at Possingworth Manor Farm, Blackboys.

I think most people agree that these projects are successful and have achieved their objectives of conserving attractive old farm buildings and providing opportunities for rural employment without any detriment to their attractive rural environments. In fact the CLA & CoSIRA have selected the project as the Sussex winner of their 1986 Rural Employment Award.

The current economics of agriculture are causing many farmers to examine alternative ways of supplementing their income and I have been asked to look at a number of old farm buildings with a view to repeating the type of development we have just completed at Possingworth. I think it is important to select the best of the traditional groups of old farm buildings in terms of their original construction and appearance and those with a good location in relation to potential users as well as an attractive setting where there will be no conflict with farming activities or detriment to the rural environment.

The old farm buildings at Bird-in-Eye Farm to which the attached application for a Change of Use relates, form an attractive group in a prominent position between Framfield and Uckfield. They were originally very well constructed and are still in a reasonably good state although some renovation is urgently needed. The Oast house is particularly unusual being constructed in sandstone under a slate roof and has a double circular flue and is reputed to be the only fresh air oast surviving in Sussex. This building is listed as being of special architectural or historic interest and in the past has been given a small grant by East Sussex County Council for essential repairs. The whole group of buildings is undoubtedly worthy of conservation. It is proposed that all except the Oast house will be converted to craft workshops. The Oast itself will be renovated and made availble for interested people to look around and there will be a small display of farm tools and some history and information about the working of Oast houses on the first floor.

.....





Holiday Cottages • farm trail • Craft Workshops

The buildings are now virtually redundant to the farm and are certainly not sufficiently useful to justify their continued maintenance by the farm enterprises, being used only for occasional casual storage. All the other farm buildings are now located to the west of the farm road and therefore the proposed craft workshops can be separated from the farm thus avoiding any possible conflicts with the agricultural enterprises.

Being located close to Uckfield there will undoubtedly be a strong demand for the workshop space and I can see no reason why the project should not be as successful as those at Brownings Farm and Possingworth. My brother and I will be undertaking the renovation and conversion wo k and I am to be responsible for the management of the project for the first ten years and intend to exercise the same control over the occupiers as I do at Blackboys.

If you require any further information about the proposals please do not hesitate to contact me.

Yours sincerely,

[redacted]

Mr A.J. Brown
District Planning Officer
Wealden District Council
Beaconwood
Beacon Road
Crowborough
TN6 1AG

East Sussex County Council

Malco[illegible]teece FRTPI FRICS
Cou[illegible]nning Officer

Southover House
Southover Road, Lewes
East Sussex BN7 1YA
Telephone Lewes 475400
STD 0273 475400

East Sussex

when calling please ask for	our reference	your reference	date
Mr. N. Hutchins ext. 656	CB/8/1B	GMW/WD/86/1823	29 July 1986

(f.a.o. Mr. G.M. White)

WEALDEN DISTRICT COUNCIL
30 JUL 1986
ACTION AK
BY
DIRECTOR TECHNIC

Dear Mr. Brown,

CHANGE OF USE FROM REDUNDANT TRADITIONAL FARM BUILDINGS TO RURAL CRAFT WORKSHOPS (LIGHT INDUSTRIAL) AND INSTALLATION OF NEW SEPTIC TANK & NEW ACCESS BIRD-IN-EYE FARM, FRAMFIELD

I refer to your letter of 25 June 1986 and enclosed papers which I return herewith.

This proposal to re-use a listed oast house for non-residential use must surely be welcomed, particularly in view of its following the successful example of Brownings Manor and Possingworth.

Although the oast house, a rare example, for Sussex, of a "fresh-air" kiln, is the most important building of the group, the others, especially the brick barn, are of considerable group value as viewed across the countryside, in particular from the A22 to the west.

The details are rather meagre but generally appear satisfactory from an architectural viewpoint. However, they need to be amplified before approval or else subjected to conditions of approval. Most important are the N.E. elevation of the oast (building 'A'), the NW elevation of the barn (building 'D') and the SE elevation of building 'B'.

Regarding the demolition of the existing pole barn attached to the oast, this does make some definite character contribution in the writer's view and, debatably needs listed building consent for demolition. The writer, however, considers both alternatives (keeping or demolishing) equally acceptable.

c/td..../

A.J. Brown, Dip.TP MRTPI, MBIM,
District Planning Officer
Wealden District Council,
Beaconwood,
Beacon Road,
CROWBOROUGH
East sussex TN6 1AG

jr

The main thing, historically, is to preserve all internal features of the oast as well as external, including internal brick flue and chimney, drying floor, hop press (including its external projection) cowl etc., and to repair its existing slate roof, the extension of the slating being a welcome bonus.

Regarding the landscaping, only a few native bushes should be necessary to screen parked cars; more than that could mar the landscape effect of the building group as a worthy feature in itself.

Access could be a problem with the increase in use-intensity, despite its proposed relocation, in view of the hazardous main road alignment and narrow width. It is hoped the County Engineer will consider it acceptable.

To summarise, providing details can be agreed, a recommendation of approval is advised from the architectural and historic viewpoint.

