Mockbeggars Farm, Budletts Common, London Road, TN22 2EA
Planning application reference WD/2022/0648/MAO
Objection

As Wealden District Councillor, Cllr Waldock, for Uckfield North Ward, I have been asked by residents local to the above application reference to submit the comments below which they have prepared. The residents who have prepared this objection live at Budletts Common and in close proximity to the Mockbeggars application site.

Mill Farm precedence

Planning and Building Control - Wealden District Council link to WD/2021/1068/MAO
Wealden Planning Officers have objected and refused Mill Farm for 49 houses WD/2021/1068/MAO, this is at Budletts Roundabout and just along from Mockbeggars on London Road. The same reasons and precedence means that Wealden should refuse development at Mockbeggars based on similar grounds as Mill Farm to ensure consistency of approach. Wealden are defending the Mill Farm refusal at judicial appeal and this should also be applied to Mockbeggars, see the 100 plus pages of reports and conditions,

Mill Farm refusal includes :

1. *The site lies outside any development boundary and in policy terms is a countryside location. Residential development is contrary to Policies GD2, DC17 and EN27 of the Wealden Local Plan 1998 and Policy WCS6 and WCS9 of the Wealden District Core Strategy Local Plan (2013) (CS). These, taken together and amongst other objectives, preclude development within open countryside, set a classification of settlements suitable for additional housing and the quantum of housing and also seek development that respects the character of the area. The proposed development for up to 49 dwellings, fails to satisfactorily demonstrate that the site would be capable of accommodating the quantum of development proposed without resulting in an unacceptable and inappropriate form of development, that would significantly impact up on the visual amenity of the rural landscape character location and could therefore, not ensure a high quality and locally distinctive development appropriate to the locality. The development does not therefore meet the definition of sustainable development within the National Planning Policy Framework and the harm identified would significantly and demonstrably outweigh the benefits of the proposal. The development would be contrary to Policies GD2, DC17, EN1, EN8 and EN27 of the Wealden Local Plan1998; Policies WCS6, WCS9 and WCS14 of the Core Strategy; National Planning Policy Framework 2021 policies relating to sustainable development including Paragraphs 7, 8, 9, 10 and 11, those requiring good design in particular Paragraphs 124, 126, 130 and 134 and those that seek to ensure that development protects and enhances the natural and built environment in particular Paragraph 174 together with Section 3 Paragraphs 1.2, 1.3, 1.5 and 1.8. Section 7 Paragraphs 4.1, 4.8, 4.12, 4.17, 4.34, 15.1, 15.3, 15.4 and 15.5.*

These assessments apply to an objection for Mockbeggars Farm just along London Road from this Mill Farm site

Landscape assessment

The developers have claimed ‘existing development’ and used this view. The red line drawn on their image below indicates where the 60 houses may sit towering above a well preserved medieval landscape, due to the rising topography of the Mockbeggars fields. The “existing development” called Whitehouse Farm appears not to have been assessed as a non-designated heritage asset as a prominent feature set within a local heritage site, the construction of Whitehouse Farm is similar to Grade II listed Budletts House.

As part of the NPPF non-heritage assets also require assessment.

It is clear that 60 houses overwhelms a tiny area overlooking the common, Whitehouse Farm and Spring Cottage. This landscape view provided by Mockbeggars is from the common, footpath 1, towards Whitehouse Farm which is a 19th Century Farmstead and a non-designated heritage asset from the Streatfeilds estate, the historic continuity in the landscape is of heritage importance to Uckfield, Buxted and Maresfield.

The developers, if they pursue this, need to apply a visual scale of how the 60 houses are within this landscape setting on this view, it will be overpowering and dominant. Mockbeggars introduced this as supporting evidence which undermines the very setting of the old common. Mockbeggars is a major application and not hidden, contrary to the developers assertions. It will be visible as you leave Ringles Cross contrary to the development boundary.

Mockbeggars site will break the development boundary and heritage rural corridor of Uckfield within the National Character Area 122 High Weald and is wholly inappropriate with WDC Policy EN17 (no development) , not mentioned , maintaining this important countryside gap between Uckfield, Budletts Common and Maresfield.

This setting of London Road is part of a loved and historic cultural heritage asset of Uckfield. This image does nothing to show what they propose to build and remove in the landscape setting. Therefore the estate will be more visible than suggested, and very visible during winter.

This view is from part of the common and footpath 1 (Snatts Road Uckfield to the common and Maresfield) and therefore essential to protect the rural identity of the medieval landscape, hedgerows, ancient woodlands and fields. A development ‘plonked’ in this landscape is wholly inappropriate to the heritage of Budletts Common and this important mediaeval pocket. This road was also part of the former Medieval Canterbury pilgrimage from Uckfield to Maresfield.

If you walk from the common to Paygate Wood on footpath 1, the valued landscape will be harmed contrary to NPPF and local policies. The vans, buses and lorries using London Road are worth watching at the brow of the footpath during peak times. This traffic can be seen on London Road from the footpath which starts to indicate the break in this historic, rural and natural environment linking important ancient woodlands is inappropriate and informs how large this unsuitable development is.



Blue Infrastructure

The below map is part of the ‘Blue Infrastructure’ and Water Map for the area. Mockbeggars Farm is below the words Budletts Common.

This blue infrastructure map shows the connection between the water, the common and the scale of harm pollution or a contamination event may cause downstream. Shortbridge Stream is to the left of the bypass and Blackdown roundabout. The volume of water at Mockbeggars runs alongside London Road and Spring Cottage and onsite at Mockbeggars, forming headwaters to both the common freshwater, WFD ancient wet woodlands, UK BAP habitats and WFD EU designated Shortbridge Stream.

The risk of harm to flooding across London Road, or downstream to Spring Cottage, Budletts Farm by digging these watercourses has failed to understand the water regimes of Budletts Common and the impressive amount of water this natural landscape deals with. The risk of flooding to Mockbeggars Farm and its smallholding the former Coach Inn and the former Coach Barn, previously of Buxted Park Estate Grade II*, these are both downstream of copious levels of surface and groundwater, development could be devastating to these places, London Road and the common. Water is not 10m down, the water is near the surface and on the ground surfaces as shown in the well , cellar and visible on the surface across the common.



Source: Wealden Planning Portal

NPPF = National Planning Policy Framework - link for residents here [National Planning Policy Framework - Guidance - GOV.UK (www.gov.uk)]

Fails to meet NPPF 15 - Conserving and Enhancing the Natural Environment.

Mockbbeggars development has failed to adequately recognise the landscape it is in and the historic continuity of a valued, well preserved, medieval landscape. The RAF aerial maps for the area indicate that there are 3 medieval enclosures opposite and MES/HES records of moated lodges references on the common confirming the landscape.

They have failed to understand the naturalness of this environment or adequately recognise the impact this development will have on the wider context and an area of County Importance supporting delicate ecosystems; affected by the quality of the water within the freshwater habitats, especially the context of the wider natural environment Mockbeggars sits within.

60 houses at Mockbeggars does not conserve or enhance the natural environment but specifically causes unnecessary risks of significant harm by development by digging and affecting groundwater and surface water. Significant harm by even one single event of contaminating/polluting to a downstream site of County Significance for UK BAP Habitats and Species and the blue infrastructure map above. It puts the common of Budletts Common at an unacceptable risk of harm and adversely affects the common and its delicate freshwater ecosystem habitat.

