From: [redacted]@rother.gov.uk>
Sent: 12 August 2022 13:18
To: Matthew Taylor; planning
Subject: WD/2022/0648/MAO MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

Categories: Consultee

Dear Matt,

WD/2022/0648/MAO LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS

Thank you for consulting with Environmental Health.

Potentially contaminated land

Farms are commercial enterprises which have sometimes involved the use of substances which may have caused localised land contamination. It is also known that this farm has occasionally had bonfires. Therefore, the full contaminated land condition is recommended.

Noise

Heat pumps

No information has been provided about the installation of air source or ground source heat pumps. Will these be integrated into the design so that a planning condition can be suggested, or will they be installed under permitted development?

For this location, Environmental Health doesn't recommend the use of permitted development for the installation of heat pumps. This is because background noise levels will drop to levels significantly below the 40dB(A) which is used in the MCS assessment. Therefore, noise problems and complaints could potentially be made by future residents if the installation of such plant isn't carefully considered at the planning stage. If such plant causes future noise problems, then there's also the danger that such plant will stop being used by residents, thereby negating its value in terms of sustainability.

Currently, due to permitted development, Environmental Health cannot recommend refusal without such information. However, a planning condition can be recommended (below). This would mean that the positioning, choice of plant and sound blocking/insulation measures for each heat pump would be considered at the design stage.

Car sales, caravan sales and workshop

It is noted that there is a commercial caravan and car sales premises to the North/West of the development. It seems that these premises are mostly associated with sales although there appears to also be a caravan workshop present. Environmental Health has checked their database and no noise complaints have been made about either premises. Therefore, due to the distance between the proposed development and these premises, Environmental Health doesn't currently require any noise assessments under BS4142.

Traffic

The outlined development is located on a road taking traffic north out of Uckfield and which may become very busy during peak times. Therefore, a noise assessment in line with ProPG is required. This assessment should be provided before the design of the housing development is decided to ensure that, as per PPG-Noise, good acoustic design is integrated into the design early in the planning process.

The stage 1 site noise risk assessment required under ProPG should be provided at this stage before the plans have been properly finalised. Therefore, there is currently insufficient information with which to full recommendation about this proposed planning application.

Air Quality

This is a major development so it is expected that Sussex Air Guidance will be followed with respect to the provision of an air quality assessment and an air quality emissions mitigation assessment. A condition will be recommended as below.

Recommendation

Insufficient information: a Stage 1 site noise risk assessment as per ProPG is required for this development.

Conditions that will be recommended following a satisfactory stage 1 site noise risk assessment as per ProPG

Potentially Contaminated Land

CL01, CL02, CL03 and CL04 (Nb: CLR11 has been superseded by Land Contamination Risk Management at www.gov.uk)

Air Quality

Prior to commencement, the applicant shall follow Sussex Air's, Air Quality & Emissions Mitigation Guidance for Sussex (2019). As a minimum, an emissions mitigation assessment for this development shall be provided to the Local Planning Authority for approval. The emissions mitigation assessment must use the most up to date emission factors (at http://laqm.defra.gov.uk/review-and-assessment/tools/emissions.html) and outline the air quality mitigation options that will be installed during development. Mitigation options shall include, but not be limited to, the promotion of cycling and walking and the use of public transport, car clubs, low emission vehicles and the introduction of associated infrastructure.

Noise from air source/ground source heat pumps

Prior to commencement, an acoustic report for the installation of heat pumps across the development site shall be submitted to the Local Authority for approval. The report shall outline schemes to reduce noise and vibration arising from each heat pump. The schemes shall ensure that noise levels from each heat pump will match, or be lower than typical background sound levels obtained prior to development, at the nearest receptor. Neighbouring gardens shall be treated as a receptor if closer to a heat pump than a residential building. The scheme shall include the provision for post-installation noise monitoring to be undertaken by the applicant at the reasonable request of the Local Planning Authority.

Kind regards,

Greg

Greg Minns
Senior Environmental Health Officer (MCIEH, CEnvH, AMIOA).

Environmental Health (A Shared Service for Rother and Wealden)
Town Hall
Bexhill on Sea
East Sussex
TN39 3JX
[redacted]

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Comment for planning application WD/2022/0648/MAO

Application Number	WD/2022/0648/MAO
Location	LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Proposal	OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.
Case Officer	Mr M Taylor
Organisation	
Name	Waste Management
Address	Wealden District Council,Vicarage Lane,Hailsham,East Sussex,BN27 2AX,
Type of Comment	Comment
Type	neighbour
Comments	Please see attached document
Received Date	17/05/2022 13:19:51
Attachments	The following files have been uploaded: Comments by Waste Management to planning application WD-2022-0648-MAO.docx

Comments by Waste Management to planning application WD/2022/0648/MAO

I have no objection to the proposed development; however, the following points need to be considered:

Each dwelling should have adequate storage for 1 x 180 litre refuse bins and 1 x 240 litre recycling bin. Residents may also subscribe to the garden waste service for either a 140 or 240 litre garden waste bin (subscription charge started July 2019).

Details on the size of these bins/containers can be found at the following address.
https://www.wealden.gov.uk/recycling-and-waste/recycling-and-waste-collection-container-size/

Residents will be required to move the bins from a storage point within the boundary of the property, to a suitable collection point on the scheduled collection day.

At present, swept path analysis has only been provided to show the access into the site (which is suitable).

Before I could fully comment, I would require swept path analysis to be provided showing all junctions and turning heads around the site are suitable for a collection vehicle up to 12m in length. At present from the indicative layout, one area of concern would be where parking spaces are located at the turning head. If people have not parked correctly within the space or feel that they could park a vehicle outside of the allocated space then this would impact on a collection vehicle being able to turn at that location.

There are also several properties (plots 4, 5, 6, 21 and 22) where they are not located adjacent to the road and it is unclear where a presentation point would be for each property. The best way to show where a collection vehicle is expected to gain access to and where storage/presentation points are considered to be is by providing a waste strategy.

This helps understand the storage and presentation location for each property. In addition, this will show the resident walk (maximum 30m) and crew walk (maximum 25m) for each property based where the vehicle can access. In the example below, plots 41 to 43 would present at a bin presentation point, which is within 25 metres of where the collection vehicle stops outside of plot 40. Plots 38-40 present at the fronts of their property, either on the edge of their driveway or on the pavement.



I am happy to discuss any issues raised.

Ray Smith | Senior Waste Management Officer
Waste Management, Wealden District Council 01323 443322
recycling@wealden.gov.uk
Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX
http://www.wealden.gov.uk

Case Ref: WD/2022/0648/MAO	Date: 24/05/2022
From: NatureSpace	Response: No further information required

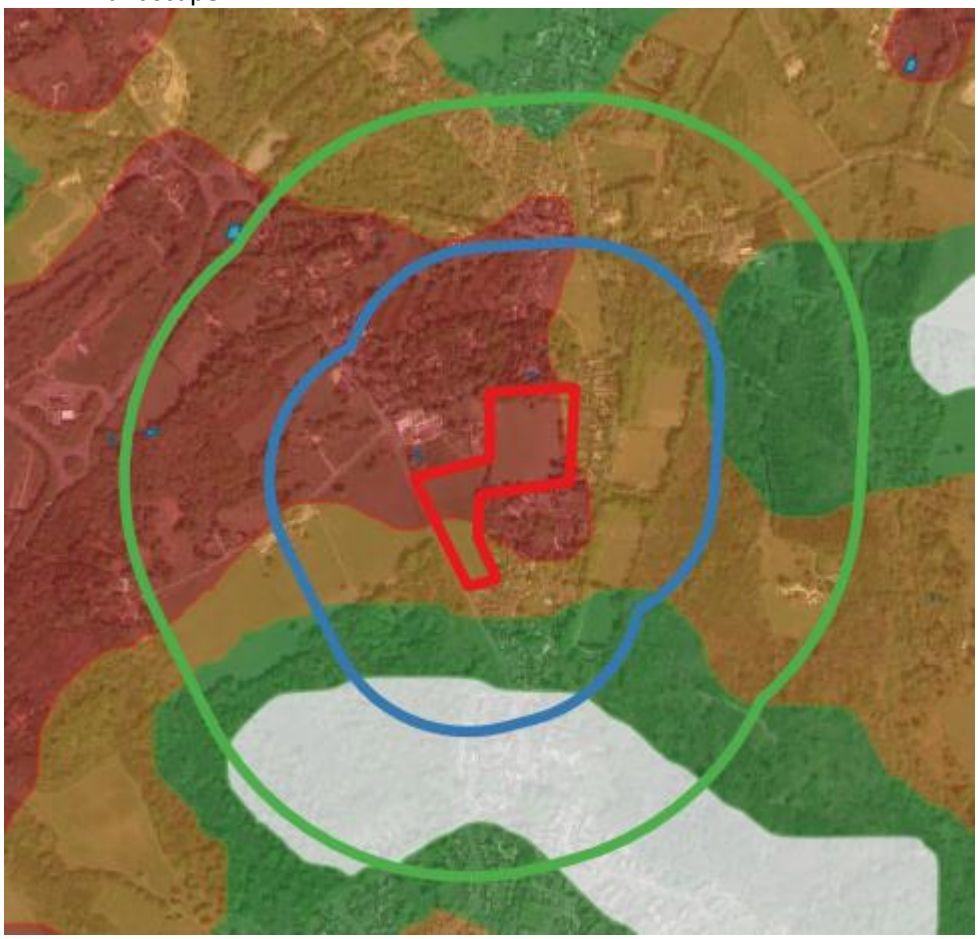
Comments:

This planning application is for 'OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS' at 'LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA'.

- The development falls within the red impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone, there is suitable habitat and a high likelihood of great crested newt presence.

- There is one pond 75m north and one more within 250m of the development site.

- There is indirect connectivity between the development and surrounding features in the landscape.



Summary

The applicant has provided an ecological report, [Preliminary Ecological Appraisal, aspect ecology, January 2022]. Within this report it states that:

'*Two ponds are recorded on OS mapping within 250m of the site (P1 and P2 on Plan 6212/GCN). An initial appraisal of pond P1 was made using the HSI system to identify potential suitability to support Great Crested Newt, see Table 5.4, below. Access was not granted to pond P2. From a review of aerial mapping pond P2 appears to be an ornamental pond located to the front of a residential property with a hardstanding surround, although in close proximity to vegetation.*

Pond P1 is located approximately 30m from the site boundary within an area of long sward grass and scattered trees and has 'good' suitability for Great Crested Newt. As such an eDNA survey was completed of the pond in June 2021, which returned a negative result.

Great Crested Newt were found to be absent from pond P1 and no records of this species within close proximity of the site were returned from the data search, therefore no licensing is required. However, as access was not granted to pond P2 precautionary safeguards will be implemented during site clearance to safeguard any amphibians that may be present, as detailed in Chapter 6 below.'

Conclusion and recommendation for conditions:

I am satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

I am satisfied with this ecological report and recommend a compliance condition is used to secure the measures are complied with:

"The development hereby approved shall be implemented strictly in accordance with the recommendations stated in section [6.1.11] of the supporting document [Preliminary Ecological Appraisal, aspect ecology, January 2022].

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy WCS*12 Biodiversity of the Wealden District Core Strategy Local Plan (2013), paragraphs 174 and 180 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006."*

However, the application site lies within a red impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, I recommend the use of the following informative:

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

Contact details: info@naturespaceuk.com

Legislation, Policy and Guidance

Reasonable Likelihood of Protected Species

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2021), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017 (as amended). The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for full applications. CLG 2007 'The validation of planning applications' states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

Section 99 of ODPM Circular 06/2005 states:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations before permission is granted."

Great crested newts

Great crested newts and their habitats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, it is illegal to deliberately capture, injure, kill, disturb or take great crested newts or to damage or destroy breeding sites or resting places. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any great crested newts occupying a place of shelter or protection, or to obstruct access to any place of shelter or protection (see the legislation or seek legal advice for full details). Local Planning Authorities have a statutory duty in exercising of all their functions to '*have regard, so far is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*', as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (NERC). As a result, GCN and their habitats are a material consideration in the planning process.

Lifespan of Ecological Reports and Surveys

Validity of ecological reports and surveys can become compromised overtime due to being out-of-date. CIEEM Guidelines for Ecological Report Writing (CIEEM, 2017) states, if the age of data is between 12-18 months, "*the report authors should highlight whether they consider it likely to be necessary to update surveys*". If the age of the data is between 18 months to 3 years an updated survey and report will be required and anything more than

3 years old "*The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated".*

from Southern Water

Matthew.Taylor@wealden.gov.uk

Date

7th November 2022

Contact

Tel 0330 303 0368

Dear Mr Taylor

The Environmental Information Regulations 2004
Request for Information
EIR reference 1507

Thank you for your request for information which we received on 12th October 2022. We have dealt with your request under the Environmental Information Regulations 2004. This letter provides the response to your request, as follows:

WD/2022/0648/MAO OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS. LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

Has the relevant sewage treatment works experienced operational issues in the last year (i.e. unconsented discharge or other issues). If yes, please provide information and details of how the matter was resolved.

We can confirm that Southern Water does hold information of the type you have requested as follows:

Please see the data below for Uckfield Wastewater Treatment Works (WWTW) for 2021 which serves the above development. There were 5 events last year which were reviewed as "unconsented" or non-compliant. These were all due to the WWTW not reaching the permitted flow rate.

EventID	OTE	OTE_Site	EventComplianceStatus	Event_DT_Start	Event_DT_End	Event_CALC_Mins
314953	115857	UCKFIELD SSO	Compliant Storm	29/01/2021 00:23:00	29/01/2021 01:19:00	55
336615	115857	UCKFIELD SSO	Compliant Storm	03/02/2021 11:21:39	03/02/2021 15:30:00	248
407909	115857	UCKFIELD SSO	Non-Compliant Storm	17/05/2021 17:09:00	18/05/2021 04:03:00	653
467847	115857	UCKFIELD SSO	Non-Compliant Storm	25/07/2021 18:40:08	26/07/2021 00:36:32	356
477663	115857	UCKFIELD SSO	Compliant Storm	09/08/2021 08:12:03	09/08/2021 20:16:00	723

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2366670

500012	115857	UCKFIELD SSO	Non-Compliant Storm	02/10/2021 15:04:23	03/10/2021 03:44:59	760
503098	115857	UCKFIELD SSO	Non-Compliant Storm	05/10/2021 05:37:52	05/10/2021 18:11:00	753
509509	115857	UCKFIELD SSO	Non-Compliant Storm	20/10/2021 05:57:17	22/10/2021 23:48:00	3950

Please note that we have not provided 2022 information at this time as the data hasn't been fully processed or validated. This will not be fully verified until March 2023.

There were no other operational issues at the WWTW's.