Yours sincerely,

[redacted]

for County Planning

(PS) The listed oast has been grant-aided in the recent past by ESCC.

[redacted]

BIRD-IN-EYE FARM, FRAMFIELD

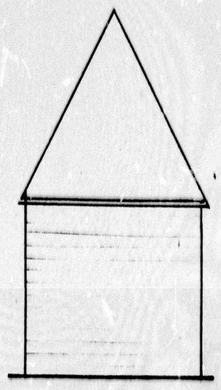
PROPOSED RENOVATION & CONVERSION OF EXISTING FARM BUILDINGS TO RURAL CRAFT WORKSHOPS

ELEVATIONS

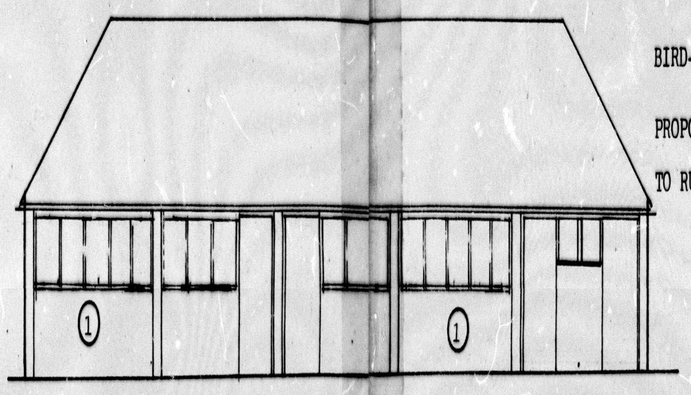
1 : 100

May 1986

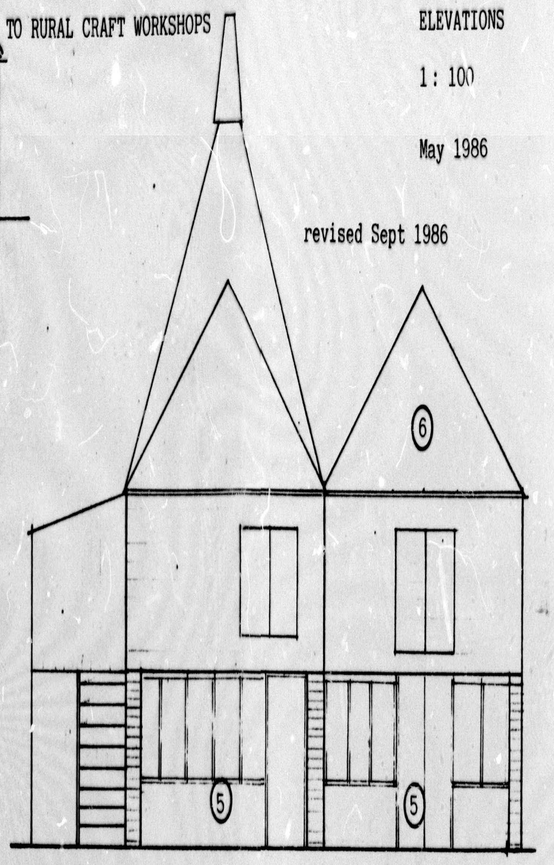
revised Sept 1986



building 'B' SW

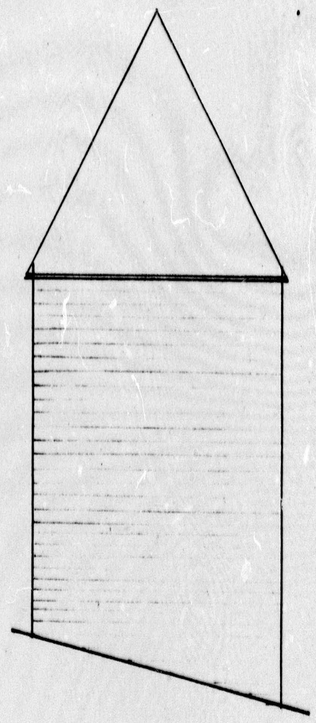


SE

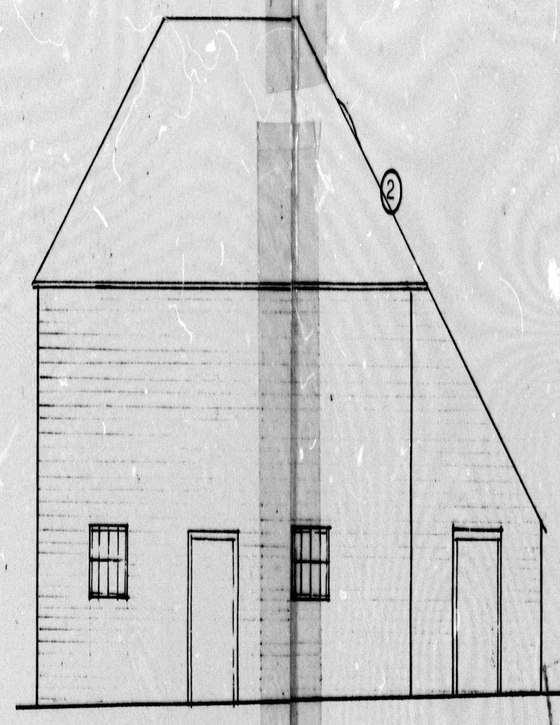


building 'A' NE

new fronts to set at rear of existing brick piers



building 'C' NW



SW

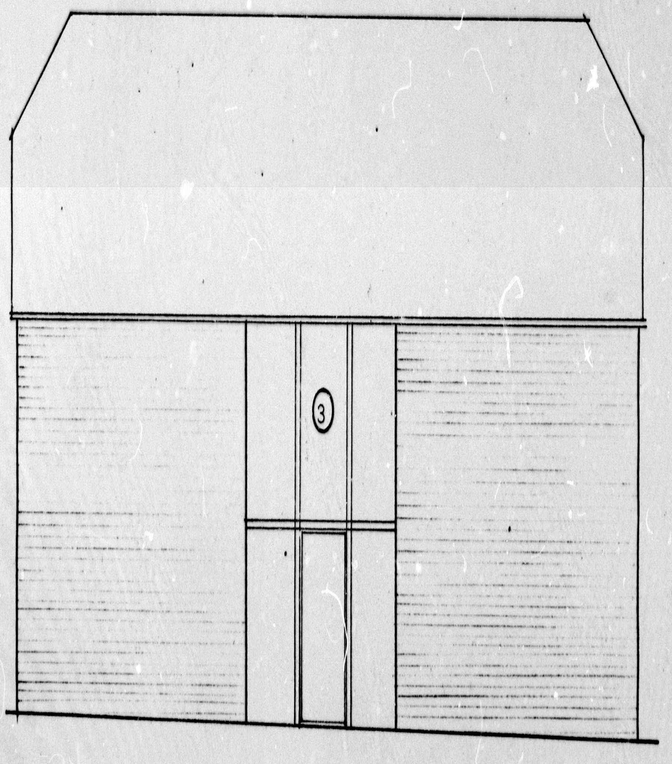