The provisional baseline maps are not 100%, referred to by Mockbeggars, they have not made the connections, or joined the dots, to a vigorously fought planning application called Downlands Farm which included habitats surveyed for its EIA habitats assessments including Budletts Common (the documents are in the public domain and on the internet). This DF EIA described by those developers that Budletts being of Critical Natural Capital and of County Importance. Wealden District Council protected and defended Budletts Common and spent countless hours and a significant amount of taxpayers money defending Budletts Common as part of this previous planning application for Downlands Farm.

We now specifically request help from both WDC and the ESCC Biodiversity ecologist(s) to meet with local residents to work out why these County Important habitats are not on the provisional maps referenced by Mockbeggars as they are inaccurate, to arrange for the baseline maps to be updated and reflect these county important habitats.

The community can show the evidence and habitats at risk of unacceptable and adverse harm downstream of Mockbeggars Farm.

Budletts Common was also assessed as part of a freshwater SSSI grade habitat for amphibians and reptiles (including many Great Crested Newts) ponds and met these SSSI assessments. This information was placed as part of the planning inspectorate judicial review, yet this evidence is also not mapped. Water habitats of Mockbeggars farm digging the fields if one contamination event could be disastrous. European Eels are recorded on the common and the considered most likely route meets the water of Mockbeggars Farm. European Eels are a UN Critically Endangered, IUCN Red List, UK BAP listed species. The chemistry and composition of water and hydrology affecting the common is essential to protect. The previous amphibian and reptile SSSI assessment has been provided to Uckfield Town Council.

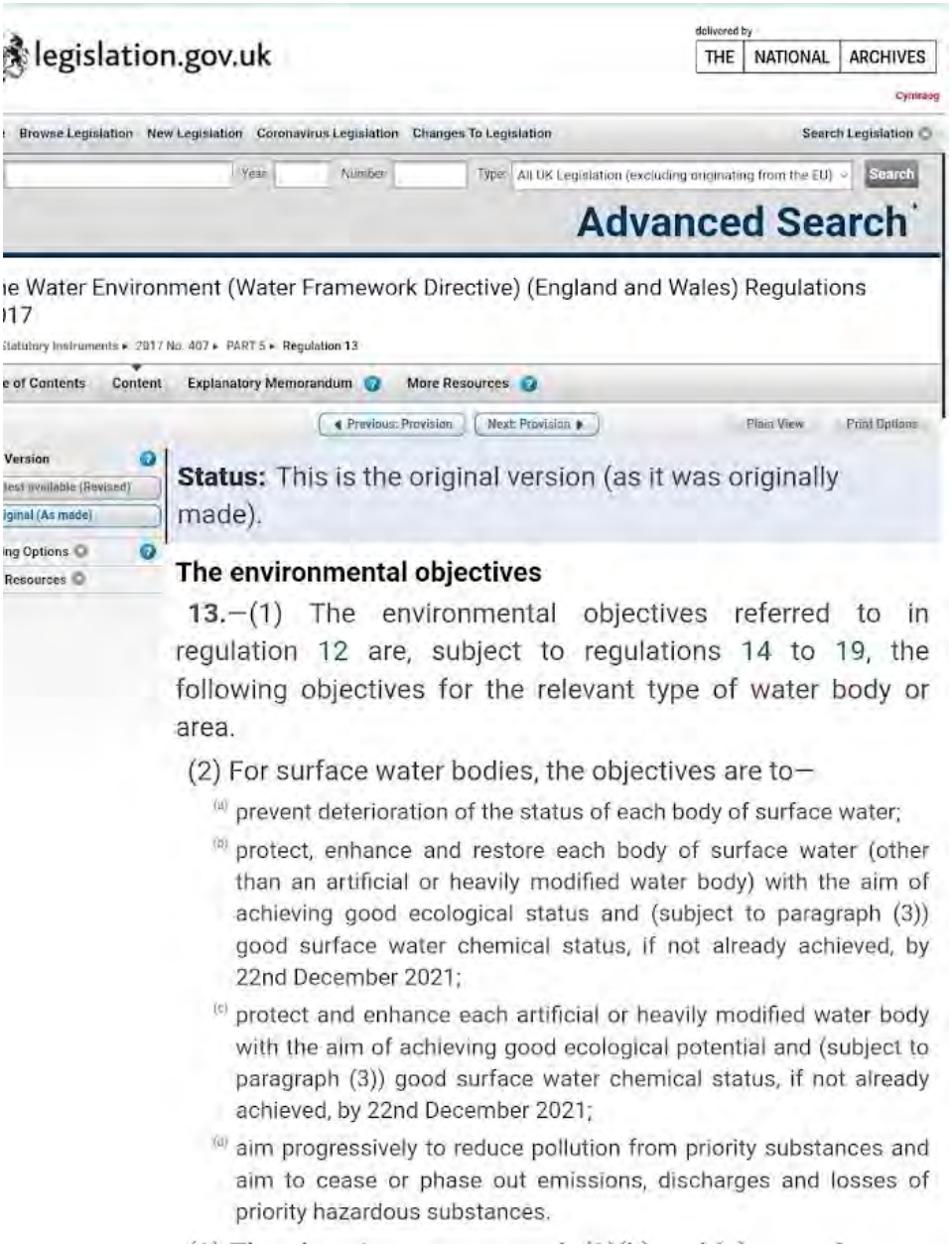
The developers failed to recognise the importance of the water quality affecting the WFD EU Designated salmonid and cyprinid Shortbridge Stream, which is in good quality. One of the most important sea trout spawning and eel migration streams also supporting other endangered fish species. Part of Shortbridge Stream is seen on the blue infrastructure map included and Mockbeggars ground and surface water runs through the common and the culvert, flows under the A22 to Shortbridge Stream.

Source WFD *"As terrestrial wetland habitats, wet woodlands fall under the Water Framework Directive primarily as a feature of water-dependent protected areas, which much achieve their conservation objectives under the directive"*

Mockbeggars Water is upstream from ancient wet woodland, an irreplaceable habitat.

Copy from the Water Framework Directive, the Mockbeggars application fails to address both surface water or groundwater.

Surface water



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)17

Statutory Instruments ▸ 2017 No. 407 ▸ PART 5 ▸ Regulation 13

e of Contents Content Explanatory Memorandum More Resources

Previous: Provision Next: Provision Plain View Print Options

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ng Options
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The environmental objectives

13.—(1) The environmental objectives referred to in regulation 12 are, subject to regulations 14 to 19, the following objectives for the relevant type of water body or area.

(2) For surface water bodies, the objectives are to—

(a) prevent deterioration of the status of each body of surface water;

(b) protect, enhance and restore each body of surface water (other than an artificial or heavily modified water body) with the aim of achieving good ecological status and (subject to paragraph (3)) good surface water chemical status, if not already achieved, by 22nd December 2021;

(c) protect and enhance each artificial or heavily modified water body with the aim of achieving good ecological potential and (subject to paragraph (3)) good surface water chemical status, if not already achieved, by 22nd December 2021;

(d) aim progressively to reduce pollution from priority substances and aim to cease or phase out emissions, discharges and losses of priority hazardous substances.

(5) For groundwater bodies, the objectives are to—

(a) prevent deterioration of the status of each body of groundwater;

(b) prevent or limit the input of pollutants into groundwater;

(c) protect, enhance and restore each body of groundwater, and ensure a balance between abstraction and recharge of groundwater, with the aim of achieving good groundwater chemical status and good groundwater quantitative status, if not already achieved, by 22nd December 2021;

(d) reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity in order to progressively reduce pollution of groundwater.