We are entitled to make a reasonable charge for information provided under the Regulations. Details of our charging scheme can be found on our website: https://www.southernwater.co.uk/water-for-life/protecting-the-environment/environmental-information. In this case we have decided to waive our charge.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within forty working days of the date of receipt of this response and should be addressed to Head of Legal, Southern Water Services Ltd, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX or you can email EIR.Internal.Review@southernwater.co.uk.

If you are dissatisfied with the outcome of the internal review, you can apply, without charge, to the Information Commissioner, who will consider whether Southern Water has complied with its obligations under the Regulations, and can require Southern Water to remedy any problems. You can find out more about how to do this, and about the Regulations in general, on the Information Commissioner's website at: www.ico.org.uk. Complaints to the Information Commissioner can be made via the "report a concern" section of the Information Commissioner's website.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

EIR Officer

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2366670

Communities Economy and Transport

Rupert Clubb
BEng(Hons) CEng MICE
Director

County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

Tel: 0345 60 80 190
www.eastsussex.gov.uk

East Sussex County Council

To: Head of Planning
Planning and Environmental Services
Wealden District Council
Council Offices
Vicarage Lane, Hailsham
BN27 2AX

FAO: Matthew Taylor

Copy to: Traffic and Safety, Highway Implementation, Passenger Transport
Date: 15.02.23
Our Ref: WD/2022/0648/MAO
District/Borough Ref: WD/2022/0648/MAO

Applicant: Obsidian Strategic Asset Management Ltd

Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

Development: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.

Road Name or Number	C33 London Road	**Consultation Date**	6 May 2022
National Grid Reference	547481122914	**Contact Officer Details:**	Kal Kamboh 01273 482287 kal.kamboh@eastsussex.gov.uk

Recommendation:

No objection		**Objection**	
No objection subject to the imposition of conditions		**Objection due to insufficient information (No Travel Plan)**	x

Executive Summary

This application seeks outline consent for 60 dwellings. Extensive discussions have taken place between the transport consultant and this authority regarding accessibility, due to the location of the site. This response cannot be completed

until the Travel Plan has been submitted. The appropriate guidance has been forwarded to the transport consultant.

Preamble

This application was received as a formal consultation in May 2022 and attracted a number of highway objections. Please note that the highway representation remained as a draft response which was shared with the applicant and planning case officer and was not submitted as a formal objection. The summary of the objections originally made are:

i) Access suitability – gradient
ii) Lack of measures to support active travel accessibility
iii) Site within a 60mph limit not conducive to reaching footway on west side of London Road or for cyclists.
iv) Lack of suitable footway between Ringles Cross/Ringles Place and Snatts Road
v) Lack of information to support the application – non motorised user audit
vi) Location reliant on private car due to active travel constraints on the network

Response

This application seeks outline consent for a residential development of 60 dwellings, with all matters reserved except for access. The applicant did not engage in pre-application discussions with the Highway Authority.

The matters that concern this authority are:

- Existing conditions
- Access provision for vehicles and non-motorised users and suitability of the access for service/emergency vehicles
- Accessibility to local amenities, public transport and public rights of way
- Traffic impact on the highway network
- Mitigation measures required to support a development of this scale
- Walking distance to existing bus service infrastructure

<u>Existing Conditions</u>
London Road (C33) is subject to derestricted speeds along the site frontage. The speed limit changes to 40mph at Ringles Cross to the immediate south and then 30mph approaching Uckfield Town. The site is currently agricultural and has an access from a single point adjacent to Chichester Caravans commercial site. For its length, London Road is unlit from Budletts roundabout to Ringles Cross PH/junction Coopers Green Road.

London Road accommodates 6220 vehicles per day (AADT 2021) and has a narrow footway on the western side. The footway surface is approximately 1m in width and has

a wider verge strip separating this from the carriageway. On the eastern side is highway verge between 1.6m and 3.6m in width along the whole site frontage.

The bus stop to the north of the site would be 400-500m from the centre of the site, for a northbound service (stop is opposite property Fairhazel), this provision is a layby arrangement with a simple flag and timetable and lacks a shelter, seating, kerbing and real time passenger information. Southbound stop is opposite the junction with Snatts Road, 500-600m from the centre of the site. This stop has a shelter and seating but lacks kerbing and real time passenger information.

The applicant has provided a 7-day speed survey at a location close to the proposed access point. The outcome of the survey indicates that the 85th percentile speeds are 52.1mph (SB) and 50.3mph (NB). Noted from the data, is that outside the hours 0700-1800, speeds are reaching 60-70mph.

Police crash records have been interrogated for the past 36 months and there have been 3 injury related crashes south of the site at the junctions London Rd/Coopers Green Road and London Road/Snatts Road. These were driver error and not related to the technical attributes of the highway. To the north, there have been 4 injury related crashes at the junction London Road/A272 and Budletts Roundabout. Again, these were not contributed to by driver error.

The site location is north of Uckfield, with Ringles Cross being the closest sub-settlement, where there is a local pub/restaurant. Coopers Green is a small settlement to the east and to the north is Five Ash Down. Uckfield town centre is located to the south and is approximately 2km from the site access and 2.25km from the centre of the site.

The closest amenities are the PH which is 0.5km distant; Tesco Express on Browns Lane, 1.4km; Uckfield College 1.7km; Manor Primary School 1.9km; leisure centre 2km; Bonners Primary school 1.2km; Buxted Primary School 1.9km; Ashdown Business Park 2.6km. Access to these locations will be discussed later in this response.

<u>The Proposal and Access Provision</u>
The proposal is for 60 dwellings and approval is sought for access only. Matters for consideration are vehicular access into the site and non-motorised user access to the network, public transport and local amenities/destinations.

The vehicle access is shown onto London Road, central to the site frontage and is a simple priority junction with 5.5m wide width, 2m wide footway on south side, 8m radii and 0.5m verge to the north side. The footway connecting the site to London Road is a short section which terminates approximately 10m south of the access where a dropped kerb and tactile paving is indicated to enable connection to the existing footway network on the west side of London Road, where corresponding dropped kerb and paving is proposed. The gradient of the access has not been provided and there is a levels difference between the site and carriageway.

Driver visibility is indicated as exceeding the requirement for a derestricted speeds when looking north (215m from a setback of 2.4m) and looking south 171m can be accommodated within the highway, though there may be a requirement to reduce the level of frontage vegetation. These sightlines are in accordance with Design Manual for Roads and Bridges stopping sight distances, based on the observed speeds provided in the speed survey.

A swept path plan is provided showing a refuse truck 11.97m long. This indicates that the proposed arrangement could accommodate this vehicle which would require regular access.

A road safety audit was been provided for the initial access proposal and it is noted the 3 problems raised:

Location: A – The proposed priority junction serving the development.
Summary: Risk of side impact collisions of high severity.
Although adequate visibility can be provided at the junction, in accordance with both Manual for Streets and Design Manual for Roads and Bridges, some drivers waiting to exit a side road experience difficulties judging the speed of an approaching vehicle, and the gaps between approaching vehicles, especially when the speeds are high, such as in a national speed limit area, and where drivers on the main road are anticipating being able to make faster progress when leaving a lower speed limit in an urban area. This will lead to an unnecessarily high risk of side impact collisions at the development junction.
Auditor Recommendation: The existing 40mph speed limit starting point should be extended northwards to a point an appropriate distance north of the proposed development junction.

Designers Response: While we note the points raised in relation to the relocation of the speed limit, it is unlikely that the character of the road is to substantially change as part of the proposed application besides the construction of the access and crossing point. Due to the limited change in nature, we would view that there may not be sufficient justification to relocate the speed limit as vehicles are still likely to travel at the same speed as the existing situation. If the Highways Authority are of the view that the speed limit should be relocated, then a condition could be applied for delivery as part of the reserved matters phase.

HA Response: The evidence from the surveys suggests that 85th percentile speeds exceed 50mph, which would require physical measures in the highway to assist to reduce speeds of vehicles both northbound and southbound for purposes of reducing the speed limit to 40 mph. A highway related scheme to include traffic calming features would need to be considered not just for this problem, but to provide a more suited environment for pedestrians to cross the London Road, preferably in two parts with a pedestrian refuge, and for cyclists emerging and exiting the site access. An audited highway scheme is required for purposes of 'access', which is the detail sought by this application, and should be demonstrated as deliverable at this stage, not at reserved matters stage. Please note that this will need to be consulted with the Traffic and Safety Team and Sussex Police, as well as having a further road safety audit.

Location: B – The proposed uncontrolled pedestrian crossing point on London Road.
Summary: Risk of left turning vehicles from the development colliding with pedestrians on the crossing.

Some drivers turn left from a side road without adequately looking to the left, only concerned about drivers from their right to whom they will have to give way. If this occurs when a pedestrian is using the crossing point, there will be a risk of a collision between the pedestrian and the left turning vehicle.
Auditor recommendation: The uncontrolled pedestrian crossing should either be located further away from the junction or should be located on the north side of the development junction. If the latter is the case, the footway within the development should, therefore, be on the north side of the access road.

Designer's Response: The pedestrian crossing has been relocated a further 10m south from the access point in order to reduce any chance of vehicle to pedestrian collisions.

HA Response: The sole route for pedestrians is to join the footway network on the opposite side of London Road, and to promote sustainable travel choices, a crossing point should provide a level of safety and provide confidence to its users. A simple dropped kerb arrangement where speeds are exhibited to exceed 50mph in an unlit road is insufficient for this level of development A highway related scheme to include traffic calming features would need to be considered for the earlier problem and to provide a more suited environment for pedestrians to cross the London Road, preferably in two parts with a pedestrian refuge.

Location: C – The access road approach to London Road.
Summary: Risk of side impact collisions if side road vehicles unintentionally roll onto London Road.
The development land is some 2m higher than London Road. If the gradient of the access road is too steep approaching the give way lines, an exiting vehicle may unintentionally roll onto London Road whilst waiting to manoeuvre, increasing the risk of side impact collisions.
Auditor's recommendation: A relatively flat dwell area should be designed into the access road near the give way lines.

Designer's response: not provided

HA Response: Access details have not been submitted to indicate the cross section of the access or verge grading. A maximum gradient of 1:25 is recommended for the first 10 metres and 1:9 thereafter.

Summary of proposed access problems:
a) access gradient
b) no cycle provision
c) RSA problems – pedestrian access, vehicle speeds, speed limit

Further information has been submitted during the course of the planning application period and this entails a series of work including:

- *Extension of the 40mph speed limit to include the site up to a point 90 south of Budletts Roundabout.*

  Following discussions with Sussex Police and the Road Safety Team, for any reduction to the speed limit, there needs to be a consistent message along the section of London Road affected that has similar in character. The reduction in the national speed limit to 40mph is required to commence from the Budletts

Roundabout to include the junction with the A272. Historic speed data has been made available at Blue Asia location and at Carmel/Carmel Cottage where mean speeds have been recorded as 43 and 45 mph. Provided there is sufficient signage by way of repeaters, this would be the requirement and the speed limit proposal is supported in principle subject to the infrastructure proposed [crossing point refuge, bus stops, new access with dominant visual frontage and related boundary vegetation that appears as a residential landscape feature] with the objective to look and feel less rural. There has been a request by Sussex Police that the 30mph extent to the south of Ringles Cross is extended, ideally further north to encompass Ringles Cottages and section with widened footway (which has the character of a 30mph limit), so that the 40mph can commence thereafter (further speed survey is likely to be required to ascertain the position). A TRO will be required for speed limit proposals to accommodate the proposed housing and associated accessibility infrastructure.

- *Pedestrian crossing to include a refuge to reach footway on west side of London Road.*

The footway on the west side of London Road would require some minor widening down to Ringles Cross so that the site can accommodate wheelchair users and adults accompanying young children. The crossing is accepted and footway works are requested and would form part of a s278 package of highway works secured in a s106 agreement.

- *New bus stop with carriageway bus cage markings, shelter and seating along site frontage south of the proposed access for southbound services.*

This is accepted and would be part of a s278 package of highway works secured in a s106 agreement.

- *Bus stop with bus cage markings within existing layby on west side of London Road (just south of Chichester Caravans site).*

This is accepted and would be part of a s278 package of highway works secured in a s106 agreement, though this layby should be reviewed so that parking provision, currently enjoyed by local residents is not compromised and that the bus can ingress and egress appropriately. This may require a minor extension to the layby.

- *Ringles Cross – minor carriageway narrowing to 6.4m to allow footway on west side of London Road between Paygate/1 Ringles Cottage and Snatts Road junction to be improved to meet standards of between 1.9m and 2.4m in width. Parking restrictions (double yellow lines) are required to support this to ensure that the footway is unobstructed, and the carriageway can support unhindered flows of traffic. To ensure that alternative parking provision can be met within a short distance of the cottages that currently park on the existing narrow footway, a layby is proposed opposite properties Woodview and The Roches, sufficient for 4 vehicles (as per overnight parking surveys carried out on 5 separate days).*

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The proposal for 60 dwellings will contribute to expansion of the existing built environment and there is a requirement that all development should accord with the requirements of the NPPF to prioritise provision for pedestrians and cyclists. This site is located where local amenities are within walking and cycling distance and being less than 2km they are short journeys and are not necessarily dependent on the use of a private car. However, every non-motorised journey from this site would need to traverse London Road to reach local schools, local employment, public transport, possibly more than once. The applicant proposes an uncontrolled crossing point with a refuge to split the crossing manoeuvre in two parts, where vehicle speeds are proposed to benefit from a reduced speed limit as recommended in the safety audit.

It is noted the footway on the opposite side is narrow and does not exhibit ideal width of 2m and would be the only route for users of this site. Some minor widening to 1.5m would benefit the route between the site and Ringles Cross whilst maintaining the benefit of there being a good level of separation between pedestrians and vehicles on this section footway and the applicant has proposed widening the footway surface between the site and opposite Ringles Cross Cottage. The footway enhancements would be essential to be able to accommodate pedestrians with accompanied children as well as persons with mobility impairments.

Comments received from the County Passenger Transport Team on the original submission are in blue, with highway authority comments in black:

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In terms of bus service provision, this section of London Road is served by an hourly Monday to Saturday daytime bus service (route 31), supplemented by a Monday to Friday 2 hourly bus service (route 261). In line with the Government's 'Bus Back Better' National Bus Strategy, we would also seek funding of £1,100 per dwelling (ie. £66,000 for the proposed 60 dwellings) to secure evening and Sunday bus service provision. This may be in the form of a conventional timetabled bus route, or by way of Digital Demand Responsive Transport (DDRT) whereby service users pre-book their journey requirements by way of phone or app. This service enhancement would be sought as a contribution within a s106 agreement.

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Footway widening in this section and enhancements to Snatts Road junction have been submitted.