THIS IS A PLAN REFERRED TO IN THE ACCOMPANYING DECISION.
DATED 23 SEP 1986

Proposals

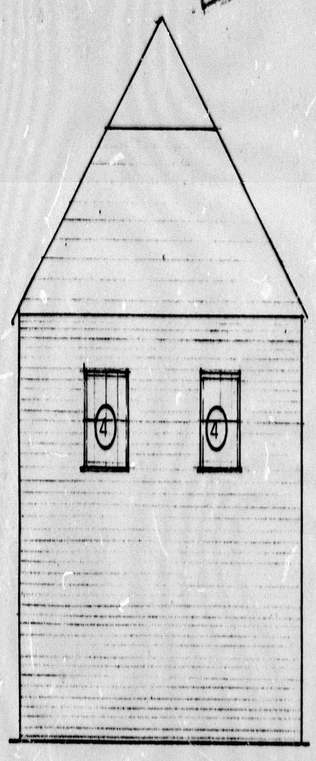
1. replacement weatherboarding with added glazing and altered doorways
2. 2 new 'Velux' windows for improved lighting & ventilation
3. existing wagon doors to be replaced with glazed screens
4. existing bricked up windows to be restored
5. existing open fronts to be infilled with timber weatherboarding and glass
6. existing corrugated iron roof to be renewed and slated to match roof of oast house

all new and replacement timbers to be of robust section as is appropriate for old farm buildings