UK BAP Protected Species

- Otters - In 2007, a SWT objection letter of Downlands Farm which included Budletts Common, advised that there were (confidential) records of Otters within 1-2km of Downlands Farm and Budletts Common.
- Barbastelle bats in Sussex are of significant importance. There now appear to be 11-12 species of bats in this woodland corridor.
- European Eels UK BAP species red list on the common. Eel migration routes are likely to converge with Mockbeggars water and the nearest culvert to access WFD EU Designated Shortbridge Stream.
- The species on the common noted by Downlands Farm EIA included
    - Common Frog
    - Common Toad
    - Smooth Newt
    - Palmate Newt
    - Great Crested Newt
    - Common Lizard
    - Slow Worm
    - Grass Snake
    - Adders
    - Hazel Dormouse
    - Bats (various)
    - [redacted]

This species list alone makes Budletts Common an unrecorded UK BAP site of County Importance; the Downlands Farm ecologist expressed that the presence of all four species of reptiles **"*is considered to be of County Importance*"**.

The pond habitats of Downlands Farm including Budletts Common were independently assessed by Professor Beebee, a leading expert in the UK for Amphibians and Reptiles, as meeting SSSI criteria and noted the "***Survey by the developer's consultants clearly demonstrates that this an astonishingly***

good site*"** and **"*The combination of all five amphibians and the four reptiles together, each set of which alone would qualify for SSSI status, is remarkable and quite possibly unique in the region".

Therefore, there is an urgent need for ESCC biodiversity officer assessments that the common of Budletts Common qualifies as a Local Wildlife Site as it is of County Importance in terms of UK BAP Priority Habitats and UK BAP Priority Species.

Refusal of Mockbeggars planning application is the only course of action due to the sensitive nature of the common Budletts Common fragile ecosystems, freshwater habitats and the species lists. These are downstream of the Mockbeggars developers proposing to use a 'ditch leading to Shortbridge Stream' . Mockbeggars have not fully stated or understood the impact and consequences across the common. The proposed ditch to Shortbridge Stream the developers failed to note the importance of a WFD framework sea trout and eel migratory stream, and wet woodland which their headwaters affect.

2.4 Protected Species - Species protected by the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 (as amended)

Downlands Farm scoping opinion - *"The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment"* The developers have failed to 'connect the dots' or understand the wider content of the site in terms of habitat linkages and protected species populations in the wider area of Budletts Common, common. The county's important common forms a previously, quietly protected, connected network of UK BAP Habitats supporting multiple UK BAP Species across the common identified by the Downlands Farm survey. The DF EIA stated that the Critical Natural Capital of the Downlands Application is Ancient Woodland and Budletts Common. These habitats of Budletts currently remain undisturbed in a medieval landscape.

Residents of Budletts Common, also two/three residential access lanes and the common will be affected by the volume and quality of water downstream from Mockbeggars. The impact of any single contamination event as part of the headwater to this high quality, conservation County Important habitats and freshwater species and priority pond habitats downstream could cause irrevocable harm. The impact on the common or the impact on Shortbridge Stream. The residents of the common deal with a significant amount of water and fully understand how it flows and how even a small change affects other residents. Walkers noted a working example where Whitehouse Farm filled in a ditch and have affected residents access with new streams washing away parts of an access lane and down a drive as the field topography and groundwater has been changed, the water finds the path of least resistance, the Whitehouse Farm changes have also lead to flooding on the footpath during rain, at times making the footpath impassible to walkers. This demonstrates how connected water and wet habitats are, how one change affects others negatively and this applies to Mockbeggars changes to the water regime of surface and groundwater, and the underground streams down London Road affected by Mockbeggars.

UK BAP Priority Habitats Budletts Common

On MAGIC maps this shows that Mockbeggars farm is part of the functional connectivity for ancient woodlands and we believe part of the new MAGIC mapping initiative to provide long term habitat protection areas. The baseline maps are PROVISIONAL and now need to be updated to include all the UK BAP habitats across the common and Budletts Common BEFORE any development can be assessed. Because the assessments are missing this VITAL COUNTY IMPORTANT SITE downstream from Mockbeggars. The provisional mapping of MAGIC once updated with Budletts UK BAP Priority Habitats can then recognise the

County Importance of these unrecorded habitats and, once updated, provide more accurate baseline map tools on MAGIC and how the habitat fragmentation zones should be protected and identified high quality UK BAP restoration habitats.

The MAGIC maps already indicate the importance and yet are still missing the majority of the Downlands Farm EIA habitats assessed. The DF EIA confirmed multiple rare UK BAP Priority Habitats and the words of the DF ecologist are "**Budletts Common is"** of "***County Importance"*** and of "***Critical Natural Capital"*** at Budletts Common. These habitats remain in their most natural form since these assessments and have therefore increased in ecological value with the mapping exercises to locate these habitats in the UK. The naturalness of the common is ahead of the Knepp wilding initiatives held in high regard of which Wealden have their own version of Knepp at Budletts. The habitats in the DF EIA at the common included

1. U1 Parched Acid Grassland
2. U4 Humid Acid Grassland - both very sensitive ecosystems, rare habitat
3. M23A Purple Moor and Rush Pastures
4. M24 Cirsium Dissectum rare county thistle showing long ecologically continuity of habitats
5. Ancient Woodlands

Additionally; across the common are further UK BAP Priority Habitats to be added to the baseline provisional map records, all in the path of the Mockbeggars groundwater and run off into ditches and 'where the proposed ditch' offered to Shortbridge Stream.

1. Ancient Wet Woodland - changes to hydrology or water chemistry/quality will cause significant harm to a wet woodland of irreplaceable habitats
2. Naturally regenerating wet woodland
3. Bogs - priority habitats
4. Ditches / streams
5. Multiple Ponds - freshwater priority habitats
6. Freshwater Habitat High Conservation Ponds (toads in ponds place them in the top 20% of priority pond habitats in the UK and these are across Budletts)
7. Headwaters to Shortbridge Stream, one of the most important habitats supporting European Eel migration and sea trout spawning.
8. Hay meadows and UK BAP priority hedgerows

The blue infrastructure map now shown in this light, shows significantly that a presumption in favour to build does not apply where it affects conservation and biodiversity.