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For developments larger than 35 dwellings and less than 80 dwellings, a Travel Plan statement is required. Such a document is a standard requirement, and the guidance is available on the County website. On the basis that the applicant's transport consultant has discussed measures to increase travel options for this site, and the detached position of the site from the built up area of Uckfield, a Travel Plan would be critical to supporting this development.

Summary
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Highway related works (off-site) which are required to support development in this location are:

1) Reduction in the speed limit to include an extension of the 30mph and 40mph extents – subject of a TRO which should be reliant on the visual frontage appearance of the site.
2) Highway works:
   i) site access and grading;

ii) crossing point with refuge;
iii) footway on east side of London Road;
iv) southbound bus stop and infrastructure (cage, shelter, seating, RTPI, raised kerb);
v) footway widening to minimum of 1.5m between proposed crossing and Paygate/1 Ringles Cottage;
vi) footway enhancement Ringles Cross to Snatts Road and double yellow lines (TRO);
vii) Snatts Road junction realignment
viii) Layby to accommodate current on-street parking for 4 spaces
ix) Northbound bus stop with infrastructure layby/parking (cage, shelter, seating, RTPI, raised kerb)

3) Bus service contribution of £1,100 per dwelling to provide enhanced services.

I can issue conditions once a Travel Plan Statement has been submitted.

On behalf of the Highway Authority
For Director of Communities, Economy and Transport (sent by email)

Communities Economy and Transport

Rupert Clubb
BEng(Hons) CEng MICE
Director

County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

Tel: 0345 60 80 190
www.eastsussex.gov.uk

East Sussex County Council

To: Head of Planning
Planning and Environmental Services
Wealden District Council
Council Offices
Vicarage Lane, Hailsham
BN27 2AX

FAO: Matthew Taylor

Copy to: Traffic and Safety, Highway Implementation, Passenger Transport
Date: 17.02.23
Our Ref: WD/2022/0648/MAO
District/Borough Ref: WD/2022/0648/MAO

Applicant: Obsidian Strategic Asset Management Ltd

Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

Development: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.

Road Name or Number	C33 London Road	**Consultation Date**	6 May 2022
National Grid Reference	547481122914	**Contact Officer Details:**	Kal Kamboh 01273 482287 kal.kamboh@eastsussex.gov.uk

Recommendation:

No objection		**Objection**	
No objection subject to the imposition of conditions and s106 agreement	x	**Objection due to insufficient information**	

Executive Summary

This application seeks outline consent for 60 dwellings. Extensive discussions have taken place between the transport consultant and this authority regarding accessibility, due to the location of the site. This response cannot be completed

until the Travel Plan has been submitted. The appropriate guidance has been forwarded to the transport consultant.

Preamble

This application was received as a formal consultation in May 2022 and attracted a number of highway objections. Please note that the highway representation remained as a draft response which was shared with the applicant and planning case officer and was not submitted as a formal objection. The summary of the objections originally made are:

i) Access suitability – gradient
ii) Lack of measures to support active travel accessibility
iii) Site within a 60mph limit not conducive to reaching footway on west side of London Road or for cyclists.
iv) Lack of suitable footway between Ringles Cross/Ringles Place and Snatts Road
v) Lack of information to support the application – non motorised user audit
vi) Location reliant on private car due to active travel constraints on the network

Response

This application seeks outline consent for a residential development of 60 dwellings, with all matters reserved except for access. The applicant did not engage in pre-application discussions with the Highway Authority.

The matters that concern this authority are:

- Existing conditions
- Access provision for vehicles and non-motorised users and suitability of the access for service/emergency vehicles
- Accessibility to local amenities, public transport and public rights of way
- Traffic impact on the highway network
- Mitigation measures required to support a development of this scale
- Walking distance to existing bus service infrastructure

<u>Existing Conditions</u>
London Road (C33) is subject to derestricted speeds along the site frontage. The speed limit changes to 40mph at Ringles Cross to the immediate south and then 30mph approaching Uckfield Town. The site is currently agricultural and has an access from a single point adjacent to Chichester Caravans commercial site. For its length, London Road is unlit from Budletts roundabout to Ringles Cross PH/junction Coopers Green Road.

London Road accommodates 6220 vehicles per day (AADT 2021) and has a narrow footway on the western side. The footway surface is approximately 1m in width and has

a wider verge strip separating this from the carriageway. On the eastern side is highway verge between 1.6m and 3.6m in width along the whole site frontage.

The bus stop to the north of the site would be 400-500m from the centre of the site, for a northbound service (stop is opposite property Fairhazel), this provision is a layby arrangement with a simple flag and timetable and lacks a shelter, seating, kerbing and real time passenger information. Southbound stop is opposite the junction with Snatts Road, 500-600m from the centre of the site. This stop has a shelter and seating but lacks kerbing and real time passenger information.

The applicant has provided a 7-day speed survey at a location close to the proposed access point. The outcome of the survey indicates that the 85th percentile speeds are 52.1mph (SB) and 50.3mph (NB). Noted from the data, is that outside the hours 0700-1800, speeds are reaching 60-70mph.

Police crash records have been interrogated for the past 36 months and there have been 3 injury related crashes south of the site at the junctions London Rd/Coopers Green Road and London Road/Snatts Road. These were driver error and not related to the technical attributes of the highway. To the north, there have been 4 injury related crashes at the junction London Road/A272 and Budletts Roundabout. Again, these were not contributed to by driver error.

The site location is north of Uckfield, with Ringles Cross being the closest sub-settlement, where there is a local pub/restaurant. Coopers Green is a small settlement to the east and to the north is Five Ash Down. Uckfield town centre is located to the south and is approximately 2km from the site access and 2.25km from the centre of the site.

The closest amenities are the PH which is 0.5km distant; Tesco Express on Browns Lane, 1.4km; Uckfield College 1.7km; Manor Primary School 1.9km; leisure centre 2km; Bonners Primary school 1.2km; Buxted Primary School 1.9km; Ashdown Business Park 2.6km. Access to these locations will be discussed later in this response.

<u>The Proposal and Access Provision</u>
The proposal is for 60 dwellings and approval is sought for access only. Matters for consideration are vehicular access into the site and non-motorised user access to the network, public transport and local amenities/destinations.

The vehicle access is shown onto London Road, central to the site frontage and is a simple priority junction with 5.5m wide width, 2m wide footway on south side, 8m radii and 0.5m verge to the north side. The footway connecting the site to London Road is a short section which terminates approximately 10m south of the access where a dropped kerb and tactile paving is indicated to enable connection to the existing footway network on the west side of London Road, where corresponding dropped kerb and paving is proposed. The gradient of the access has not been provided and there is a levels difference between the site and carriageway.

Driver visibility is indicated as exceeding the requirement for a derestricted speeds when looking north (215m from a setback of 2.4m) and looking south 171m can be accommodated within the highway, though there may be a requirement to reduce the level of frontage vegetation. These sightlines are in accordance with Design Manual for Roads and Bridges stopping sight distances, based on the observed speeds provided in the speed survey.

A swept path plan is provided showing a refuse truck 11.97m long. This indicates that the proposed arrangement could accommodate this vehicle which would require regular access.

A road safety audit was been provided for the initial access proposal and it is noted the 3 problems raised:

Location: A – The proposed priority junction serving the development.
Summary: Risk of side impact collisions of high severity.
Although adequate visibility can be provided at the junction, in accordance with both Manual for Streets and Design Manual for Roads and Bridges, some drivers waiting to exit a side road experience difficulties judging the speed of an approaching vehicle, and the gaps between approaching vehicles, especially when the speeds are high, such as in a national speed limit area, and where drivers on the main road are anticipating being able to make faster progress when leaving a lower speed limit in an urban area. This will lead to an unnecessarily high risk of side impact collisions at the development junction.
Auditor Recommendation: The existing 40mph speed limit starting point should be extended northwards to a point an appropriate distance north of the proposed development junction.

Designers Response: While we note the points raised in relation to the relocation of the speed limit, it is unlikely that the character of the road is to substantially change as part of the proposed application besides the construction of the access and crossing point. Due to the limited change in nature, we would view that there may not be sufficient justification to relocate the speed limit as vehicles are still likely to travel at the same speed as the existing situation. If the Highways Authority are of the view that the speed limit should be relocated, then a condition could be applied for delivery as part of the reserved matters phase.

HA Response: The evidence from the surveys suggests that 85th percentile speeds exceed 50mph, which would require physical measures in the highway to assist to reduce speeds of vehicles both northbound and southbound for purposes of reducing the speed limit to 40 mph. A highway related scheme to include traffic calming features would need to be considered not just for this problem, but to provide a more suited environment for pedestrians to cross the London Road, preferably in two parts with a pedestrian refuge, and for cyclists emerging and exiting the site access. An audited highway scheme is required for purposes of 'access', which is the detail sought by this application, and should be demonstrated as deliverable at this stage, not at reserved matters stage. Please note that this will need to be consulted with the Traffic and Safety Team and Sussex Police, as well as having a further road safety audit.

Location: B – The proposed uncontrolled pedestrian crossing point on London Road.
Summary: Risk of left turning vehicles from the development colliding with pedestrians on the crossing.

Some drivers turn left from a side road without adequately looking to the left, only concerned about drivers from their right to whom they will have to give way. If this occurs when a pedestrian is using the crossing point, there will be a risk of a collision between the pedestrian and the left turning vehicle.
Auditor recommendation: The uncontrolled pedestrian crossing should either be located further away from the junction or should be located on the north side of the development junction. If the latter is the case, the footway within the development should, therefore, be on the north side of the access road.

Designer's Response: The pedestrian crossing has been relocated a further 10m south from the access point in order to reduce any chance of vehicle to pedestrian collisions.

HA Response: The sole route for pedestrians is to join the footway network on the opposite side of London Road, and to promote sustainable travel choices, a crossing point should provide a level of safety and provide confidence to its users. A simple dropped kerb arrangement where speeds are exhibited to exceed 50mph in an unlit road is insufficient for this level of development A highway related scheme to include traffic calming features would need to be considered for the earlier problem and to provide a more suited environment for pedestrians to cross the London Road, preferably in two parts with a pedestrian refuge.

Location: C – The access road approach to London Road.
Summary: Risk of side impact collisions if side road vehicles unintentionally roll onto London Road.
The development land is some 2m higher than London Road. If the gradient of the access road is too steep approaching the give way lines, an exiting vehicle may unintentionally roll onto London Road whilst waiting to manoeuvre, increasing the risk of side impact collisions.
Auditor's recommendation: A relatively flat dwell area should be designed into the access road near the give way lines.

Designer's response: not provided

HA Response: Access details have not been submitted to indicate the cross section of the access or verge grading. A maximum gradient of 1:25 is recommended for the first 10 metres and 1:9 thereafter.

Summary of proposed access problems:
a) access gradient
b) no cycle provision
c) RSA problems – pedestrian access, vehicle speeds, speed limit

Further information has been submitted during the course of the planning application period and this entails a series of work including:

- *Extension of the 40mph speed limit to include the site up to a point 90 south of Budletts Roundabout.*

  Following discussions with Sussex Police and the Road Safety Team, for any reduction to the speed limit, there needs to be a consistent message along the section of London Road affected that has similar in character. The reduction in the national speed limit to 40mph is required to commence from the Budletts

Roundabout to include the junction with the A272. Historic speed data has been made available at Blue Asia location and at Carmel/Carmel Cottage where mean speeds have been recorded as 43 and 45 mph. Provided there is sufficient signage by way of repeaters, this would be the requirement and the speed limit proposal is supported in principle subject to the infrastructure proposed [crossing point refuge, bus stops, new access with dominant visual frontage and related boundary vegetation that appears as a residential landscape feature] with the objective to look and feel less rural. There has been a request by Sussex Police that the 30mph extent to the south of Ringles Cross is extended, ideally further north to encompass Ringles Cottages and section with widened footway (which has the character of a 30mph limit), so that the 40mph can commence thereafter (further speed survey is likely to be required to ascertain the position). A TRO will be required for speed limit proposals to accommodate the proposed housing and associated accessibility infrastructure.

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3) Bus service contribution of £1,100 per dwelling to provide enhanced services.

Recommended conditions:

1) The development shall not commence until technical details of the layout of the access and all associated off-site highway works which shall include details of new and enhanced footways, uncontrolled crossing point, bus stops, new layby and layby enhancements, Snatts Road junction improvements, and associated Traffic Regulation Orders (speed limits and parking restrictions) have been submitted to and approved in writing by the Highway Authority and the development shall not be occupied until the technical highway scheme and Traffic Regulation Orders have been authorised and completed.

   Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

2) The access shall not be used until visibility splays of 2.4m by 215m are provided in both directions and maintained thereafter. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

   Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

3) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.

   Reason: To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding

4) The new estate roads shall be designed and constructed to a standard approved by the Planning Authority in accordance with Highway Authority's standards with a view to subsequent adoption as publicly maintained highway

   Reason: In the interest of highway safety and for this benefit and convenience of the public at large

5) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road(s), surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with the Highway Authority

   Reason: In the interests of highway safety and for the benefit and convenience of the public at large

6) No development shall take place, including any ground works or works of demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CMP shall be implemented and adhered to in full throughout the entire construction period. The CMP shall provide details as appropriate but not be restricted to the following matters:
   - Temporary access provision
   - the anticipated number, frequency and types of vehicles used during construction,
   - the method of access, turning, egress and routeing of vehicles during construction,
   - the parking of vehicles by site operatives and visitors,
   - the loading and unloading of plant, materials and waste,
   - the storage of plant and materials used in construction of the development,
   - the erection and maintenance of security hoarding,
   - the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
   - details of public engagement both prior to and during construction works.

   Reason: In the interests of highway safety and the amenities of the area.

7) The Travel Plan Statement, once approved, shall be in operation from first occupation of development. The appointed Travel Plan Coordinator shall provide a monitoring report to the Local Planning Authority after 1 year of full occupation to be audited by the Highway Authority.

Reason: In order that the development site/use hereby permitted maximises its accessibility by non-car modes and to meet the objectives of sustainable development.

On behalf of the Highway Authority
For Director of Communities, Economy and Transport (sent by email)

UCKFIELD TOWN COUNCIL

Minutes of the meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 5th December 2022 at 7.00pm

Cllr. K. Bedwell (Chair)	Cllr. C. Macve (Vice-Chair)	Cllr. D. Bennett
Cllr. B. Cox	Cllr. J. Love	Cllr. J. Beesley

IN ATTENDANCE:
5 members of the public
Linda Lewis – Administrative Assistant
Minutes taken by Linda Lewis

1.0 DECLARATIONS OF INTEREST

Members and officers were reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to any item on the agenda.

Cllr. C. Macve declared a prejudicial interest in application WD/2022/2085/F Luxford Day Centre, Library Way, TN22 1AR as he was the applicant for the Day Centre.