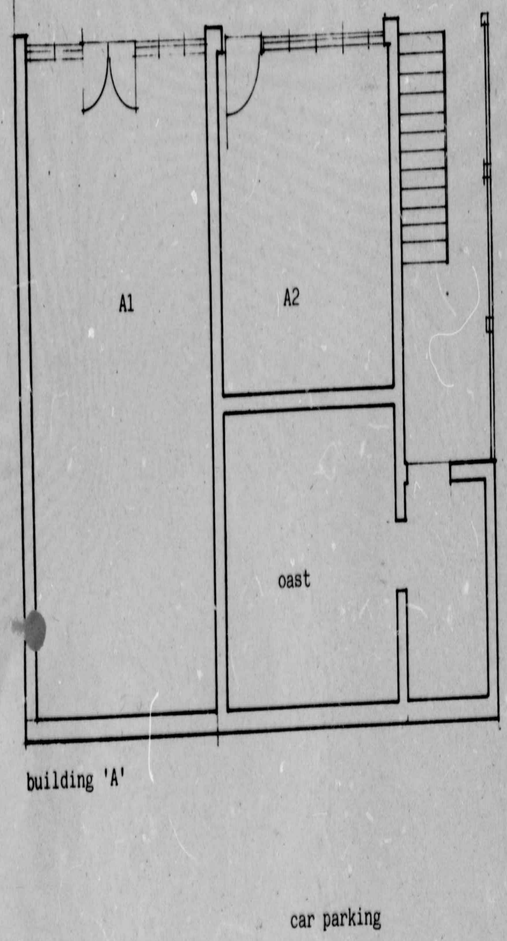
WEALDEN DISTRICT COUNCIL
ACTION
BY



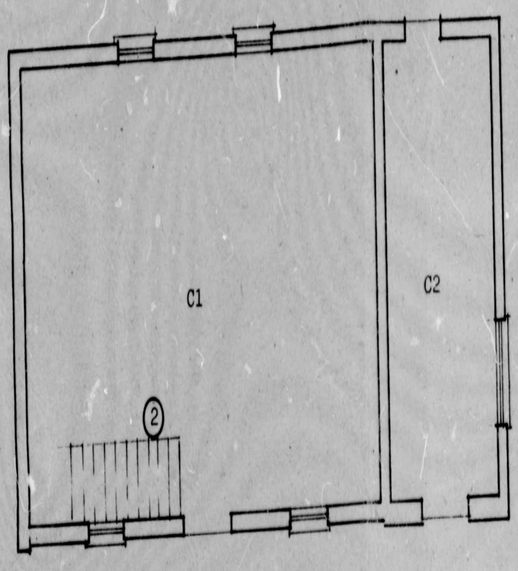
building 'D' NW



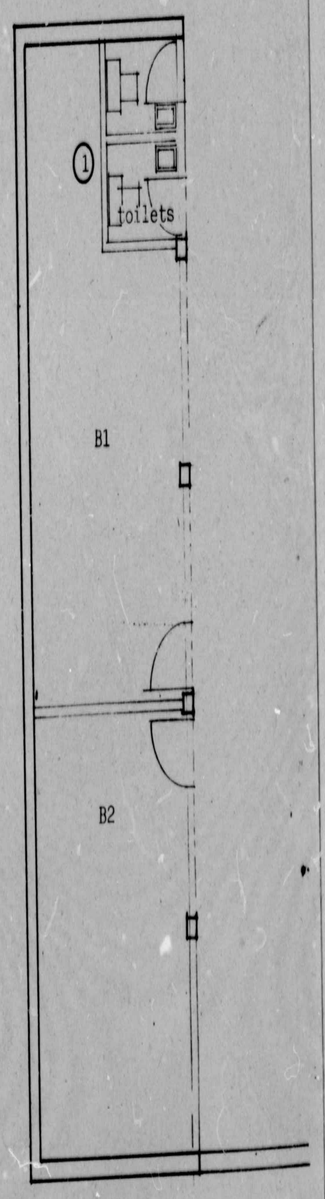
WD/ /86/1823



building 'A'



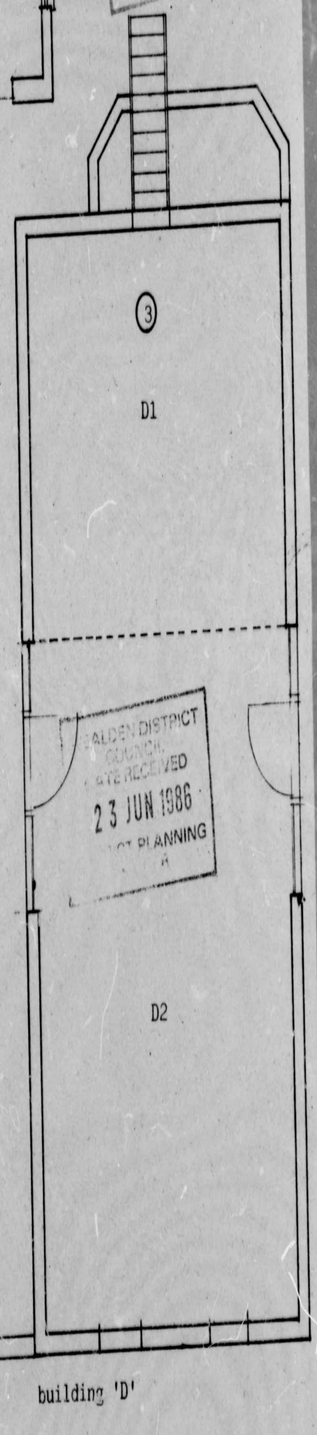
building 'C'



car parking

courtyard

building 'B'



building 'D'

Proposals

1. new internal partitions for toilets
2. new internal stairway to new first floor
3. replacement first floor with access from existing external stairway

BIRD-IN-EYE FARM, FRAMFIELD

PROPOSED RENOVATION & CONVERSION OF EXISTING FARM BUILDINGS TO RURAL CRAFT WORKSHOPS

PLANS 1:100 May 1986

WEALDEN DISTRICT COUNCIL
- 6 JUN 1986
ACTION
BY

THIS IS A PLAN REFERRED TO IN THE ACCOMPANYING DECISION.
DATED 23 SEP 1986

WEALDEN DISTRICT COUNCIL
DATE RECEIVED
23 JUN 1986
DEPT. OF PLANNING

ADR SYSTEMS
ADR Systems Ltd.
Head Office:
Caxton House 152 High Street
Old Woking Surrey GU22 9JH
Tel: (0483) 725054