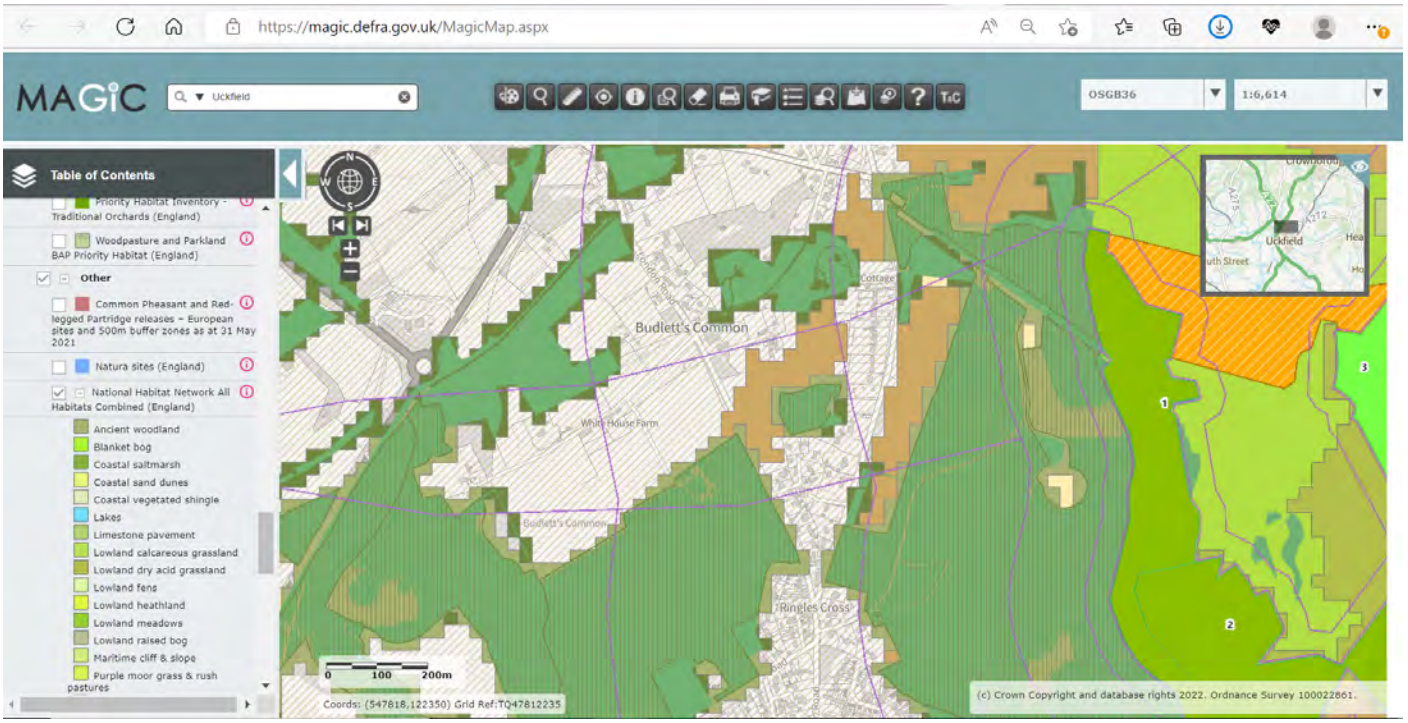
This freshwater landscape is magnificent how it manages a huge volume of water, across the common, it naturally fluctuates and manages an immense amount of water and is a fully functioning freshwater habitat and sensitive ecosystem underpinned by ancient (wet) woodland, bog and irreplaceable habitat and its hydrology is important to conserve and protect.

Mockbeggars is not suitable for development due to the risk of harm to properties, London Road flooding and irreplaceable habitats, which are incredibly sensitive to change. Irreplaceable habitats are irreplaceable and downstream is just as important as the red line within the site boundary, the wider context of this Mockbeggars Farm application does not conserve and protect biodiversity contrary to NPPF.

Whilst the developers have said there are no UK BAP Priority habitats, their job is to also recognise and ensure that the local environment their development affects is represented, they have failed in this regard. UK BAP habitats are visible from London Road, and they must have walked the footpath to take a landscape photo from the footpath, and therefore should have recognised the provisional maps needed updates.

MAGIC Maps, Mockbeggars Farm connects ancient woodlands

Mockbeggars on MAGIC maps forms a vital green nature corridor between Buxted Park/Views Wood and Budletts Common Paygate Wood. Fragmentation of this natural corridor is contrary to conserving biodiversity and protecting important linking habitats between irreplaceable ancient woodland and the government initiative for Local Nature Recovery Strategies LNRS linking designated habitats and the mapping tools linking these irreplaceable habitats.



174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

(c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

The Mockbeggars application is therefore shown to fail on 174 as it does not contribute to or enhance the natural and local environment and puts Budletts at great risk of irreparable damage and harm by

contamination of ground or surface water to sensitive freshwater habitats and headwaters of WFD Shortbridge Stream and does not respect or enhance a valued landscape contrary to NPPF 174a, 174b, 174d, 174e

Failed to meet NPPF 16 - Conserving and Enhancing the heritage environment

a. The London developers have said Budletts is urban. This is a rural MEDIEVAL well preserved landscape and the entrance to the medieval common of Budletts is next to Spring Cottage, opposite Mockbeggars Farm. Whilst Mockbeggars is referenced as Buxted Parish / Coopers Green the majority of impact is at Budletts Common London Road, with the entrance and landscape affecting Budletts Common
b. This scale of development has not been assessed contrary to NPPF for non-designated heritage assets including the common and other non-designated heritage assets
c. Failed NPPF 16 sections 189, 190, 192 the historic environment record is missing the common, medieval landscape, the majority of the Streatfeilds historic heritage buildings
d. NPPF 193 until this landscape has a current landscape assessment, and the Streatfeilds and other non-designated assets are reviewed no development should be accepted due to the harm of an area which should be in a Medieval Heritage Conservation Area ie Budletts Common
e. NPPF 194 - failed in assessment of historic records affecting the area , field evaluations and walking the site has not reviewed the non-designated but nonetheless important heritage assets of london road, the Streatfeilds or of the common
f. NPPF 197 - failed to enhance , conserve, protect and does not make a positive contribution to the area as it does not contribute to the area. The fields are an important link and historic link/amenity , the rising slopes of the field topography means 60 houses will be visible, whereas the fields are rural and behind the hedgerows
g. NPPF 199 - It is perplexing the developers failed to pick up on their visual inspection the Buxted Park Grade II* former coach inn Mockbeggars Farm and the scale of impact, or the heritage undeveloped barn Stage Coach Barn. These 2 heritage assets are of significant value and the harm of development is significant to these two places and therefore fails on 199.
h. The scale of harm to the heritage of Spring Cottage has not been provided
i. NPPF 201 - where a development will lead to substantial harm of a designated heritage asset development should be refused . The fact these are non-designated does not mean their value is not of heritage especially the link to Buxted Park Grade II* and that they were the former road and coach inn. This is a significant historic landscape and a significant underdeveloped coach and agricultural barn with doors for a stage coach and doors at the back to lead horses out. These assets are known in the community and have been overlooked by the developers, yet completely visible when assessing the fields for development.

Objections

2. The Mockbeggars development is not sustainable as it is fragmented from both Buxted and Uckfield. The location, topography and safety problems at different pavement sections means that the reliance on cars is essential due to the distances to access the high street, supermarkets, leisure centres and green space access.
3. Car dependency is therefore an unsustainable site