Cllr. J. Love declared a personal interest in application WD/2022/2382/F 13 Michelham Road, Uckfield, TN22 1ND as she knew the owners.

2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION

Two residents wished to speak in objection to planning application WD/2022/0648/MAO under item 5.0 Planning Applications.

P73.12.22 It was **RESOLVED** to suspend Standing Orders to allow members of the public to speak.

Resident 1 – referred to two documents which she asked to be submitted as material planning considerations in objection to Mockbeggars Farm. These documents had been forwarded by the clerk to committee members as requested by the resident earlier in the day.

These documents, as listed below, were from other planning applications but were very relevant, as the terms and policies within these documents also applied to Mockbeggers Farm:

- Appeal decision for Mill House Farm, Maresfield (Appeal Ref:APP/C1435/W/22/3292552) and;
- Transport Report for WD/2022/2216/MAO Horstedpond Farm, Lewes Road, Little Horsted, TN22 5TR.

Resident 1 acknowledged that although the application referred to traffic, one of the appeals spoke of character and appearance. She stated that there was a need for a proper landscape assessment for North Uckfield, which was under-recorded, and stated that there were more heritage assets in this area than in the 'current' built conservation area. Mockbeggers Farm sat in a tiny hamlet of Budletts Common in a medieval well-preserved landscape and that from Ringles Cross, there was the old turnpike and the buildings there, the public house, and down the hill there was Spring Cottage, which was at the lowest level in the landscape.

She stated her knowledge of the drainage in this area was very good, and that the applicant had 'omitted' what happens to the water, and what happens with the heritage, and that this was where the planning appeal for Mill House Farm came into force.
She stated that the ancient woodland of Paygate Wood should have a minimum buffer zone of 15m which London Road sat within. By removing the hedgerow to create access for traffic they would be removing priority habitat that supported the ancient woodland.

She called members to consider the local nature recovery strategy. The whole north corridor, which linked Buxted Park; a Grade 2 asset, and SSSI site, through Budletts, and through to Lake Wood, incorporated species that moved through this corridor that should be recorded and the heritage recorded properly.
The emissions within Mockbeggars application would place the heritage of this site at risk. Assets within the site were requested to be added to the asset register.

The developer had neglected to report that the removal of the hedgerow would fragment the enhancement zone for biodiversity mapped on the Defra Magic Maps site, and had neglected to provide information regarding the impact to traffic on London Road, which was one of the main routes into and out of the town. They planned to pump sewage at a place of ground water, and she could not believe that the sewage from 60 houses could be contained, and said that this would interact with traffic on the London Road.

She stated that the application failed Wealden District Council policy in Chapter 4 and Chapter 5, NPPF2.8c ecology, and the traffic 'would' affect the ecology, NPPF 15 and 16 and NPPF concerning and protecting heritage and concerning and protecting biodiversity.

Resident 1 had concerns for the cumulative impact of the traffic she called for a 'cumulative assessment of traffic'. She referred to the Highways report for Horstedpond Farm, which although was in a different part of Uckfield, related to the Mockbeggers Farm application.
She called for Wealden District Council to listen to Uckfield Town Councillors and called for a coherent strategic master plan; asking developers to stop picking the town apart. She stated that as a resident of 29 years at Budletts, she knew the area very well.

Resident 2 – stated that she was the current and recent resident of Mockbeggers Farm, which she was running to be self sufficient and sustainable for herself and her animals.
She was concerned for the water, water management, flooding and the topography of the land. Originally the Victorian property was part of the Grade 2 Buxted Estate.
She explained that her property had an open well within the cellar of the farm.
She called for the need for a visit to her farm to see the current water levels which were one metre up the walls from the cellar floor and saw water seeping through the walls.
She spoke of the original assessment for the site which claimed the ground water was at 10 metres. This was not true for her property and she stressed that measurements needed to be taken from the lower end of the site as was concerned that the assessment had only been carried out at the top end of the site. Run-off of water severely impacted her property and also Spring Cottage.
She was concerned that the removal of the grassland which currently helped to disperse the water would lead to flash flooding and that water sources for her vegetables and for her animals would be contaminated by hydro-carbons from vehicles and other pollutants.

P74.12.22 It was **RESOLVED** to re-instate Standing Orders.

3.0 APOLOGIES

Apologies were received from Cllr. S. Mayhew.

4.0 MINUTES

4.1 Minutes of the meeting held on 14th November 2022

P75.12.22 It was **RESOLVED** that the minutes of the Plans Committee of the 14th November 2022, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the Action List.

5.0 PLANNING APPLICATIONS

WD/2022/2916/F 77 TOWER RIDE, UCKFIELD, TN22 1NT

Proposed loft conversion and internal alterations.

P76.12.22 It was **RESOLVED** to support the application as there were other similar conversions in the vicinity and therefore a precedent existed. Members noted however that this dormer would be larger than the adjacent and commented that they would have liked, for aesthetic reasons, for it to be a similar size to keep to the symmetry of the building.

WD/2022/2900/LB 11 CHURCH STREET, UCKFIELD, TN22 1BJ

Rebuild boundary wall and side wall of house on a like for like basis as far as reasonably possible.

P77.12.22 It was **RESOLVED** to support the application which was needed only as the property was a Listed Building. The boundary wall was in a dangerous state and the works were necessary. It was noted that the work would be kept like for like and would not alter the visual impact.

Members wished to point out that the 'block plan map' supplied showed below the wording 'Mermaid House', the words 'The Tab', should say 'The Tap'.

WD/2022/2948/LB RED TILES AND PEERLAND HOUSE, 125 HIGH STREET, UCKFIELD, TN22 1EH

Replace railings and handrail to front of house.

P78.12.22 It was **RESOLVED** to support the application as it was currently a potential safety risk and looked in a dishevelled state. Members noted that the application had to be made as the building was listed.

WD/2022/2085/F LUXFORD DAY CENTRE, LIBRARY WAY, TN22 1AR

Single storey addition.

Members acknowledged that their colleague Cllr. Macve was the applicant, however, as they had no personal or prejudicial interest themselves in Luxford Day Centre, they would discuss the application.

Cllr. Macve who reiterated his prejudicial interest remained at the meeting but took no part in the discussion or the vote.

P79.12.22 It was subsequently **RESOLVED** to support the application which would increase the capacity of the building and allow for an increase in users of this community asset.

A member commented that the car park surface would need to be remarked for disabled/parent parking due to safety concerns.

WD/2022/2382/F 13 MICHELHAM ROAD, UCKFIELD, TN22 1ND

First floor rear addition and porch on front elevation.

Cllr. J. Love reiterated her personal interest in the application and did not take part in the discussion of the application or the vote.

P80.12.22 It was **RESOLVED** to support the application as there would be no adverse effect on the adjoining owners and similar extensions had been built on Manor Park Estate.

WD/2022/0648/MAO LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Re-Consultation
Outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. All matters reserved apart from access.
Additional transport information.

Members discussed the application at length, with the following points noted within their deliberations. They,

- Felt development would be detrimental to the character and environment of north of the town and lied in the buffer zone, only one mile from an area designated as an Area of Outstanding Natural Beauty. This area needed to form a Conservation area;
- Cited strong objections on ecological grounds;
- Raised concern with the removal of parking from outside the cottages at Ringles Cross and within the lay-by at Budletts common opposite Chichester Caravans as it would cause numerous issues-
  - Lay-by: Parking from the businesses may extend onto the carriage way and or pavements in other areas. It may result in the bus stop area being misused thus restricting access for buses;
  -the removal of parking outside the cottages at Ringles Cross junction would deprive residents from parking outside their own properties, where many do not have property frontages;
  -Parking could not be forced into the pub car park – the landlord had already advised of restrictions to protect their business;
  -Vehicles could not park in Snatts Road as the London Road/Snatts Road junction was already dangerous. With Parking right up to the junction, this would cause access issues for the private road just beyond the junction on Snatts Road;
- Raised concerns with the proposed addition of more bus stops questioning how the proposed bus stop could affect the agreed visibility splays for the recently approved access point and dropped kerb for Spring Cottage. It was thought doubtful that any bus company would find more stops viable so close together and bearing in mind that the bus service; 729/29 services were lauded as a limited stop service. It was also questioned where the money would come from for the bus service, with subsidies for bus services being withdrawn;
- Raised concerns that the reduction to 40 MPH, 150metres beyond the proposed entrance was not far enough and felt that it should be increased up to the roundabout;
- Raised concerns for the safety of road users and pedestrians in London Road where dangerous overtaking at high speed and speeding already occurred. Members would call for the introduction of no overtaking in this major road from the Ringles Cross pub to Budletts roundabout;
- Would like to see correspondence between Highways and DHA regarding this matter regarding safety and legality;
- Raised concerns that the visibility splays relied on the boundary lines of the private property at Ringles Cross. The visibility splays for the new access point relied on what was assumed to be the boundary lines of the properties further south of the access point being kept clear. This might need to be considered when confirming calculations;
- Requested the need for a response from Highways regarding the geological aspect and surface water run off of the site;

- Raised concerns that the development would merge the settlements of Maresfield with Uckfield and that this development being located in Buxted Parish would see homeowners depend on Uckfield's infrastructure, which was already close to breaking point in terms of capacity;
- Raised concerns that the development would create isolated communities due to the distance of the development from the main town, especially for those that did not drive;
- noted that ES Highways were not fully supportive of the development traffic proposals;
- Felt the parked cars at Ringles Cross provided a natural form of traffic calming;
- Felt this additional report and application sought to take too much away from existing local residents and would bring extra stress to Buxted and their railway station parking and health service(s);
- Felt that developments should enhance and enhance the existing communities, not take them away as would be seen with this proposal;
- Would request that Wealden District Council be instructed to carry out a TRO/ consultation before this application were presented to Wealden District Council's Planning Committee North and that notice be given to all residents and business users of London Road, half way along Coopers Green Road, Snatts Road up to Clairemont Rise. Members rejected the idea that the residents' objections would be minimal;
- Raised concerns again for pedestrian safety as even with the hedge cut back the footpath would not be wide enough for a mobility scooter. It was believed that the hedge was on private land and the land owner might not wish to cut the hedge back as it also offered privacy;
- Would consider the proposal against NPPF section 9/104c.
  In section 1.3 of their report, it stated that the site was visited by the audit team on the 13th October between 10.45 and 11.25am. This was only 40 mins. According to Sustrans drawing number 20204 U SD MAP 00 01 dated 18/4/2018 London Road is on the 5/10 thousand car movements per day. Therefore 40 mins to access this point would have to be considered as pointless. It took 6m to walk from Chichester Caravans to the Ringles Cross pub and would also question at what points they visited to write this report and have time to gain sufficient data;
  Item 3.1 raised concern regarding the site being two metres higher than London Road and they would like to see the Highways response regarding their proposals, along with how this would affect the geological aspects of this site and surface water run off.

P81.12.22 It was **RESOLVED to STRONGLY OBJECT** to the application on the following grounds, as given in our Minutes of the 30th May 2022, RESOLUTION 06.05.22 as this development would:

- fall outside of the Uckfield development boundary;
- double the number of properties in this northern triangle between the hamlets and villages of Maresfield, Five Ash Down, Buxted and Uckfield;
- fail to satisfy Wealden District Council's Environment Policy EN17 Chapter 4 and risk the protection of countryside gaps between existing settlements; creating a continuation of urban creep between Uckfield into Five Ash Down;
- fail to provide safe vehicular access onto London Road - a road with an accident record, fast-moving traffic at the national speed limit and concerns raised by ES Highways in response to application WD/2021/2976/F in respect of visibility;
- fail to provide safe pedestrian access to nearby amenities and schools;
- fail to satisfy the housing need requirements identified for this area, and requirement by Wealden DC to provide 1 bed housing units;

- be contrary to the NPPF Section 2's ecological, social and environmental objectives;
- Severely impact an important green corridor linking Buxted Park SSSI, Budletts Common, Paygate Wood, Downlands, Lake Wood, Butchers Wood and West Park Local Nature Reserve – therefore contrary to NPPF 180;
- Severely impact the local ecology which incorporated habitats of county importance, critical natural capital, and BAP Priority, therefore conflicting with NPPF 15, Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and Wealden DC's Adopted Local Plan 1998 EN15 and 16. Further detailed assessments and mapping would be required to understand the potential harm to the various species of wildlife including bat species, rare acid grassland, Sussex rare wet grassland, and ancient wet woodland in this area;
- Risk the biodiversity of the Ashdown Forest, due to its close proximity and potential increased use by householders and High Weald Characteristics (NCA 122), as referenced in Wealden DC's Adopted Local Plan 1998 EN6 and EN15 and Core Strategy 2013 Policy WCS12 Biodiversity;
- Pose a risk to the local watercourses, and in particular the Water Framework Directive attached to Shortbridge Stream as considered in Wealden DC's Adopted Local Plan 1998 EN1;
- Pose a risk to surface water drainage and flood risk to nearby properties and London Road;

Additionally to those reasons given for objection above, members would add that: -

- The additional transport information provided for discussion raised more problems than it would solve for the application;
- Wealden DC be requested to take into account as a material planning consideration in objection to this application the two documents below, particularly noting in regard to the Appeal decision for Mill House Farm point no. 27, point no. 52 and point no. 68 which applied to this application;

(1) Appeal decision for Mill House Farm, Maresfield (Appeal Ref:APP/C1435/W/22/3292552) and;
(2) Transport Report for WD/2022/2216/MAO HORSTEDPOND FARM, LEWES ROAD, LITTLE HORSTED, TN22 5TR.

Appeal Decision for Mill House Farm Maresfield
Point no.27.
Overall, there are a combination of factors that lead me to find that the proposal would fail to relate well to its surroundings and would have a harmful impact upon the rural character and appearance of the area. It follows that it would not enhance its surroundings and would fall short of advice in the NDG. Furthermore, it would fail to be sympathetic to local character and history, Appeal Decision APP/C1435/W/22/3292552 https://www.gov.uk/planning-inspectorate 6 including the surrounding built environment and landscape setting contrary to paragraph 130c) of the Framework.

Point no.52.
Recent caselaw requires the decision maker, when considering the effect that a proposal may have on European Sites, to consider mitigation within an Appropriate Assessment. In the absence of mitigation measures and using a precautionary approach, given the proximity of the appeal site to the European habitat site, it is reasonable to suppose that residents of the development would potentially visit it for recreational purposes. Intensification of such activities would be likely to cause disturbance to the bird populations and their habitats. I am required under the Regulations to consider the effect of the proposal both individually and in combination with other projects. As such, there is a risk of a significant effect on the internationally important interest features of the SPA.

Point no. 68
However, I am not persuaded that the proposal would secure good accessibility to public transport links for pedestrians, nor address inadequacies in footway and crossing provision at and near the intended access onto London Road. This would conflict with paragraph 110 of the Framework, and the consequent conflict with the development plan policy in this regard attracts full weight.