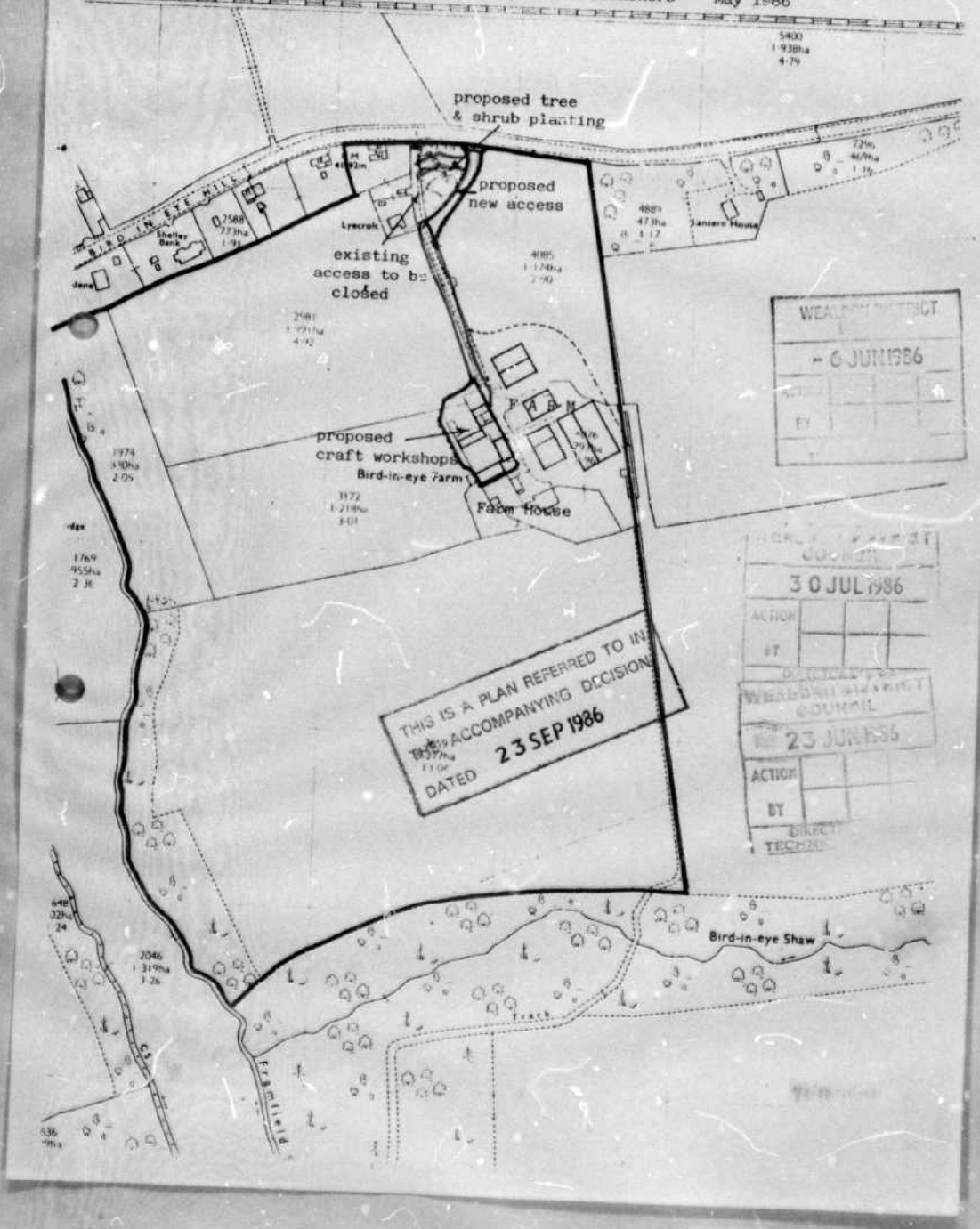
Scale 1:2500

WD/ /86/1823

BIRD-IN-EYE FARM, FRAMFIELD

PROPOSED NEW ACCESS TO FARM & PROPOSED RURAL CRAFT WORKSHOPS May 1986

SUSSEX

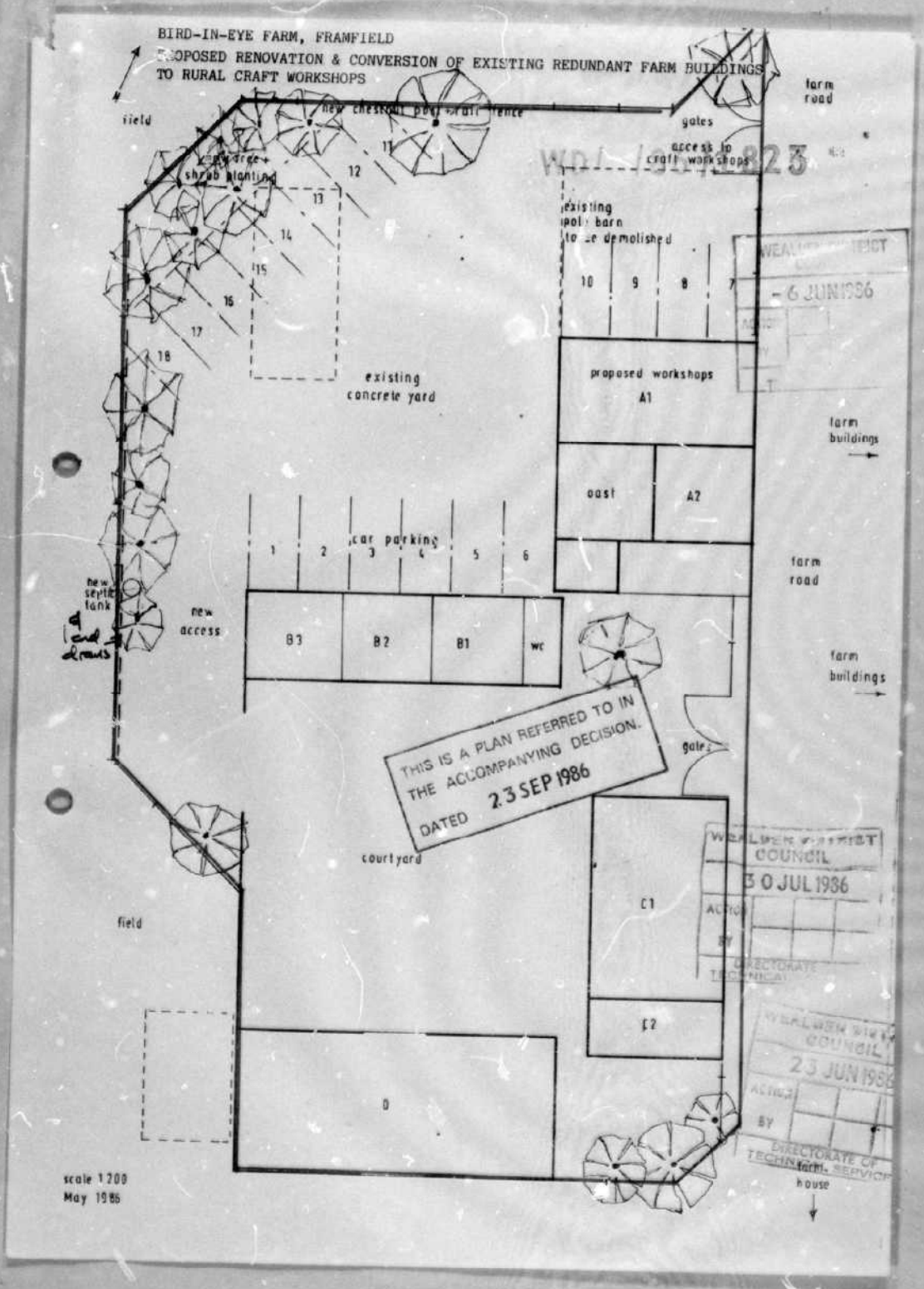


WEALDEN DISTRICT
- 6 JUN 1986

30 JUL 1986

WEALDEN DISTRICT COUNCIL
23 JUN 1986

THIS IS A PLAN REFERRED TO IN THE ACCOMPANYING DECISION
DATED 23 SEP 1986


BIRD-IN-EYE FARM, FRAMFIELD
PROPOSED RENOVATION & CONVERSION OF EXISTING REDUNDANT FARM BUILDINGS TO RURAL CRAFT WORKSHOPS
field
new chestnut post & wall fence
farm road
gates
access to craft workshops
existing pole barn to be demolished
existing concrete yard
proposed workshops
A1
A2
east
farm buildings
car parking
1 2 3 4 5 6
new septic tank
new access
B3 B2 B1 wc
farm road
farm buildings
gate
courtyard
C1
C2
D
field
farm house
scale 1:200
May 1986
THIS IS A PLAN REFERRED TO IN THE ACCOMPANYING DECISION.
DATED 23 SEP 1986
6 JUN 1986
COUNCIL
30 JUL 1986
DIRECTORATE OF TECHNICAL SERVICES
23 JUN 1986

APPENDIX F

HER record for Bird In Eye Farmstead

https://www.thekeep.info/collections/getrecord/ESHER_MES32235

Bird In Eye Farm, Framfield : C19 Farmstead [MON]

« Back

For ordering and viewing options,
select View at The Keep

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RefNo:

56132

Site Name:

Bird In Eye Farm, Framfield : C19 Farmstead [MON]

Grid Reference:

548322 120814

Civil Parish: Framfield, Civil Parish

Monument Type:

FARMSTEAD: 1800 - 1899 (1800 to 1899)

Summary:

Partially extant 19th century farmstead.

Description:

Bird In Eye Farm, Framfield. Partially extant 19th century farmstead. The farmstead is formed of a loose courtyard with three sides of the yard formed of agricultural buildings and a small secondary yard. The farmhouse is set away from the yard. The farmstead is in an isolated location. with one or more of the structural elements dating to the 19th century . There has been a partial loss (less than 50%) of traditional buildings. [1] [2] [3] [4]