4. WDC Policy EN17 Map 53 - Unacceptable and inappropriate development affecting Budletts Common, no development in the countryside gap between Uckfield and Maresfield. Budletts Common stated as no development. Policy EN17 is stamped on map 53 over Budletts Common.
5. This site is outside any development boundary and is not a sustainable location
6. The consultees have not been shown the wider local context, knowledge and the maps referenced for desk based studies are only provisional. The conclusions drawn have therefore led to incomplete assessments so that consultees have no records of the wider impacts and have not been fully informed. Natural England requested local information be used as part of the assessments for Downlands and this should apply to Mockbeggars.
7. Biodiversity Net Gain at 10% - where is the BNG 10% evaluation, calculation and papers supporting net gain so that the local community can study these. Harm to Ancient Woodland is excluded from BNG, harm to ancient woodland means BNG net gain not achieved.
8. Ashdown Forest Visitor numbers have increased by 150000 per annum (CEO Mr Adler Car park consultation presentation), contrary to the SAC/SPA habitats directive. Mockbeggars site is closer to Ashdown Forest than the Uckfield SANGS and a money mitigation is never an adequate mitigation measure when a site of this scale is closer to the Ashdown Forest, this site will therefore add to increased visitor numbers and increased cars across the forest. We ask that Wealden decline all new applications within Uckfield's 7km impact zone of Ashdown Forest, until the scale of approved developments is built and a cumulative impact assessment is made with scientific evidence as requested by the CPRE. It is likely that the Uckfield SANGS is at capacity for allocation to approved volume developments in Uckfield. The visitor survey analysis was due in November 2021, that needs to be released and assessed on the impacts of Ashdown Forest, SANGS/SAMMS methodology include no increasing visitor pressures on SAC and SPA.
9. Hedgerows Priority Habitats linking woodlands - The site access will cause more hedgerows to be removed than suggested or offered ; to ensure line of sight for traffic exit/entrance - removing valuable connectivity between woodlands and removing the rural visual setting of this area.
10. Housing Need - Uckfield have nearly 1200 approved unbuilt applications and are taking a staggering volume for Wealden. The town now needs time for the current applications to be built and then the cumulative impact assessed on infrastructure, services and the impact on Ashdown Forest SAC / SPA, including the impact assessments the traffic / A22 bypass
11. Mockbeggars falls within the impact risk area of Buxted Park National Monument for a Medieval landscape, SSSI and Grade II* Buxted Park estate. The use of Buxted Park SSSI is under duress by sheer volume of visitors and walkers from Uckfield, Buxted, surrounding villages and other visitors. An assessment must be made on the impact to this SSSI.
12. The landscape setting of Budletts Common is a highly sensitive landscape and a landscape assessment and the mapping needs to be updated to reflect this. Whilst recognising that the developers baseline mapping tools may not have shown this, the fact that it is called Budletts "*Common"* should have alerted them to extend their research, to ensure that the development accurately reflects what is within the area. With its historic rural medieval ancient setting, the London developers have failed to recognise an historic landscape and have failed to meet NPPF obligations to fully assess the Budletts medieval settlement with written records to the 1500s and earlier records as part of the Romans, Saxons and the tiny settlement of Budletts Common and it's landscape which is far from urban being fields and ancient woodlands with historic heritage. Mockbeggars is rural which is why it remains as fields. A field is NOT urban. The scale of development faces the common and therefore causes significant harm to this well preserved medieval landscape.
13. London Road from Ringles Cross through Budletts is part of the former pilgrimage to Canterbury passing through Maresfield and this rural setting is important to preserve as part of this context supporting the EN17 no further development between Uckfield and Maresfield
14. Mockbeggars fields from the former Buxted Park estate are on maps in early 1800, in 1922 sold as part of the Buxted Park estate, the historic and ecological continuity of Mockbeggars remained intact

until the farm has been divided for development rather than a habitat conservation zone now shown on MAGIC maps.

15. The developers have failed to disclose these historic and ecological needs through their assessments.
16. The medieval landscape is supported by references to the common of Malling Budletts 1585, moated lodges, and medieval enclosures are documented in historic reports. The tiny settlement of Budletts would be brutally overwhelmed with an application of 60 houses in a medieval settlement with three 19th century farmsteads; the developers have failed to acknowledge the landscape importance of these Streatfeild heritage assets and Budletts Farmsteads.
17. The scale of harm this development will cause overwhelms this medieval hamlet with a 1530 Medieval Hall recorded, a few dwellings nationally rare smallholding on the common, with keepers cottages and 18th/19th century farmsteads, with a medieval common with medieval enclosures on the common (1947 RAF aerial images), moated lodge references, medieval common of before 1585 and a 1530 medieval hall and its setting in the landscape, Streatfeilds historic heritage 18th historic farmstead, 18th century Lodge, 16th/17th century cottage, the common a historic rarity, the 16/17th roadside cottage Spring Cottage and its heritage setting will be harmed, former coach inn of the Buxted Park Grade II* estate, a remarkable and stunning undeveloped heritage asset former Buxted Park Grade II* stage coach and carriage and horses significant barn of this estate. Mockbeggars Farm has maintained its heritage and landscape amenity and heritage setting within the curtilage of Mockbeggars until the developers now try to develop the fields associated with this remarkable landscape setting and historic heritage context of Buxted Park Grade II* therefore increasing the importance of both Mockbeggars Farm and the Stage Coach barn
18. The developers recognised that this site falls within the National Character Assessment High Weald area NCA122 / NE508 and now need to withdraw their application as a duty of regard to this landscape character. The definitions and characteristics described within the subset NE508 are part of Budletts.
19. William Figg maps and Estate maps are Significant records for Budletts. In terms of the Streatfeilds estate and non designated heritage assets at Budletts and their estate Figg Maps. Also, Figg Maps in terms of Buxted Park Grade II* estate and mapping Mockbeggars as part of the estate. The maps define the common and support the wider significant complex area and scale of ancient woodland habitats.
20. The London developers failed to understand the context of the biodiversity and environment and have failed on biodiversity NPPF 8.c and the full impact and consequences of this inappropriate development in a rural countryside setting of remarkable county importance.
21. Budletts Common , London Road is a tiny community between Buxted, Uckfield and Maresfield and provides vital green space separating these settlements, and Budletts itself is a tiny settlement in its own right, outside the boundaries of either and Buxted is an inappropriate development causing coalescence of settlements, contrary to policies.

Traffic

The number of dwellings accessing onto London Road from this proposed development is dangerous and the volume of traffic is inappropriate in this location, once on London Road the increase in traffic use approaches multiple difficult areas in both directions and known hotspots of danger -

1. Sustrans report stated 5000-10000 car movements on this section of London Road , another report stated an average speed of 53mph, which means many cars are travelling at far greater speeds.
2. for existing residents turning to/from their dwellings already experience severe problems - especially at peak times - from drivers not wishing to slow down to allow for residents turning into their drives through Budletts, London Road

3. Snatts Road/London Road is an accident hotspot and unsuitable for safe pedestrian crossing as either no pavements in places or unsuitable for most pedestrians close to the fast road and too small for buggies and mobility scooters.
4. Air ambulance recently landed in Whitehouse Farm fields attending a life changing incident at Ringles Cross.
5. The speed and traffic make this an unpleasant walk on the footpaths
6. Snatts Road/London Road/Coopers Green Road is a dangerous junction for school children to attempt to cross due to visibility and no pavements in places, or narrow pavements
7. Cooper's Green Road junction to London Road, Budletts Lane junction is a hotspot of accidents and near misses, due to volume and speed of traffic.
8. School hill in Maresfield is a rat run and this development will exacerbate this - too close to primary school children accessing the school
9. Accessing a lane on London Road drivers are inconsiderate and impatient, allowing safe turning speeds to lanes supporting the homes of the rural community. It seems a daily occurrence that drivers 'blaring' their horns at the residents turning into their homes or drivers nearly catching the back of residents' cars turning.
10. The visibility of the offset road junctions especially Coopers Green Road to London Road at Snatts road, increasing volumes of cars from Mockbeggars is going to increase risk at this already difficult junction
11. Budletts Lane and Budletts Roundabout are well known for their traffic hazards. No right turn to Budletts lane to try and stop the difficulties
12. Cars and caravans turning off London Road to the Caravan and Camping club at Whitehouse Farm add to the safety of these big vehicles, increasing traffic numbers. The site is a well run, beautiful location supporting local tourism.
13. The exit from Mockbeggars for cars turning left, uphill, onto London Road
    a. London Road is a deceiving uphill start and narrow for the main route to North Uckfield
    b. It is a slower exit leaving sites/residences due to the hill and therefore the slow speed leaving the site. Residents already find this affecting them and the traffic flow on London Road of 5000-10000 cars already (Sustrans report) and a lack of consideration that the speed of traffic appears once you have left your residence
    c. London Road itself is narrow and residents turning out of their drives/access often means swinging their car over the central reservation to make a safe exit. The exit left of Mockbeggars is likely to cause significant traffic dangers due to this
    d. Once turning up the hill residents find that once they have left their properties the speed of approaching traffic is not tolerant or safe due to blind spots / speed / volume of traffic