One member of the public left the meeting.

WD/2022/2995/F 73 ROCKS PARK ROAD, UCKFIELD, TN22 2AU
Single storey front extension and alterations to existing front extension.

P82.12.22 It was **RESOLVED** to support the application as did not affect the street view, the plot was of adequate size, and a precedent existed for similar extensions.

6.0 DECISION NOTICES

Approved:

WD/2022/1913/F
EXTENSION OF EXISTING WAREHOUSE
WESTMINSTER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH

WD/2022/2003/FR
RETROSPECTIVE APPLICATION TO CONVERT TWO EXISTING PARKING SPACES TO RAPID ELECTRIC VEHICLE CHARGING BAYS, ALONG WITH ASSOCIATED EQUIPMENT.
BELL WALK HOUSE, UCKFIELD, TN22 5DQ

WD/2022/0606/F
FIRST FLOOR SIDE ADDITION AND SINGLE STOREY REAR ADDITION TO INCLUDE RELOCATION OF RETAINING WALL 13 ROCKS PARK ROAD, UCKFIELD, TN22 2AT

Response to Town Council:

WD/2022/1913/F EXTENSION OF EXISTING WAREHOUSE
WESTMINSTER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH
After considering all the representations received, the Council has decided to APPROVE the above application on 21 November 2022. The Town Council's comments have been noted. Whilst it is unfortunate that the ESCC Highway Authority's response had not yet been received at the time of the Town Council's meeting, they now have no objection to the application subject to the imposition of conditions in relation to car parking and cycle parking requirements.

WD/2022/2003/FR RETROSPECTIVE APPLICATION TO CONVERT TWO EXISTING PARKING SPACES TO RAPID ELECTRIC VEHICLE CHARGING BAYS, ALONG WITH ASSOCIATED EQUIPMENT.
BELL WALK HOUSE, UCKFIELD, TN22 5DQ
The first consultation response (received 26.09.2022) noted that the flood risk information was incorrect and this was subsequently amended. A second response (received 21.11.2022) pointed out that the charging units were already in place (or under construction) and the necessary amendments were made to the application to reflect this.

Permits The Modification
WD/2022/1077/PO MODIFICATION OF SECTION 106 AGREEMENT DATED 19 SEPTEMBER 2008 ATTACHED TO PLANNING PERMISSION WD/2006/2171/MAO (RESIDENTIAL DEVELOPMENT COMPRISING 146 DWELLINGS, INCLUDING AFFORDABLE HOUSING, OPEN SPACE INCLUDING CHILDREN'S PLAY AREAS AND AN EQUIPPED PLAY AREA, STRUCTURAL LANDSCAPING AND ASSOCIATED WORKS, WITH ACCESS FROM MALLARD DRIVE) TO ENABLE CHANGES TO AFFORDABLE HOUSING PROVISIONS.
LAND NORTH OF MALLARD DRIVE, UCKFIELD TN22 5JQ

Members noted the decision notices, however discussed the decision for WD/2022/1077/PO for Land North of Mallard Drive, which was to enable changes to affordable housing provisions.

Members agreed that the clerk should write of behalf the Committee to Wealden District Council and to the local Member of Parliament; Nus Ghani, regarding their strong objection to the reduction in affordable housing numbers of an already agreed quota, without re-consultation. It was unclear whether this had been agreed by Wealden members or by the delegated officer and was contrary to Wealden District Council policy to provide affordable housing. This must be a failure of outsourcing Financial Viability Assessments for new developments.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS –
WD/2022/2636/F UCKFIELD RUGBY FOOTBALL CLUB, NEVILL ROAD, UCKFIELD, TN22 1LX
Extension of existing clubhouse and associated extension to and re-arrangement of car park.
Uckfield Town Council support the application as there would be no detrimental impact and we would be in favour of the works to help the needs of the club.

Members noted the report.

The meeting closed at 7.56pm.

From: Claudine Feltham <Claudine.Feltham@buxted-pc.gov.uk>
Sent: 17 June 2022 07:41
To: planning
Subject: Responses from Buxted

Categories: Consultee

Hi
Pls see below the responses from Buxted:

Planning Applications

Application: WD/2022/0648/MAO
Expiry date for comments: 27 May 2022 (have emailed WDC to request an extension)
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Description: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.
Buxted Parish Council response to WDC: The parish council OBJECT to this application.
Additional Historic Landscape Assessment not covered in the submitted application.
Impact on Historic Landscape north-east of Uckfield

Early references
This small enclosed and somewhat hidden landscape was once part of a wider landscape, some of which still exists to the east of the A22, now called Budletts Common, of which this was once part. The first found refence to Budletts Common was in 1585[1] and there is some historical reference to the common previously being called St Bartholomew's Common which would mean it was connected to St Bartholomew's Church in Maresfield and now is but a small extant part of a much wider landscape. There is reference to a lease dated to 1670 which refers to a tenement called Mockbeggars with outhouses, gardens and lands which is the earliest reference found to a property on this land[2].

Map Evidence
On the 1778 Yeakell and Gardner map, the notable triangular shape of the land is depicted clearly with Malling Budletts Common land extending eastwards to the Ringles Cross Road and beyond, fronting the northern and north-eastern aspects of Views Wood (Ancient Woodland). A road dissects the lower part of the triangle, southwards to Ringles Cross and northwards, across the common and continuing through Five Ash Down. This road formed the old Uckfield/Buxted Parish boundary.
On an 1812 Figg Map, drawn up for the owner of Buxted Park Estate, part of this land is noted as Malling Budletts. [3]This map shows a small rectangular, occupied building, on the opposite side of the road to the present farmhouse. This is likely to be the building which was standing in the mid C17 but was built over mid C20 by pigsties and likely to have been superseded by the early C19 farmhouse.

C19-C21 Development
Mockbeggars Farm was once of the Buxted Park estate and some of the buildings date from the early C19 at a time of expansion of that estate. Development only came after 1922 when a sale catalogue for Buxted Park shows Mockbeggars Farm as lot 41 with its surrounding farmlands, part of which now includes the outline planning development application[4]. The surrounding landscapes are relatively undeveloped, including the small, road-side

development of settlement of Coopers Green. Development in this area came in the 1930's when land belonging to Buxted Park estate came up for sale again, prior to that there was only a scatter of dwellings in Five Ash Down.
Mockbeggars Farm, MES32192 is described in the ESCC Heritage Environment Record as:
'Mockbeggar Farm, Buxted. Extant 19th century farmstead. The farmstead is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location. All the traditional buildings remain extant.'
Very recent changes in ownership now mean that the farmstead is dispersed into sperate ownership from its outbuildings, the large barn, which is also subject to development:

WD/2022/12/1246/P04 Mockbeggars change of us from agricultural to residential
Conclusion
This site is a remnant of a medieval landscape, once part of the greater forest which covered the area, before being part of a much locally wider common land system, that has been farmed for a long period, which is unusual. Close by are a number of sandstone outcrops, Budletts Rocks and the rock structure within the warren where there is W11 graffiti. The presence of the sandstone outcrops and possibility of prehistoric activity was not acknowledged in the Heritage Statement. The Heritage Assessment adequately covers the period since 1841 with reference to the Tithe Maps and later Ordnance Survey Maps.

The Heritage Assessment Report for the planning application concludes that the proposed development would have a negligible impact on the wider rural setting of the listed building of Budletts House, on the grounds that the application site is not seen from other built heritage assets. However, this is not true of the impact it would have on the historic landscape setting which they have not correctly assessed, very possibly because it is not immediately obvious.
The applicant has acknowledged that the site is within the National Character Area NCA122- High Weald. Described as having a dispersed settlement pattern of hamlets and scattered farmsteads with small and medium sized irregular shaped fields enclosed by a network of hedgerows and woodland shaws typically used for livestock grazing.

Buxted Parish Council would tend to disagree with their interpretation of Historic England Guidance and have poorly understood the historic development of this landscape, as there is a continuity of farming on what was once common land, which is nationally rare, and is likely to date from the medieval period. This land is also a remnant of the wider Buxted Park Estate, was the barn at Mockbeggars built as part of the London Road stagecoach facilities with the original part of Mockbeggars Farmhouse being a coach house? Otherwise, it is a very large barn with double height doors, facing the road that would have would have served a very small-farmed landscape. A road pre-dating 1778 crossed in front of both the house and the barn, coming north from Coopers Green and south to Ringles Cross and was part of the earlier Maresfield/Buxted Parish boundary.
What seems to have been ignored is the complicated topography of the site, this being an area where the Ardingly sandstone outcrops, as within the Warren, to the north and Budletts Rocks to the north-east. There is a ridge line which trends just off N-S, roughly following the road to Coopers Green within the top field of the proposed development before this ridge turns east. This has the effect of the houses along the road to Coopers Green being lower than the proposed development. Westwards the top field slopes steeply down to the London Road, overwhelming the original buildings of Mockbeggars Farm. This development, whilst possibly not overpoweringly visible at the height of summer will be visible in winter from Spring Cottage and the fields westwards. It will certainly be visible when the hedge line is lowered that front the London Road, most especially opposite Paygate wood where the entrance to the developed is located.
Amongst the concerns from the many letters of objection are hydrological ones and the concerned knock-on effect for the ecology westwards to Malling Budletts Common and eventually to the Ouse at Shortbridge, this subject being comprehensively covered by others with local knowledge, of hitherto unmapped ecological assets. What has not been addressed is the complicated topography with evidence of flooding in the field, eastwards above the houses, Highdown and Hindover along the Coopers Cross Road.

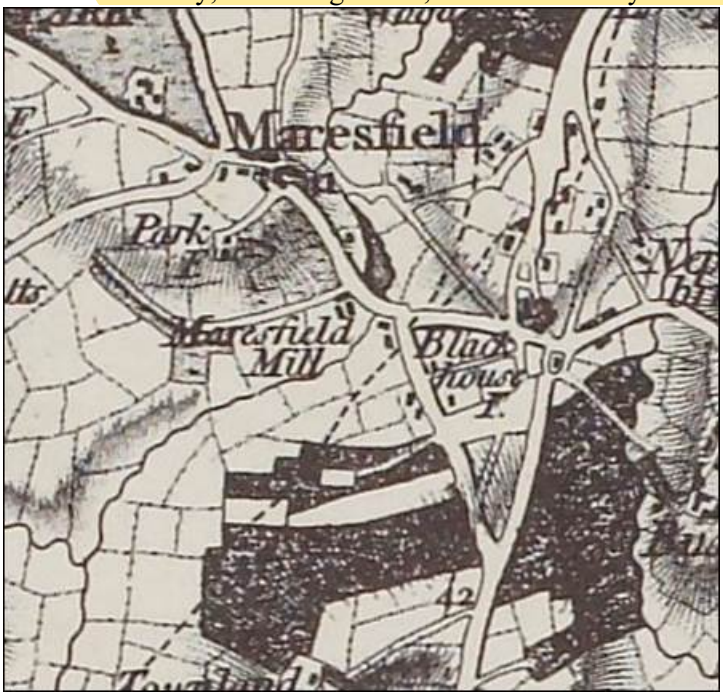
At Mockbeggars Farm there is a cellar, to the north side of the house in which is a sump, the level of the water on the 6th of July 2022 was at ground level. The water is channelled around the side of the cellar and flows in a concreted channel out of the cellar through the adjacent original meal house and down the hill in the direction of the London Road and Spring Cottage.

Effect on Buxted
This possible development is close to Buxted, and Five Ashdown and Buxted Parish Council are concerned about the inevitable impact this will have on Buxted in particular. This is not addressed in the planning application. The residents inevitably could gravitate to Buxted for schooling, the doctor's surgery and Buxted Station. There being a

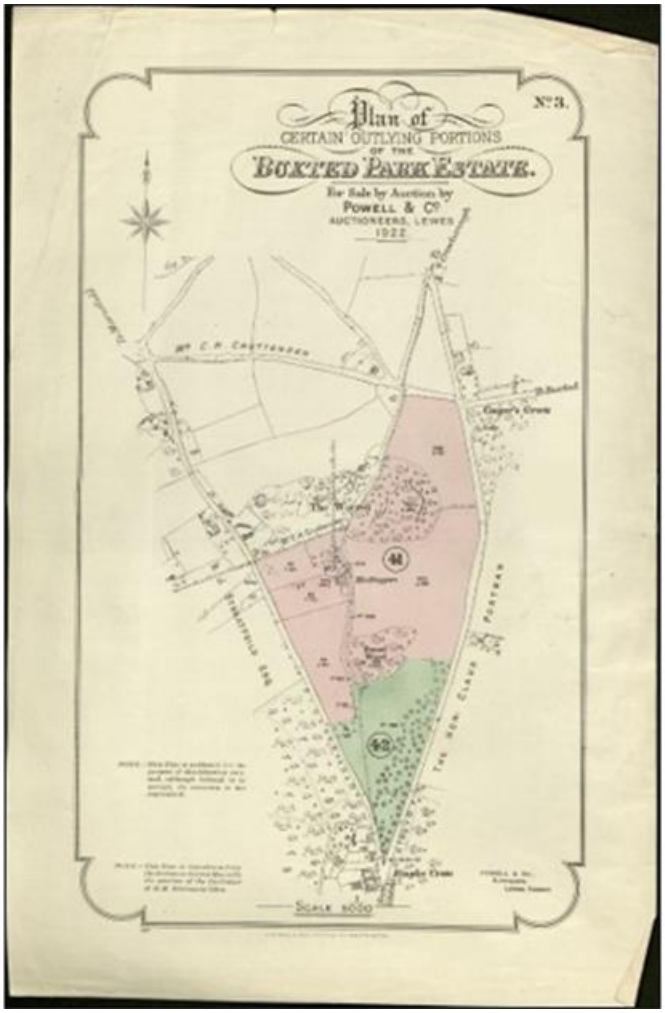
shortage of spaces at Bonners, Maresfield. Whether the school and surgery have room for an increased capacity is not for the parish to investigate but the effect on extra traffic at school times and general parking within the village would be considerable and is a concern for the parish council.
We, therefore, ask the planning authority to look at the effect increased traffic movement, in, out and round the school and would also request asking for developer led funding to provide funds for a car park at Buxted, if the land is possible to find. We have had an approach from a resident, but this was previously discounted on cost to the parish council.
We are also mindful of the large number of objections which cover a diverse range of topics from road safety, water runoff, the many and various ecological factors, and many other legitimate concerns. Not to mention the loss of privacy and impact on the immediate neighbours.