1798 - No farmstead appears to be shown within the Study Site at this time (though this may be a result of damage to the map), the closest appearing farmstead being Harlow farm to the west of the Study Site. Bird in Eye bridge is named on this map as the point at which Framfield Road crosses a tributary stream of the River Uck. The Framfield Parish tithe map of 1841 (Fig.6) shows the Bird in Eye Farm and its associated land holdings. The apportionment schedule indicates that Bird in Eye farm was owned at the time by a Robert Stone, but the occupier was Henry Staples. The associated holdings include fields, pasture, woodland and a hop garden. The farmhouse was not occupied at the time by either the owner or the tenant of the surrounding fields, but by a third person, a James Jeffries who does not appear to farm any of the nearby land. The farmhouse recorded on the tithe map is not in the same location as the present farmhouse. It appears to be within the centre of the farmstead, to the immediate south of The Oast. On the eastern boundary of the Study Site there is another farmstead in separate ownership. The 1957 OS Map (Fig.10) shows the construction of additional buildings at the Bird in Eye farmstead within the Study Site. [5]

The farm is thought to have been established in the late 18th century, forming part of Buxted Park Estate. On early maps Bird in Eye Farm is called Budny or Budney. The 1882 Kelly's Directory states the farmstead consisted of a brick barn, diary, stable, cow shed, tackle store, house, gardens and enclosed yard as well as the oast house. The farmhouse recorded on the tithe is not in the same location as the present farmhouse. [6]

More information: ESCC HER

Related Places: Framfield, Civil Parish

East Sussex, County

Wealden, District

The online HER is not suitable for commercial use, as some information has been withheld from online publication for reasons of confidentiality or protection of sensitive sites. Further Information. The inclusion of a site in the database in no way implies that public access is available. The vast majority of sites (including Scheduled Monuments) and buildings are on private land and have no public access. Further Information.

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APPENDIX G

Site photographs taken by Joanna Tucker, 2025

West elevation of oasthouse



East elevation of the oasthouse



North elevation of the oast house



Internal views of the unconverted kiln






View southwest from the top of the external oasthouse stairs



View west into courtyard of 19th century farm buildings



View north across the car park area west of the oasthouse



20th century wide span buildings in farmstead east of oasthouse



20th century wide span buildings and farmhouse to south of oasthouse



View northwest from parking area to the west of the oasthouse



View west from parking area to the west of the oasthouse



View west from parking area to the west of the oasthouse



20250219_120522

View south from parking area to the west of the 19th century farm buildings



View south along current farm access from B2102



Farm access onto B2102



View east from the western end of Wigeon Way



View southeast from the western end of Wigeon Way



View east from hospital car park



View east from hospital car park



View east from Selby Rise



View east along B2102 Framfield Road



APPENDIX H

Consultation response to the previous application (2023 appeal) - WD/2021/2198/MAO

[redacted]

From: Jo Tucker
Sent: 22 November 2021 11:54
To: [redacted]
Cc: planning
Subject: WD/2021/2198/MAO - LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD

Categories: Consultee

Dear [redacted]

Please accept this email as my formal consultation response on the above major application for outline planning permission.

I can confirm that I have viewed the application particulars. My considerations revolve around whether the setting of any heritage assets would be unacceptably harmed by any future development within the application site.

Heritage considerations

The Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990) (thereafter referred to as The Act).

The requirements of The Act are reinforced by the National Planning Policy Framework 2021 (NPPF), which at Chapter 16, sets the national agenda for 'Conserving and enhancing the historic environment'. This, in particular, requires the significance of any heritage asset to be identified and assessed that may be affected by a proposal (including by development affecting the setting of a heritage asset) and for this to inform future change in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Paragraph 206 of the NPPF states that significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or through development within its setting. Paragraph 189 of the NPPF states that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

It should be noted that the Courts have held that 'preserve' means an absence of harm. The NPPF points out that harm can be either 'substantial' or 'less than substantial' and where harm occurs, it should be given considerable weight as a material consideration in the assessment of planning applications and as part of the balance exercise and in ascertaining if any public benefits would outweigh that harm. This national policy intent is addressed by 'saved' Local Plan Policies EN1 and EN27; Core Strategy Policy SP02; as well as Chapter 12 of the Wealden Design Guide.

Considerations of proposals

The NPPF at paragraph 199 states that great weight should be given to the conservation of designated heritage assets through an understanding of the impact of a proposed development on their significance and this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

There is one listed building located in the vicinity of the application site and this is the Grade II listed Oast House at Bird in Eye Farm. A robust and comprehensive heritage statement has been submitted with the application that has considered the potential for impact on the setting of the listed building and has followed guidance set out with the Historic England Guidance on assessing 'Setting' within GPA3.

Subject to a layout at reserved matters that is informed by a thorough understanding of the setting of the listed building, it should be possible to accommodate development proposed within the red line area without harm to the significance of the listed building. I note all matters are reserved accept for access which would therefore allow the amount of units and their size (detached, semi-detached, terraced), layout (including positioning of buildings), appearance and landscaping to be properly considered at reserved matters stage, fully informed by the constraints of the setting of the listed building and to show heritage benefits in the development of this site.

Joanna Tucker

Joanna Tucker Bsc(Hons) Building Conservation Technology, MA Town Planning, MRTPI | Senior Heritage Officer
Planning and Environmental Services, Wealden District Council
[redacted]
Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

http://www.wealden.gov.uk
@wealdendistrict @wealden @wealdendc

Please note given the recent guidance relating to Covid-19 the decision has been made for the majority of staff to work remotely. We will aim to provide you with the same level of service during this time, but to help, we would be grateful if you could contact us primarily by email, using planning@wealden.gov.uk.