14. If there was an emergency and the entrance/exit blocked there is no alternative for 60 houses, and we do not want an alternative in/out creating the loss of more priority hedgerow habitats. The Downlands Farm masterplan indicated an emergency access 2nd in/exit. There is no alternative if the access to properties has been blocked by accidents and events in the past. Current residents already experience these difficulties with lorries, vans, accidents blocking in/out onto London Road. In this small environment the need to protect the hedgerows supporting the ancient woodlands overrides the development access.
15. These difficulties all remain regardless of the speed limit, if the speed limit is reduced, especially the volume of cars already using Budletts, London Road.
16. The number of delivery vehicles eg Amazon, DPD for 60 houses will add considerably to the number of cars on London Road and increasing delivery vehicles across the Ashdown Forest
17. This is not a sensitive application in empathy with the needs of London Road access to North Uckfield, it is not appropriate to volumes of traffic, the location, hill, residents, community, especially in terms of the extra traffic generated by this brutal volume in a hamlet.

18. Cars are often overtaking up the hill, overtaking down the hill, or overtake across the brow of the hill by Blue Asia - this will not be addressed by reducing speed, this is sheer volume of use of London Road Budletts.
19. Did the traffic survey happen at peak times during term times as the volume of traffic is very different during these times and the more difficult junctions.
20. No assessment has been made for the additional volume of traffic which will be generated from North Uckfield / other nearby villages crossing Budletts, London Road, Budletts Lane, Coopers Green, Buxted and Maresfield to access the new M&S store off Batts Bridge roundabout (Maresfield) or the Homesense opening at Maresfield.
21. The impact of the volumes of traffic using the A22 and the number of vehicles and near misses is considerable and feel that Budletts Roundabout and Blackdown Roundabout are at capacity.
22. We do not need a development which adds additional strain and exacerbates the road network and adds to the local traffic problems in North Uckfield. For example, Browns Lane, Manor Park and Uckfield College. North Uckfield traffic is congested at peak times which means exit access from Manor Park can take 5 to 10 minutes due to the volume of traffic using London Road coming from Budletts Common and Coopers Green/Buxted. These are similar to the pinch points to those of South Uckfield like the Framfield Road traffic lights and the congestion at the Boots traffic lights. The top of the High Street interacting with Church Street has difficulties with volume and flow at peak times. If there is one incident this backlog is severe and regularly occurs. A blockage on the A22 and the volume of traffic coming through Budletts is severe and again, regular. Volume of traffic gaining access to primary school Manor Park 2 form entry, and the very large secondary Uckfield College. Adding more volume of traffic to London Road will increase difficulties at peak times for Manor Park and North Uckfield which often queues back to the garage and Browns Lane. Pedestrian traffic for these schools do not walk from Budletts due to the topography, an early morning start and the safety for the age of children trying to navigate the volume of cars using the offset Snatts Road / Coopers Green / Ringles Cross junction. The A22 is regularly closed due to accidents, the traffic impact on North Uckfield and the queues accessing diversions around the A22 to Uckfield - London Road needs to be kept free of further impact so that it can still accommodate these additional traffic loads when they occur.
23. TRAFFIC IMPACTS - AIR QUALITY - immediate assessments of the baseline air quality are needed. To understand the current air quality by traffic demand for Uckfield North, Uckfield South and Uckfield High Street queuing at the Boots traffic lights. This urgently needs to be implemented by WDC and ESCC. We need to monitor and ensure that the cumulative impact of the increasing traffic on our air quality is a) baseline current air quality town assessments, so that b) measurements can be monitored as the 1200 homes and additional homes of the outlying villages are built out. c) to avoid air quality issues of Uckfield High Street for the volume of walking children to very large secondary Uckfield College circa 2000 students/staff
24. CYCLING & TRAFFIC This is not a safe area for families and children cycling due to road layout, volume and density of traffic, the hilly topography of Uckfield or the new design of the High Street failed to provide a coherent plan of cycle paths for children cycling to school in a separate cycle lane or for families cycling in a separated cycle lane. The landscape topography of hills and the volume of cars using North Uckfield has provided no solutions.

Material Planning considerations

1. It is outside the development boundary and fragmented from both Buxted and Uckfield
2. The current local plan does not have this site allocated for development. The presumption in favour of development should not apply as Uckfield has a slowed housing market and still has 1200 to build and doing more than its fair share of build numbers for Wealden, conservation and biodiversity is not protected with this development and therefore outweighs presumption in favour of development.
3. Adverse harm and effect on conservation, biodiversity and sensitive ecosystems including wet ancient woodland ecology

4. Overlooking non-designated heritage Mockbeggars Farm and overlooking assets which were once part of the Buxted Park Grade II* estate
5. Loss of Privacy to multiple residents and Mockbeggars Farm, back gardens or housings directly backing on to residents in a rural setting is inappropriate and harmful and then the noise and disturbance of these new buildings to the existing residents
6. Loss of tranquillity especially to Mockbeggars Farm
7. Loss of visual amenity, outlook particularly to the Buxted Park Grade II* former Stage Coach barn completely ignored,the old maps are not 'tracks' but the access to and from this former coach inn and considerable heritage barn ensuring that the landscape setting of these heritage assets is harmed. Loss of landscape setting and backdrop to footpath 1 and the common
8. Overlooking of Mockbeggars Farm and loss of visual amenity and landscape setting causing harm to an historic heritage asset of the community, which has not been listed.
9. Highways issues - traffic generation causing harm to existing residents and an area of problem traffic in all directions already. Causing highway safety issues to residents from Ringles Cross through London Road, to the junctions of Snatts Road, Coopers Green, additional stress on the dangerous junction of Budletts Lane and additional traffic at Budletts Roundabout and rat run through School Hill at Maresfield. The cumulative impacts of traffic being generated from multiple unbuilt/being built estates of Buxted and Maresfeild will also add access to this part of London Road and junctions mentioned above.
10. The noise and vibration of construction will cause nuisance to a rural landscape and residents, especially an area of known sandstone rock outcrops and seems, which requires more drilling construction, and the disturbance during the construction to the community of Budletts.
11. The capacity of the A22 bypass and a traffic management plan has not been provided and therefore this development should not be accepted until such time that the cumulative impact of the Buxted, Maresfield and 1200 unbuilt in Uckfield have been fully built out and the impacts of harm and need assessed and provision of a proper management plan provided
12. The SANGS and SAMMS policy of paying money, this is not mitigation contrary to the Wealden and Natural England policy. The SANGS in Uckfield is further away than Ashdown Forest and the SANGS is a poor comparison to the medieval landscape of the Ashdown Forest, the cumulative impact and precautionary measures and principles and the visitor numbers increased by 150,000 already to the Ashdown Forest is contrary to the habitats directive.
13. Adverse impacts on the natural exceptional biodiverse and ancient woodland environment of Budletts is contrary to policy, fragmenting these important habitats and impacts on ancient woodland are against planning policy. Ancient Woodland and its root protection area is more than the miniscule 15m buffer, the Lords amendment 100 requested that ancient woodland buffers are 50m which is under review. The root protection area and the protection of the soil is important and no change or harm to Paygate Wood and Roundwood must be accepted for these irreplaceable habitats. Only 2-2.5% of Ancient Woodland remains in the UK and we therefore have a duty of regard to the protection of these important corridors and supporting habitats. We are privileged in Wealden to hold a high percentage of this natural irreplaceable habitat and WDC should allow minimum buffers between 50-100m as irreplaceable habitats are irreplaceable.
14. A 14m buffer zone to Paygate is contrary to buffers and causes harm to irreplaceable habitats and Woodland Trust normally requests at least 50m buffers. Regardless of London Road buffer zones needs to be increased to size of canopies and protection of wider root protection areas, maintaining linking habitats to irreplaceable habitats
15. The native priority habitat hedgerows of Mockbeggars, London Road, are important and to be protected. They link the canopy of Paygate ancient woodland to other habitats. Facing uphill, it is clearly visible that the hedgerows support Paygate Ancient Woodlands, also allowing species to navigate and commute over the narrow London Road where the woodland canopy and hedgerows meet over London Road. Fragmentation of this habitat network will cause harm. The roost location of the Barbastelle bats needs research due to their scarcity in Sussex and how they interact with this environment.