Objection
We, therefore, object to this outline planning application for a number of reasons:

1. The impact on the historic landscape which has been not well understood.
2. Loss of privacy and light pollution for the present and future inhabitants of Mockbeggars Farm and Barn. As the development would tower above them on the uphill slope.
3. Loss of privacy and light pollution for the inhabitants of properties in Ringles Cross to the north and north-west as these properties would not only look down on the new development but are also faced with some properties being on the ridge line.
4. Concerns about the inadequate investigations on the hydrological effects that a development would have on the site, leading to flooding of properties, to land and the consequential environmental harm.
5. Concerns about how much of the new development would be seen in the current landscape when viewed from the east from Malling Budletts and the London Road. Further investigation from the developers is required.
6. The detrimental effect that it would have on the present-day environs of Buxted with the inevitable increase in traffic movements.
7. The fields in which the development is planned provides a green corridor link from Views Wood, in the east, to Malling Budletts Common to the west.
8. The development is totally out of keeping with the current built environment and is outside the development boundary, on these grounds, BPC has recently refused all other applications in the area.



Yeakell and Gardner 1778



1922 Buxted Park Sales Catalogue



View west from Coopers Green



View east from Mockbeggars showing ridge line to Coopers Green





View east from Mockbeggars site of upper development Green

Application No. WD/2022/1246/P04
Expiry date for comments: 8th June 2022
Location: MOCKBEGGARS FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA
Description: THE CHANGE OF USE OF A BARN IN THE ESTABLISHED FARMSTEAD OF MOCKBEGGARS FARM FROM AGRICULTURAL TO RESIDENTIAL C3 DWELLING HOUSE WITH ASSOCIATED OPERATIONAL DEVELOPMENT.
Buxted Parish Council response to WDC:
Historical and Archaeological Evidence
This barn formed part of the outbuildings of Mockbeggars Farm, MES32192, which is described in the ESCC Heritage Environment Record as: 'Mockbeggar Farm, Buxted. Extant 19th century farmstead. The farmstead is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location. All the traditional buildings remain extant.'
Mockbeggar Farm was once part of the Buxted Park Estate and was built in the early 1800's (map evidence) and a road ran directly in front of the property, this road existed at the time of the 1778 Yeakell and Gardner Map and was probably still open at the time of the tithe map in 1841. Only the northern part of the road still exists as Sandy Lane. This route also formed the parish boundary between Uckfield and Buxted. The barn with very large east facing doors directly fronts the road and just to the north is Mockbeggars Farmhouse, also set close to the road. Was the barn at Mockbeggars built as part of the Turnpike Roads stagecoach facilities with the original part of Mockbeggars Farmhouse being a coach house? Otherwise, it is a very large barn with double height doors, facing the road that would have would have served a very small-farmed landscape. This evidence will also be relevant for planning application WD/2022/0648/MAO 6- Dwellings outline planning on land at Mockbeggars Farm.
Buxted Parish Council Views

Buxted Parish Council have no objection to change of use so long as the conversion is a sympathetic one which retains the historic built form of the barn where possible and that the requisite archaeological surveys are carried out with a Standing Buildings Survey of the barn. However, perhaps WDC, should look at the plans for Mockbeggars Farm with regard to impact on this set of buildings and the landscape setting.



Application No. WD/2022/0902/F
Full Expiry date for comments: 17 June 2022
Location: BUXTED C OF E PRIMARY SCHOOL, HURSTWOOD ROAD, BUXTED, TN22 4BB Description: REPLACEMENT OF BOUNDARY FENCING
Buxted Parish Council response to WDC: no objections

Application No. WD/2022/0855/F
Expiry date for comments: 10 June 2022
Location: HERMITAGE FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BG Description: INSTALLATION OF SOLAR PANELS TO PROVIDE DOMESTIC ELECTRICITY FOR THE PROPERTY.
Buxted Parish Council response to WDC: no objections

Application No. WD/2022/0976/F
Expiry date for comments: 21 June 2022
Location: VALLEYSIDE, PARK VIEW, BUXTED, TN22 4LS Description: RAISED PATIO TO PART REPLACE EXISTING DECKING
Buxted Parish Council response to WDC: no objections

Planning Applications received after the publication of this agenda, but available on the WDC website:

Application No. WD/2022/0977/FR
Expiry date for comments: 1 July 2022
LITTLE FARM, BURNT OAK ROAD, CROWBOROUGH, TN6 3SD
Description: RETROSPECTIVE APPLICATION FOR SITING OF A MOBILE HOME.
Buxted Parish Council response to WDC: the parish council feel there are no grounds for objection with the new evidence submitted.

Application No. WD/2022/0860/F
Expiry date for comments: 1 July 2022
Location: PIXIE LODGE, MILLWOOD LANE, FIVE ASH DOWN, UCKFIELD, TN22 3AU
Description: PROPOSED GARAGE CONVERSION AND NEW DETACHED SINGLE GARAGE
Buxted Parish Council response to WDC: object on the grounds that the current design is too tall and the negative impact that this will have on the neighbouring properties.

[1] ESRO AMS6994/5/3/2
[2] ESRO RYE/20/11/6/3/35
[3] ESRO A5179/4
[4][4] ESRO BMW/A/15/74

From: Claudine Feltham <Claudine.Feltham@buxted-pc.gov.uk>
Sent: 12 April 2023 14:22
To: planning
Cc: Beccy Macklen
Subject: Responses from Buxted

Hi
Please see below responses from Buxted Parish Council.
With regards to WD/2022/0648/MAO this is an additional response from the parish council, as well as neighbours comments who spoke against the application, which we would like to have recorded.

Neighbours comments re WD/2022/0648/MAO:
Four members spoke in connection with their strong objections to agenda item 4.1 (WD/2022/0648/MAO
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA). Issues include:

- **The development is outside of existing building boundary, against wish to keep hamlets separate, damage to environment with endangered species.**
- **The various Highways items which have now been introduced have a negative impact on current residents in the close vicinity.**
- **The major changes to the plans have not been properly communicated to the statutory consultees.**
- **Parking: residents who live in Ringles Cross Cottages would lose the parking outside of their houses under the new plans. Residents have parked there for over 30 years. It would also mean that residents would lose the ability to charge electric vehicles from their homes.**
- **Road safety: parking outside of Ringles Cross cottages act as a natural traffic calming method, and by removing this it could cause safety issues.**
- **Endangered species: Barbastelle bats had been sighted within the middle of the site, which are protected in the UK under the Wildlife and Countryside Act, 1981. Priority Species under the UK Post-2010 Biodiversity Framework. European Protected Species under Annex IV of**

the European Habitats Directive. Listed as Near Threatened on the global IUCN Red List of Threatened Species. The loss of habitats could have a critical effect on their survival

- Site of special scientific interest (SSSI): the site lays close to an SSSI, linking habitats and woodland corridors.
- The governments MAGIC maps shows Mockbeggars Farm as a stepping stone linking wildlife corridor and is outside of Uckfield / Maresfield settlement boundaries. (https://magic.defra.gov.uk/)
- Serious concerns over the sewage treatment plant and the potential effect that any contaminated water would have on Shortbridge Stream, Budletts Common, Mockbeggars and Spring Cottage.
- There are ancient hedgerows within the vicinity, hundreds of years old which link ancient woodland, and these should definitely not be removed.
- The change of design for more properties in the upper part of the site would have a significant affect on the landscape of the area, especially as it is on a ridge.
- The NPPF (15,16, 2.8) sustainability and biodiversity presumption in favour of development does not apply as outweighed by harm to heritage assets and biodiversity and stepping stone 179.
- www.arcgis.com demonstrates the surface water and risk of flooding in this area
- Changes within 15m of Paygate Wood would be contrary to standing advice for protecting ancient woodlands from loss, harm, deterioration etc, including changes to hedgerows on 1841 Tithe maps.

Application: WD/2022/0648/MAO
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Description: Outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. All matters reserved apart from access.

Buxted Parish Council response to WDC: OBJECT.
Members considered the neighbours strong objections to this application. The changes made to the plans would lead to over development of upper part of the site. It is on a ridge which will be very visible in the landscape. The proposal to remove existing residents parking spaces outside the Ringles Cross Cottages is unacceptable, they have been parking there for at least 32 years. The mitigation aspects do not outweigh the harm to ancient woodlands and wildlife corridors and more recent bat surveys which have confirmed the presence of Barbastelle bats, amongst others. There are still considerable hydrological implications which do not seem to have been addressed and were queried in the original response from Buxted parish council and many others. The parish councils' previous objections stand:

'The parish council OBJECT to this application. Additional Historic Landscape Assessment not covered in the submitted application. Impact on Historic Landscape north-east of Uckfield Early references This small enclosed and somewhat hidden landscape was once part of a wider landscape, some of which still exists to the east of the A22, now called Budletts Common, of which this was once part. The first found refence to Budletts Common was in 1585[1] and there is some historical reference to the common previously being called St Bartholomew's Common which would mean it was connected to St Bartholomew's Church in Maresfield and now is but a small extant part of a much wider landscape. There is reference to a lease dated to 1670 which refers to a tenement called Mockbeggars with outhouses, gardens and lands which is the earliest reference found to a property on this land[2] . Map Evidence On the 1778 Yeakell and Gardner map, the notable triangular shape of the land is depicted clearly with Malling Budletts Common land extending eastwards to the Ringles Cross Road and beyond, fronting the northern and north[1]eastern aspects of Views Wood (Ancient Woodland). A road dissects the lower part of the triangle, southwards to Ringles Cross and northwards, across the common and continuing through Five Ash Down. This road formed the old Uckfield/Buxted Parish boundary. On an 1812 Figg Map, drawn up for the owner of Buxted Park Estate, part of this land is noted as Malling Budletts. [3]This map shows a small rectangular, occupied building, on the opposite side of the road to the present farmhouse. This is likely to be the building which was standing in the mid C17 but was built over mid C20 by pigsties and likely to have been superseded by the early C19 farmhouse. C19-C21 Development Mockbeggars Farm was once of the Buxted Park estate and some of the buildings date from the early C19 at a time of expansion of that estate. Development only came after 1922 when a sale catalogue for Buxted Park shows Mockbeggars Farm as lot 41 with its surrounding farmlands, part of which now includes the outline planning development application[4]. The surrounding landscapes are relatively undeveloped, including the small, road-side 2 development of settlement of Coopers Green. Development in this area came in the 1930's when land belonging to Buxted Park estate came up for sale again, prior to that there was only a scatter of dwellings in Five Ash Down. Mockbeggars Farm, MES32192 is described in the ESCC Heritage Environment Record as: 'Mockbeggar Farm, Buxted. Extant 19th century farmstead. The farmstead is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location. All the traditional buildings remain 2 extant.' Very recent changes in ownership now mean that the farmstead is dispersed into sperate ownership from its outbuildings, the large barn, which is also subject to development: WD/2022/12/1246/P04 Mockbeggars change of us from agricultural to residential Conclusion This site is a remnant of a medieval landscape, once part of the greater forest which covered the area, before being part of a much locally wider common land system, that has been farmed for a long period, which is unusual. Close by are a number of sandstone outcrops, Budletts Rocks and the rock structure within the warren where there is W11 graffiti. The presence of the sandstone outcrops and possibility of prehistoric activity was not acknowledged in the Heritage Statement. The Heritage Assessment adequately covers the period since 1841 with reference to the Tithe Maps and later Ordnance Survey Maps. The Heritage Assessment Report for the planning application concludes that the proposed development would have a negligible impact on the wider rural setting of the listed building of Budletts House, on the grounds that the application site is not seen from other built heritage assets.

However, this is not true of the impact it would have on the historic landscape setting which they have not correctly assessed, very possibly because it is not immediately obvious. The applicant has acknowledged that the site is within the National Character Area NCA122- High Weald. Described as having a dispersed settlement pattern of hamlets and scattered farmsteads with small and medium sized irregular shaped fields enclosed by a network of hedgerows and woodland shaws typically used for livestock grazing. Buxted Parish Council would tend to disagree with their interpretation of Historic England Guidance and have poorly understood the historic development of this landscape, as there is a continuity of farming on what was once common land, which is nationally rare, and is likely to date from the medieval period. This land is also a remnant of the wider Buxted Park Estate, was the barn at Mockbeggars built as part of the London Road stagecoach facilities with the original part of Mockbeggars Farmhouse being a coach house? Otherwise, it is a very large barn with double height doors, facing the road that would have would have served a very small-farmed landscape. A road pre-dating 1778 crossed in front of both the house and the barn, coming north from Coopers Green and south to Ringles Cross and was part of the earlier Maresfield/Buxted Parish boundary. What seems to have been ignored is the complicated topography of the site, this being an area where the Ardingly sandstone outcrops, as within the Warren, to the north and Budletts Rocks to the north-east. There is a ridge line which trends just off N-S, roughly following the road to Coopers Green within the top field of the proposed development before this ridge turns east. This has the effect of the houses along the road to Coopers Green being lower than the proposed development. Westwards the top field slopes steeply down to the London Road, overwhelming the original buildings of Mockbeggars Farm. This development, whilst possibly not overpoweringly visible at the height of summer will be visible in winter from Spring Cottage and the fields westwards. It will certainly be visible when the hedge line is lowered that front the London Road, most especially opposite Paygate wood where the entrance to the developed is located. Amongst the concerns from the many letters of objection are hydrological ones and the concerned knock- on effect for the ecology westwards to Malling Budletts Common and eventually to the Ouse at Shortbridge, this subject being comprehensively covered by others with local knowledge, of hitherto unmapped ecological assets. What has not been addressed is the complicated topography with evidence of flooding in the field, eastwards above the houses, Highdown and Hindover along the Coopers Cross Road. At Mockbeggars Farm there is a cellar, to the north side of the house in which is a sump, the level of the water on the 6 th of July 2022 was at ground level. The water is channelled around the side of the cellar and flows in a concreted channel out of the cellar through the adjacent original meal house and down the hill in the direction of the London Road and Spring Cottage. Effect on Buxted This possible development is close to Buxted, and Five Ashdown and Buxted Parish Council are concerned about the inevitable impact this will have on Buxted in particular. This is not addressed in the planning application. The residents inevitably could gravitate to Buxted for schooling, the doctor's surgery and Buxted Station. There being a 3 shortage of spaces at Bonners, Maresfield. Whether the school and surgery have room for an increased capacity is not for the parish to investigate but the effect on extra traffic at school times and general parking within the village would be considerable and is a concern for the parish council. We, therefore, ask the planning authority to look at the effect increased traffic movement, in, out and round the school and would also request asking for developer led funding to provide funds for a car park at Buxted, if the land is possible to find. We have had an approach

from a resident, but this was previously discounted on cost to the parish council. We are also mindful of the large number of objections which cover a diverse range of topics from road safety, water runoff, the many and various ecological factors, and many other legitimate concerns. Not to mention the loss of privacy and impact on the immediate neighbours. Objection We, therefore, object to this outline planning application for a number of reasons: 1. The impact on the historic landscape which has been not well understood. 2. Loss of privacy and light pollution for the present and future inhabitants of Mockbeggars Farm and Barn. As the development would tower above them on the uphill slope. 3. Loss of privacy and light pollution for the inhabitants of properties in Ringles Cross to the north and north[1]west as these properties would not only look down on the new development but are also faced with some properties being on the ridge line. 4. Concerns about the inadequate investigations on the hydrological effects 3 that a development would have on the site, leading to flooding of properties, to land and the consequential environmental harm. 5. Concerns about how much of the new development would be seen in the current landscape when viewed from the east from Malling Budletts and the London Road. Further investigation from the developers is required. 6. The detrimental effect that it would have on the present-day environs of Buxted with the inevitable increase in traffic movements. 7. The fields in which the development is planned provides a green corridor link from Views Wood, in the east, to Malling Budletts Common to the west. 8. The development is totally out of keeping with the current built environment and is outside the development boundary, on these grounds, BPC has recently refused all other applications in the area. Yeakell and Gardner 1778 4 1922 Buxted Park Sales Catalogue View west from Coopers Green houses showing ridge line 5'.