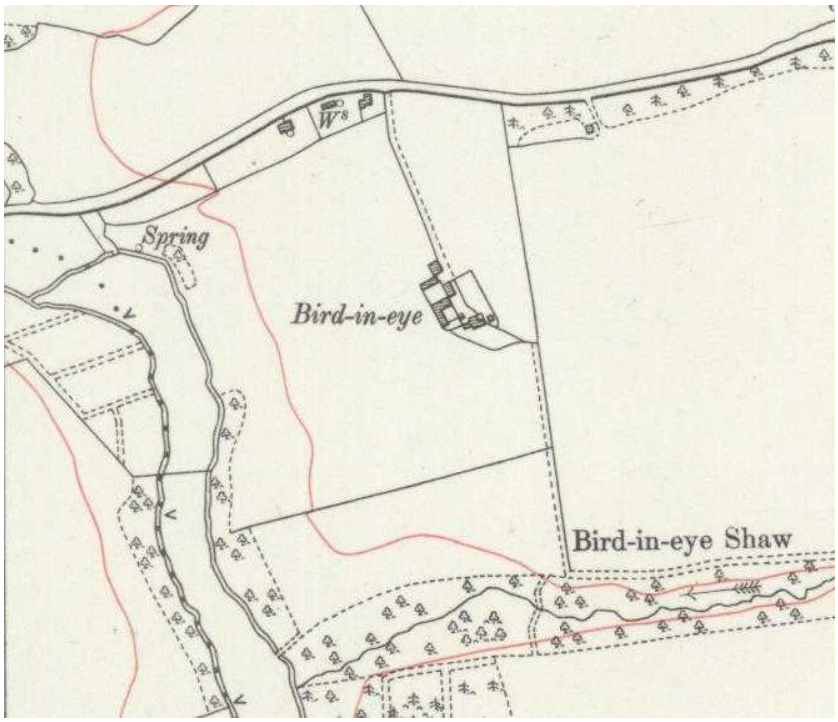
Further details on the reponse of the Council's Planning and Building Control Services to Covid-19 are available here: https://www.wealden.gov.uk/planning-and-building-control/planning-services-coronavirus-covid-19-update/

From Monday 7th September the office reception will be open on a trial basis. All visits to the Council's reception will be by **strict appointment only** for customers with **a specific need** to see an officer in person. Social distancing measures will be in place and enforced at all times. Opening hours are limited to Monday, Wednesday and Friday from 10am until 1pm.

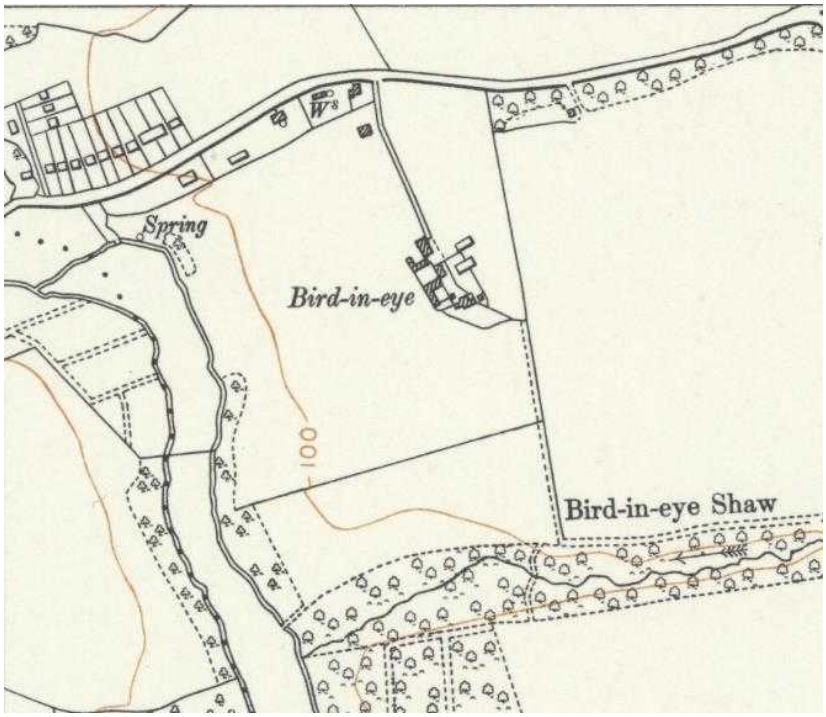
The Wealden website (www.wealden.gov.uk) remains the most convenient way to access Council services 24/7. The Contact Centre continues to operate remotely and is available during "normal" office hours Mon/Tues/Thur/Fri 08:30am – 5pm, Wed 09:00am – 5pm.

APPENDIX I

Ordnance Survey Maps published 1931 and 1961



Revised: 1908, Published: ca. 1931
https://maps.nls.uk/view/101469200



Survey / Revised: Pre-1930 to 1960, Published 1961
https://maps.nls.uk/view/189259874