16. DARK SKIES and STARS. The effect of lighting in an area of dark sky and no street lighting is a visual amenity and a joy to the residents of Budletts Common within the countryside rural backdrop; additional lights will affect other residents who enjoy the dark skies, stars and the nocturnal wildlife using the corridors and ancient woodlands will be harmed by additional lighting and the irreplaceable habitats of Paygate Wood supporting multiple endangered nocturnal species of bats, dormice, owls. It is therefore important not to change or fragment this nocturnal aspect. Especially as Dr Stenning mentioned there are upto 12 species of bat in this nature corridor. The Mockbeggars site being higher than the surrounding area, this will have a wider significant effect and cause harm across a notable dark medieval landscape and cause effects across the common and affect a greater area used by nocturnal endangered wildlife. This can be understood by standing on the footpath where the landscape picture was taken by the developers and standing on the footpath on the common looking across to Mockbeggars. It will devastate a predominantly dark landscape.
17. The scale of development is incompatible with the area and is piecemeal and opportunistic.
18. The layout, quantum and density of the development is harmful to immediate neighbours and to the historic setting of unrecorded heritage assets, all completely ignored and overlooked even after 'walking the site'.
19. Missed non-designated heritage assets and harm to Spring Cottage which is of historical interest and special importance (Downlands Farm scoping opinion) , 19th Century Whitehouse Farm, 1530 medieval hall at Blackhouse Farm and the increase of traffic against 3 Grade II rural properties will cause harm to these.
20. Harm to the setting of Whitehouse Farm and a place of quiet enjoyment and caravan tourism is to be protected
21. Wealden District Council should follow the lead of Lewes District Council, with complete water neutrality and how each development will ensure no increased demands on water and provision of sewage (Southern have been fined for sewage deposits in our rivers and streams) no development until a) no sewage is deposited in our rivers and streams and that b) extra provision is provided to ensure capacity for all the unbuilt homes, c) Wealden stop any more house approvals in Uckfield especially outside development boundaries until the remaining 1137 Uckfield developments approved are physically built in Uckfield 'built out' and then d) the cumulative impacts of these 1137 are assessed for all infrastructure traffic, high street, bypass, water, flooding, impacts on streams leading to the Ouse, primary and secondary schools, water neutral , no sewage spills or overflows caused and an assessment made on the habitats principle for the Ashdown forest SAC and SPA and that no cumulative impacts are felt within the 7km zone regardless of SANGS/SAMMS. Visitors numbers an additional 150,000pa at Ashdown Forest and the traffic across the forest has increased therefore as Uckfield is the closest town centre, the impact and scale of approved developments must be halted until complete scientific and traffic modelling can assess the cumulative impacts - as repeatedly requested by CPRE Sussex.
22. As part of the local plan process, Wealden should now include Local Nature Recovery Strategies and National Nature Recovery Corridors linking ecology, environment, biodiversity and all designated and non-designated habitats and ensuring connectivity between our irreplaceable habitats and ancient woodlands. Mockbeggars site is not in the local plan and it is now identified as a linking habitat between irreplaceable habitats and during the call for sites Mockbeggars should also be excluded from the SHELAA for ecology and biodiversity impacts and impacts to headwaters of Shortbridge Stream and the common UK BAP Priority Habitats, protecting the dark skies for endangered species.
23. The Government announced in May 2022 that local communities and the Mayors may decide applications, WDC need to afford consideration to our local Mayor of Uckfield the courtesy of protecting the most ecologically important sites within the Parish of Uckfield creating LNRS / NNR strategy corridors.
24. There is factual information missing from the proposal which is readily available on the internet, and the consultation exercise conducted by the developers continued with the same 'design' the desktop

survey has failed to identify multiple UK BAP Priority habitats missing from the databases and failed to observe the other non-designated heritage assets across Budletts medieval landscape.

25. The capacity of water to cause harm downstream from Mockbeggars should not be underestimated in this area of multiple springs, ditches, bogs and wet woodland. The contamination of water in this area is to be avoided due to downstream impacts on conservation projects being run by the Environment Agency and the endangered species using the water systems for migration, Mockbeggars headwaters lead to Shortbridge Stream.
26. Spring Cottage is called that because it has a spring, the water management of the site has not mentioned how it will avoid harm to Mockbeggars Farm below the site and with heritage cellars managing groundwater and surface water - this has not been referenced by the applicant. The potential harm of the water crossing to Spring Cottage sitting low in the landscape and one of the lowest points below Mockbeggars, causing harm to Spring Cottage has not been referenced by the application, Spring Cottage has forms of moats around it to try and mitigate the volumes of water normally experienced. This winter has been one of the driest in 30 years and therefore the scale and volume of water and groundwater levels are low. Budletts means a place of water and springs. There are many streams, ditches, bogs, springs, wells across Budletts which lead to wet woodland down from this site, wet woodland is a UK BAP Priority habitat and they have failed to recognise this is , contamination of these water environments from surface water and groundwater changes and contamination from building and then the use of houses has not been addressed, harm to these important environments.
27. There is a small pond and nature reserve at Mockbeggars and changes to its hydrology must be avoided
28. The groundwater streams crossing London Road from Mockbeggars and the fields rise underground and become surface water during wet weather and already flow down London Road and cause flooding at Snatts Road - none of these have been addressed by ESCC in recent years. This water has the potential to move to Spring Cottage as the applicants have failed to understand the potential of the volume of water in this particular area.
29. Very concerned this development will cause flooding problems across London Road due to the volume of water and the groundwater showing on the blue infrastructure map, running alongside London Road. We already have flooding at Snatts Road which matches the points of groundwater, and believe that the same at Coopers Green cross roads, ongoing problems with flooding of roads during rainfall - look at the blue infrastructure map, likely the same points that Mockbeggars will inflict another point on the main route to North Uckfield.
30. Very concerned about the impact on access lanes and ditches downstream from this site, including the access lane of Budletts Common common residents.
31. The capacity of the drainage (most properties in the area are on septic tank in rural locations with soak away) some soakaways have rights to the Mockbeggars farm fields of the proposed development, how do they propose to remove these rights?