Application: WD/2023/0578/F
Expiry date for comments: 14th April 2023
Location: GROVESIDE, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY
Description: Erection of home office/gym
Buxted Parish Council response to WDC: Cllrs felt that this building was sited a long distance from the dwelling. Members would respectfully request that if this application is granted then there is a condition to tie this to additional building to the main dwelling and for it not to be further developed into a separate residential property.

Application: WD/2023/0218/F
Expiry date for comments: 14th April 2023
Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT
Description: proposed new dwelling and detached garage. Amendments to that approved under WD/2020/1857/F.
Buxted Parish Council response to WDC: Members would like to re iterate the comments made under application WD/2000/1857/F: *members could not see any difference to the 2019 planning application for this site, and would like to re iterate same comments as before: The parish council object to this application as it considered to be overdevelopment of the site and is outside of the development boundary.*

Application: WD/2023/0810/F
Expiry date for comments: 18th April 2023
Location: WAYSIDE, BUXTED WOOD LANE, BUXTED, TN22 4QE
Description: new timber framed garage
Buxted Parish Council response to WDC: no objections.

Application: WD/2022/2959/F
Expiry date for comments: 18 April 2023
Location: HOLLIES, HIGH STREET, BUXTED, TN22 4JU
Description: proposed first floor side extension to create annexe.
Buxted Parish Council response to WDC: Members would respectfully request that if this application is granted then there is a condition to tie this to additional building to the main dwelling and for it not to be further developed into a separate residential property.

Application: WD/2023/0853/FR
Expiry date for comments: 21 April 2023
Location: MEDLEYS FARM, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AA
Description: Proposed retrospective use of existing detached outbuildings as holiday lets.
Buxted Parish Council response to WDC: no objections.

With kind regards
Claudine

From: Ben Rainbow
Sent: 25 May 2023 16:16
To: Matthew Taylor
Cc: planning; David Massheder
Subject: RE: WD/2022/0648/MAO Land at Mockbeggars Farm, Uckfield, TN22 2EA

Categories: Consultee

Dear Planning Officer,

Please find below further ecology comments for this application following submission of further information/amendment:

Amended plans have been submitted which depict proposed woodland creation/bat corridor linking existing woodland parcels either side of the development (proposed indicative sketch layout plan & indicative land use parameter plan). This alleviates concerns raised related to impacts upon local ecological network, ecological connectivity and local bat populations/fragmentation of habitats.

As previously discussed, it is reasoned the development should be capable of biodiversity net-gain provision onsite as per current local and national policy and will not impact nearby local wildlife site. In addition, the adjoining ancient woodland will be buffered with semi-natural habitat and now additionally native woodland planting.

No ecological objection
Recommended conditions:

EL02 - External Lighting - No Floodlighting (B)
No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated within the development, except in accordance with a detailed scheme which shall provide for lighting that is low level, hooded and directional, and has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme shall be implemented in accordance with the approved details and retained thereafter.
Reason: To prevent impacts to local bat populations, European protected species, and other species impacted by lighting. Ref: Conservation of Habitats and Species Regulations 2017.

NC08 Nature Conservation - Wildlife Management Plan
Before preparation of ground levels for development approved a wildlife management plan shall be submitted and approved, to include as appropriate detailed proposals for the protection of protected species including breeding birds, bats, badgers, hazel dormice, reptiles and amphibians and measures for the avoidance and mitigation of any harm to them likely to be caused by the development. The works and other measures forming part of that plan shall be carried out in accordance with it.
Reason: To prevent impacts upon and provide ecological mitigation for protected species and European protected species, ref: Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

NC09 Nature Conservation - Implementation of biodiversity enhancement as in Ecological Survey Report

Prior to preparation of ground levels for the construction of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes, in accordance with section 6 of the ecological appraisal, dated January 2022, to include timescales for implementation and future management, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of enhancements shall be implemented in accordance with the approved details and thereafter so retained.
Reason: To mitigate ecological impacts of development and provide biodiversity net-gain, in accordance with local and national policy.

Suitable landscape and ecological management plan condition (LEMP) and soft landscaping condition may be more applicable at reserved matters application stage.

Ben Rainbow | Biodiversity and Arboricultural Officer
Planning and Environmental Services, Wealden District Council
01892 602885
ben.rainbow@wealden.gov.uk
Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

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

From: Ben Rainbow
Sent: 27 January 2023 17:16
To: Matthew Taylor <[redacted]@wealden.gov.uk>
Cc: planning <[redacted]@wealden.gov.uk>; David Massheder <[redacted]@wealden.gov.uk>
Subject: WD/2022/0648/MAO Land at Mockbeggars Farm, Uckfield, TN22 2EA

Dear Planning Officer,

Please find below ecology consultation for this application:

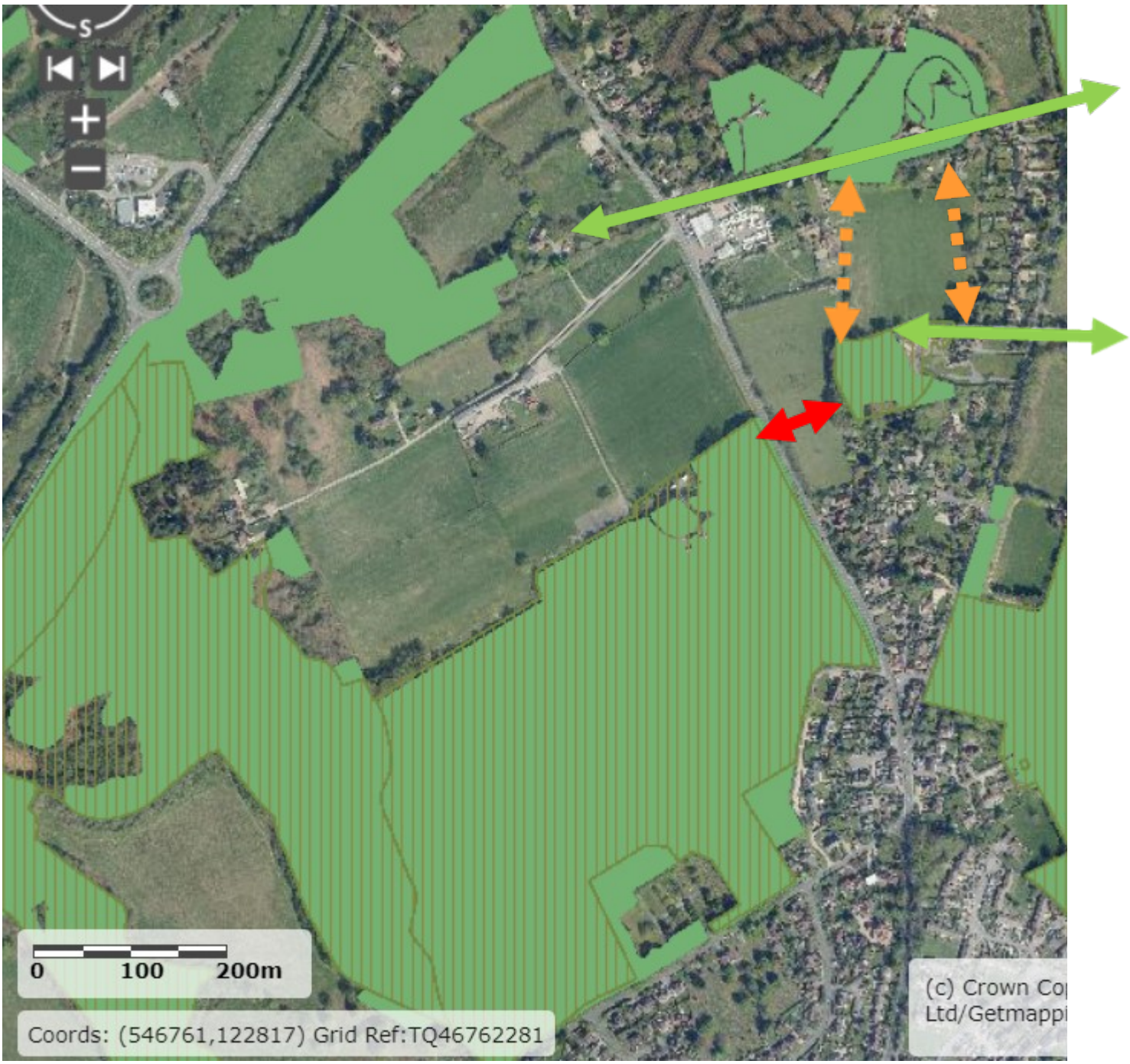
Biodiversity Net-gain and Ecological Mitigation/Enhancement
The directly affected areas of the site consist of what has been identified as semi-improved grassland (survey visits in May and Nov 21), which corresponds with the floristic species information provided. Two hedgerow (H2 & H4) are proposed to be severed to accommodate access road to proposed development in the north-eastern field; hedgerow planting is proposed along the eastern boundary of the site which flanks existing tree line.

Ecological mitigation/enhancement and biodiversity net-gain measures are provided. This includes new hedgerow planting, use of native local provenance species in planting scheme, grassland enhancement and developing species-rich meadow habitat, native planting within SUDS, bird, bat and hedgehog boxes, bee bricks, habitat piles and incorporation of nectar rich planting.

The landscape strategy plan, whilst not final, includes use of native species and the Council would expect to see a high proportion of native and locally distinctive species incorporated into a reserved matters application, without use of invasive non-native species. Retention of more valuable BNG habitats are proposed and with the ecological enhancement/mitigation and BNG features proposed, it is reasoned the development should be capable of BNG provision onsite, as per current local and national policy.

Ecological Connectivity and Local Ecological Network
The site is located within a local ecological network of large ancient woodlands inter-dispersed with smaller parcels of ancient woodland, priority habitat deciduous woodland, fields, hedges, tree

lines and scattered and linear development the periphery of Ringles Cross and Budlett's Common. The site itself provides semi-natural connectivity between these habitats and is constrained by development on north, south and east sides. The site currently provides connectivity in the landscape between large areas of semi-natural and irreplaceable habitat Paygate/Budlett's Wood, Budletts Common to the west (which in turn leads on to Shortbridge Stream and Lake wood LWS) and View's Wood and Buxted Park SSSI to the east. The proposed development fragments north-south hedgerow H4 with proposed access road. There is a likelihood the proposed built form at the southern end of the site will segregate current connectivity to the wider local ecological network for species including bat species, European protected species. An annotated plan has been provided below. Similar concerns relating to fragmentation of the local ecological network have been raised with a number of other planning applications within the locality. The bat species recorded onsite are noted and the presence of numerous 'big bat' and barbastelle species records at locations consistent to suggest commuting across part of the habitat onsite due to be severed by development (see Bats, European Protected Species section below).



Annotated MAGIC map plan showing ecological connectivity for species, including bats, within the local ecological network. Red arrow and dotted orange arrow depicts severing/obstructing and

partial severing of habitat connection proposed by development. Ancient woodland – brown stripped, priority habitat – solid green, SSSI - solid lime green 1, 2.

Bats, European Protected Species

Bats, European protected species, have been recorded utilising the site as part of the bat activity surveys undertaken to support the application. It is noted that the survey/survey data does not include the May-June period due to timing of surveys , rain at the end of June survey and failed static bat detector 29th June - 5th July. The survey confirms high bat activity within the site and confirms use of the site by a number of light avoiding species including, myotis, brown-long-eared and barbastelle; the latter of which is an annex IV species of the European Habitats Directive (Animal and plant species of Community interest i.e. endangered, vulnerable, rare or endemic in the European Community, in need of strict protection), a rare bat that forages/commutes over a large area.

Fragmentation impacts upon bat use of the site have been identified in the submitted ecological report and include high levels of activity recorded in the vicinity of the central hedgerow. The report states the access road will fragment the central hedgerow. It also states the western boundary hedgerow will be fragmented through access from London Road. Mitigation is proposed through hedgerow creation on site boundaries however there appears likelihood that the application in its current form would displace bat foraging and commuting from within the site and sever east-west bat connectivity across the site and beyond (as described in the ecological connectivity and local ecological network section above). The site is already bounded in part by existing development on its south, north and east sides and relatively narrow areas of peripheral planting would not, it is recommended, be effective mitigation for light avoiding bat species; forcing them towards existing development and associated lighting may lead to abandonment of use of the site and barriers to use of the wider ecological network. It is noted the current degraded state of Round Wood, the AW directly adjoining the site, which may already be impacting existing bat foraging and commuting areas. Barbastelle and other bat species identified in the bat survey work would also be feeding over and upon biomass produced from onsite habitat proposed to be lost.

The Bat Conservation Trust Bats and Artificial Lighting in the UK 2018 document states: “When considering how bats move through the landscape, artificial lighting has been shown to be particularly harmful if used along river corridors, near woodland edges and near hedgerows. In mainland Europe, in areas where there are foraging or ‘commuting’ bats, stretches of road are left unlit or lighting is designed in such a way as to avoid bat colonies being cut off from their foraging grounds. Studies have shown that continuous lighting in the landscape, such as along roads or waterways, creates barriers which many bat species cannot cross, especially the slower-flying species (Fure, A. 2012), even at very low light levels”. And: “It is noticeable that most of Britain’s rarest bats are among those species listed as avoiding artificial light, so artificial lighting has potentially devastating conservation consequences for these species (Rowse et al 2016)”. The annotated landscape strategy plan below shows proposed boundary mitigation areas not deemed suitable for light avoiding bat species and not retaining sufficient connectivity of the wider local ecological network:



Protected Species
Suitable precautionary methodology has been provided for protected species: badgers, hazel dormice, hedgehogs, herptiles, nesting birds.