The above matters are material considerations which outweigh the presumption in favour to build and therefore ask WDC to refuse this planning application and defend the site like you are doing going to appeal to protect Mill Farm.

42 parishes across Wealden have written to the government, Uckfield Town Council have written to the government requesting that the 1221 mutant affordability formula is returned to ‘actual need’ and affordable housing. Until these questions are resolved Wealden District should withhold and no longer approve any further housing, especially as developers have over 8000 unbuilt applications across Wealden and 1137 of these in Uckfield without respite or assessment of the cumulative impact on our infrastructure, green and blue corridors and the Ashdown Forest SAC SPA

The ecologists have failed to realise that their proposals are impacting and accessing water courses of Budletts and the headwaters of a sea trout spawning stream, irreplaceable habitats and UK BAP habitats.

That European Eels are recorded at Budletts and the likely migration of a UN Critically Endangered Eels on the red list and UK BAP Priority Species. Mockbeggars is upstream from multiple conservation projects including the return of elvers at Barcombe being monitored for conservation purposes by the environment agency for biodiversity. Mockbeggars water courses fall directly in the headwaters of a sea trout spawning stream and these UN Critically Endangered European Eels recorded at Budletts Common. Budletts Common contributes favourably to the ecologically and county important species using functioning freshwater habitats leading to Shortbridge Stream.

We used the internet to find this information the same as the developers should. We strongly object to this Mockbeggars application harming the county's important biodiversity and ecology. We ask the Wealden Planning Committee to support this small and County Important environment and refuse this planning application defending this identified Critical Natural Capital, an important natural corridor, our own version of a Wealden Knepp Local Nature Recovery Strategies, LNRS.

Cllr P Waldock
Submitted on behalf of concerned residents
Uckfield North Ward
Budletts Common

Pictures

1. The Mockbeggars access is inappropriate to London Road causing harm and highway safety issues
2. Delivery lorries regularly block London Road and will therefore increase the risk of accidents on London Road for existing residents and reduced visibility exiting the development of Mockbeggars







- Artic lorries regularly park to make deliveries to Chichester Caravans and Lesley Cars (these sites are mostly hidden by hedgerows, hidden by the brow of the hill at Blue Asia, not visible when you leave Ringles Cross downhill, these are not really visible until you are at these points on London Road
- The volume of traffic at peak times is constant to / from Uckfield across Budletts Common and London Road.
- There are additional significant risk factors to residents trying to turn to their properties or exit their properties.
- We have even had a speeding car remove a whole lamppost opposite Chichester Caravans when the car left the road.

- The average speed is over 53mph which therefore means there are many cars travelling at greater speeds. 5000-10000 cars on this road per day (Sustrans report)
- Cars with caravans often park in London Road as the layby is full creating more obstacles to navigate. Other vehicles often park in London Road unable to fit in the layby.
- Slow moving caravans turning off London Road to access Whitehouse Farm
- We need to protect Spring Cottage from the harm of additional traffic as it is so close to London Road.

Rural countryside landscape

Contrary to Wealden policy EN17, no development in the countryside or between Uckfield and Maresfield. Development of 60 houses in this countryside green gap is highly inappropriate and contrary to multiple policies. This is a rural environment, the proposed development will be higher and tower above this valued landscape and harm the countryside . Whitehouse Farm and Spring Cottage have not been pictured.



Below, a single storey bus on London Road, the field topography of Mockbeggars rises higher than this and the houses will not be hidden in the Budletts landscape causing irreparable damage to a medieval landscape. The hedgerows will also be removed to create access, increasing the level of harm so the developers should not be including anything in their visuals which is being removed.



Ringles Cross past the offset junction.

The offset junction is difficult and dangerous to walkers. Turning onto Coopers Green Lane in either direction creates difficulties, and turning left is ‘too sharp’ an angle crossing to the other side of the road, lorries turning left from London Road block the junction as they navigate and reverse back on to London Road to gain access to turn left. We need to protect this busy and difficult junction from unnecessary increasing traffic from the Mockbeggars development.

This gives an example of one of the narrow pavements at Ringles Cross and London Road and how traffic navigates this section on London Road. This example was taken on 8th June 2022 8.55am for 3 minutes. Mockbeggars entrance is a short distance from this place at Ringles Cross.









The pavements are narrow and unpleasant to walk with a constant stream of fast traffic, much faster than the 53 mph average on one survey. There is often overtaking across this section of London Road. We waited for the traffic to clear to get a picture of Paygate Wood (left), Mockbeggars hedgerow (right). This clearly indicates the rural countryside setting after leaving the recognised development boundary of Uckfield leading to Budletts Common itself. This also shows how the ancient woodland needs the hedgerow completely intact as it links the canopy to other habitats, supports the biodiversity, and endangered species

Leaving Ringles Cross facing downhill, Mockbeggars hedgerows on the right linking to Paygate Wood on the left. This is rural countryside and the visual landscape as you drive in this direction to the old medieval landscape, 19th Whitehouse Farm a heritage asset set within fields opens up shortly after this setting on the left, 16th/17th century Spring Cottage (left) and the common of Budletts Common (left).
As you can see, Chichester Caravans and Lesley Cars are set back at the bottom of this hill, after this corridor of rural identity of Budletts Common.



Chichester Caravans

Chichester Caravans is on the left and is lower than Mockbeggars development and mostly hidden from Mockbeggars Farm whose entrance is just past Chichester Caravans - as you can see that entrance is difficult to navigate to/from London Road. This constant stream of traffic 8.57am 8th June 2022 is normal at peak times and queues back to here when the A22 is closed due to accidents/diversions.
Crossing London Road from Mockbeggars entrance (part of the hedgerow on the left, up the hill) for walkers to access a pavement will increase risk and safety for both drivers and pedestrians in this picture and London Road is still narrow. It is unclear how suitable the footpath is for mobility scooters and buggies, it is normally narrower than this having just been cleared, once the grass grows back over the footpath. During rain parts of the footpath are blocked with surface water. Changing this width of footpath for Mockbeggars residents will affect the root protection area of Paygate Wood ancient woodland, an irreplaceable habitat, and therefore should not be disturbed as harm to an irreplaceable habitat. This area of exit/entrance for residents is difficult due to the speed of traffic coming from Budletts Roundabout and invisible until the brow of Blue Asia - at excesses of 53mph it is already difficult. There is a further access beside Lesley Cars.
The access of designated and non designated properties is increasing their risk from here to Budletts roundabout. On the right, Spring Cottage is lowest in the landscape below the blue lines of groundwater on the blue infrastructure map. We are concerned about the impact on this stunning heritage asset.



This is just a small example of the difficult roads from Budletts to Ringles Cross, there are more at between Lesley Cars and Budletts Lane, Budletts Lane junction itself, School Hill, Budletts Roundabout, Snatts Road, Manor Park Browns Lane

We hope that these indicate to Wealden planning that development of Mockbeggars Farm is unsuitable for Budletts Common and London Road, within this historic and ecologically rich environment and support the local community's objections.