Budlett's Common Rocks Local Wildlife Site

The development is proposed approximately 50 metres from local wildlife site CW80 Budlett's Common Rocks which is designated largely for its lower plant flora associated with sand rock. Impacts from the development upon the LWS are not anticipated.

Priority Habitat and Ancient Woodland, Irreplaceable Habitat
Recognised priority habitat is located to the southeast of the site and along part of the site's north boundary. The woodland to bordering the central/south-east of the site is also recognised ancient woodland (AW), irreplaceable habitat. The ecological report states a 15 metre buffer zone, or greater, will be provided from development to AW. The submitted landscape strategy plan includes what is depicted as semi-natural habitat between development and AW. Tree and woodland protection measures are recommended in the ecological appraisal. The ancient woodland buffer would need to function as such buffering AW from impacts of development, including light, noise and pet predation. Therefore it would need to include sufficient tree and shrub species to provide physical buffer to achieve this function.

Recommendation
Ecological objection: Impact on local ecological network and European protected species. Ref:

- National Planning Policy Framework 2021 sections 174 & 175. Establishing coherent ecological networks that are more resilient to current and future pressures; maintaining and enhancing networks of habitats and green infrastructure.
- Wealden District Core Strategy Local Plan (2013) Policy WCS12 Biodiversity. Ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas.
- Wealden District Core Strategy Local Plan (2013) Policy WCS13 Green Infrastructure. The District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multifunctional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives. Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of green spaces unless measures are incorporated within the development that will either mitigate the effects of development.
- Wealden District Local Plan 1998 Saved Policy EN14. Landscaping within developments In appropriate cases, the Council will require landscaping, including surface treatments, to be carried out as part of development proposals. Where required, such schemes should:- (1) seek to retain existing trees, significant hedgerows and other valuable site features; (4) have regard to associated nature conservation benefits;

Ben Rainbow | Biodiversity and Arboricultural Officer
Planning and Environmental Services, Wealden District Council
01892 602885
[redacted]@wealden.gov.uk
Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

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

From: Claudine Feltham <Claudine.Feltham@buxted-pc.gov.uk>
Sent: 10 May 2022 22:00
To: planning
Subject: Responses from Buxted

Categories: Consultee

Hi
Please see below responses from Buxted planning committee
With kind regards
Claudine

Planning Applications

Application: WD/2021/3120/O
Expiry date for comments: 3rd May 2022 (extension granted to 11th May 2022)
Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, MARESFIELD, TN22 2EB
Description: Outline planning application to consider layout and access only for one new detached dwelling. Amended plans and reports received 05.04.2022
Buxted Parish Council response to WDC: One Cllr commented that on the WDC website there was an ecological report but so much of it was blanked out it was impossible to understand. It was also felt that there were contradictions between Highways and Ecological reports, and concerns from neighbours over the potential effects on their current access. Also, the site is outside of the development boundary. The parish council object to this application.

Application: WD/2021/2766/F
Expiry date for comments: The parish council have not been formally notified of these changes but have been advised by a neighbour to the development.
Location: FORMER POUND GREEN NURSERIES, POUND GREEN, BUXTED, TN22 4PH
Description: Changes to the original application These include (but not limited to):

Changing plots 5 & 6 from detached to semi detached
Widening the footpath along the norther edge of the site heading west
Moving the speed limit eastwards
Installing a 'Gated Entrance' to the village
Buxted Parish Council response to WDC: the parish council would lite to reiterate the comments made previously: *'Cllr Blandford commented that she had made a site visit to see the impact on the neighbour and felt that this would be incredibly intrusive to the neighbour, create light pollution and is considered to be over development of the site. This is a rural greenfield site, outside of any designated development boundary where countryside policies should resist the provision of new housing without special justification. The parish council cannot see any justification to allow permission, which would adversely affect this area and the neighbouring properties. Members of the planning committee made a unanimous decision to object to this application'.*

Application: WD/2022/0758/F

Expiry date for comments: 31 May 2022
Location: STONEHOUSE COTTAGE, HOWBOURNE LANE, BUXTED, TN22 4QD
Description: FIRST FLOOR EXTENSION
Buxted Parish Council response to WDC: no objections, recommend approval.

Application: WD/2022/0648/MAO
Expiry date for comments: 27 May 2022 (have emailed WDC to request an extension)
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Description: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.
Buxted Parish Council response to WDC: as this application came in on the day of the planning committee meeting, members of the of the committee did not have time to fully consider this application and have requested an extension by the Planning Officer for full comments. Initial thoughts are that this is outside of the development boundary and would be against the WDC policy of not supporting contiguous development. Members of the parish council are aware there is likely to be local objection to this application and would therefore like to consider their comments before submitting a full response to WDC after our next planning committee meeting being held on 14th June 2022.

Communities, Economy & Transport

Rupert Clubb
BEng(Hons) CEng MICE
Director

County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

Tel: 0345 60 80 190
Fax: 01273 479536
www.eastsussex.gov.uk

East Sussex County Council

Stacey Robins
Development & Building Control
Wealden District Council
Vicarage Lane
Hailsham, East Sussex
BN27 2AX

Date
6th June 2022

Our Reference: AR WD22 0648 Mockbeggars Farm Uckfield
For the attention of: Mr M Taylor

Dear Mr Robins

ARCHAEOLOGICAL CONSULTATION

WD/2022/0648/MAO. LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.

Recommend for approval in principle subject to the imposition of conditions	The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions which are outlined in this response.	**YES**

If the Local Planning Authority is minded to grant planning permission, then we ask that the following condition be applied:

[ARCH 1] No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

[ARCH 3] No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the *Local Planning Authority. The*

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE
recycled paper

archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Relevant National Planning Policy

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Detailed Comments:

Very little archaeological fieldwork has been undertaken in proximity to the application site, therefore the archaeological potential is largely undefined. The applicant has submitted a desk-based heritage statement in support of this application which is generally well researched. However, there is very little information on the findings of the site visit which provides no assessment of landscape features within the site. Additionally, readily available LiDAR data has not been consulted, nor was a visit made to the East Sussex Records Office (ESRO) where additional useful sources of information could have been consulted. I have consulted the Ordnance Survey draft map of circa 1800 (readiliy available at ESRO) and looked at Lidar data (readily available online) and it is evident that a former building stood within a square enclosure at the north-western corner of the northern field. Subtle earthworks are evident on LiDAR imagery which appear to correspond with this enclosure. Boundary ditches are also evident at the extreme northern and eastern edges of the northern field but appear to be of 19th-century origin. A former north to south aligned road or trackway that divides the site is very evident on LiDAR imagery as a sunken feature that forms the parish boundary between Buxted and Uckfield and would, no doubt, have been equally evident when the site was visited. The above-mentioned former building lies immediately east of the former road, opposite Mockbeggars Farm.

The heritage statement concludes that there is low potential for significant archaeological remains of all periods with the exception of the post-medieval period. The evidence suggests that any as yet unrecorded archaeological remains would likely be of no more than low local significance. I am broadly in agreement with these conclusions, but would point out that below ground evidence of the former building which is at least 18th-century in date, but was overlooked in the heritage statement may be of greater significance, but unlikely to be of national significance. I therefore agree that the impact of the proposed development can be addressed through post-determination fieldwork in line with the planning conditions recommended above.

Please note that I will defer to the Local Authority Conservation Officer with regards to the visual impact of these proposals on the setting of the adjacent Listed Buildings. I note that the Registered Park and Garden (Buxted Park) and the Scheduled Monument within the parkland to the east of the site relating to a deserted medieval village have been assessed in the heritage statement as having no intervisibility of historic or functional connections with the proposed development site.

In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a ***programme of archaeological works***. This will enable any

archaeological deposits and features that would be disturbed by the proposed works, to be either preserved *in situ* or, where this cannot be achieved, adequately recorded in advance of their loss. These recommendations are in line with the requirements given in the **NPPF** (the Government's planning policies for England):

In furtherance of this recommendation, we shall be available to advise the applicant on how they can best fulfill any archaeological condition that is applied to their planning permission and to provide a brief setting out the scope of the programme of works.

The ***written scheme of investigation***, referred to in the recommended condition wording above, will set out the contracted archaeologist's detailed approach to undertake the programme of works and accord with the relevant sections of the Sussex Archaeological Standards:
https://www.eastsussex.gov.uk/environment/archaeology/planning/.

This advice is provided to the Local Planning Authority by the County Archaeologist in line with the Service Level Agreement and is not a statutory consultation response.

Could you send us a copy of the planning decision, once it has been made. Meanwhile, please do not hesitate to contact us again if you need further information or advice.

Yours sincerely

[redacted]

County Archaeologist
Archaeology Section
Environment Team
East Sussex County Council

Direct Dial [redacted]
neil.griffin@eastsussex.gov.uk

Communities Economy and Transport

Rupert Clubb
BEng(Hons) CEng MICE
Director

County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

East Sussex
County Council

Tel: 0345 60 80 190
www.eastsussex.gov.uk

Matthew Taylor,
Planning and Environmental Services,
Wealden District Council,
Council Offices,
Vicarage Lane,
Hailsham.
BN27 2AX

Date: 23 May 2022

Our ref: SUD/WD/22/011
Your ref: WD/2022/0648/MAO

Dear Matthew Taylor

SUD/WD/22/011 - OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS., LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Received Date: 6 May 2022

Position of the Lead Local Flood Authority:-

No objection	The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively.	
No objection	The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively. Although there will be a need for standard conditions which are outlined in this response.	**X**
No objection in principle subject to the imposition of conditions	Whilst the application documentation has not met all the County Council's requirements, it is possible that the risk is capable of being mitigated to acceptable levels by the application of planning conditions which are outlined in this response.	
Objection due to Insufficient Information	The applicant has failed to meet the requirements to assess its acceptability in flood risk terms. The LLFA will respond in 21 days of receipt of the requested information	
Objection	The application presents an unacceptable on site/off site flood risk.	

Detailed comments:

The Lead Local Flood Authority's response is made on the understanding that this is an outline planning application with approval sought for the site access only. As such, we consider that the proposals are acceptable in terms of surface water management and local flood risk at this stage. If the Local Planning Authority is minded to grant planning permission, the LLFA requests the following comments act as a basis for conditions to ensure surface water runoff from the development is managed safely.

1. If Option 1 is proposed, the use of infiltration to manage surface water runoff should be supported by findings of infiltration testing in accordance with the BRE365 and groundwater monitoring undertaken between autumn and spring. The strategy should be supported by detailed drainage drawings and hydraulic calculations which should take into account the connectivity of the different surface water drainage features.
2. If Option 2 is proposed, surface water discharge rates should not exceed Qbar for the developable area of the site for all rainfall events, including those with 1 in 100 (+40% for climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted to support the detailed drainage drawings of the drainage strategy. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.
3. The condition of the ditch/drain which will take surface water runoff from the development should be investigated before discharge of surface water runoff from the development is made. Any required improvements should be carried out prior to construction of the outfall.
4. The details of the outfall of the proposed attenuation pond should be provided as part of the detailed design. This should include cross sections and invert levels.
5. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
6. The detailed design of the attenuation pond/permeable paving should be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least 1m unsaturated zone between the base of the ponds and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided.
7. A maintenance and management plan for the entire drainage system should be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following:
    a) This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details.
    b) Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

If you or the applicant/agent wishes to discuss any of the points raised in this letter, please contact the case officer on SUDS@eastsussex.gov.uk

Yours sincerely

[redacted]

Edward Sheath

Head of Planning and Environment

Case Officer: Faye Hammer
T:
E: SUDS@eastsussex.gov.uk

From: Hydrant Management <Hydrant.Management@esfrs.org>
Sent: 06 May 2022 12:26
To: planning
Subject: FW: Planning Application WD/2022/0648/MAO
Attachments: eCon_Fire & Rescue Service.pdf

Categories: Consultee

Dear Planning

If this application receives approval the Developer will need to ensure there is sufficient water for firefighting. This is usually achieved by the provision of Fire Hydrant(s) attached to a suitable water main. Early discussions with the Fire Service is recommended.

Regards

Richard

From: Claudine Feltham <Claudine.Feltham@buxted-pc.gov.uk>
Sent: 09 December 2022 09:12
To: planning
Cc: Beccy Macklen
Subject: Response from Buxted WD/2022/0648/MAO

Hi
With regards to WD/2022/0648/MAO, the parish council have not changed their views on the application, and would like to re submit the comments previously made: WD-2022-0648-MAO_Representations_Parish Council.pdf
With kind regards
Claudine

Application: WD/2022/0648/MAO
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Description: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.
Buxted Parish Council response to WDC: The parish council OBJECT to this application. Additional Historic Landscape Assessment not covered in the submitted application. Impact on Historic Landscape north-east of Uckfield Early references This small enclosed and somewhat hidden landscape was once part of a wider landscape, some of which still exists to the east of the A22, now called Budletts Common, of which this was once part. The first found refence to Budletts Common was in 1585[1] and there is some historical reference to the common previously being called St Bartholomew's Common which would mean it was connected to St Bartholomew's Church in Maresfield and now is but a small extant part of a much wider landscape. There is reference to a lease dated to 1670 which refers to a tenement called Mockbeggars with outhouses, gardens and lands which is the earliest reference found to a property on this land[2] . Map Evidence On the 1778 Yeakell and Gardner map, the notable triangular shape of the land is depicted clearly with Malling Budletts Common land extending eastwards to the Ringles Cross Road and beyond, fronting the northern and north[1]eastern aspects of Views Wood (Ancient Woodland). A road dissects the lower part of the triangle, southwards to Ringles Cross and northwards, across the common and continuing through Five Ash Down. This road formed the old Uckfield/Buxted Parish boundary. On an 1812 Figg Map, drawn up for the owner of Buxted Park Estate, part of this land is noted as Malling Budletts. [3]This map shows a small rectangular, occupied building, on the opposite side of the road to the present farmhouse. This is likely to be the building which was standing in the mid C17 but was built over mid C20 by pigsties and likely to have been superseded by the early C19 farmhouse. C19-C21 Development Mockbeggars Farm was once of the Buxted Park estate and some of the buildings date from the early C19 at a time of expansion of that estate. Development only came after 1922 when a sale catalogue for Buxted Park shows Mockbeggars Farm as lot 41 with its surrounding farmlands, part of which now includes the outline planning development application[4]. The surrounding landscapes are relatively undeveloped, including the small, road-side 2 development of settlement of Coopers Green. Development in this area came in the 1930's when land belonging to Buxted Park estate came up for sale again, prior to that there was only a scatter of dwellings in Five Ash Down. Mockbeggars Farm, MES32192 is described in the ESCC Heritage Environment Record as: 'Mockbeggar Farm, Buxted. Extant 19th century farmstead. The farmstead is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location. All the traditional buildings remain

extant.' Very recent changes in ownership now mean that the farmstead is dispersed into sperate ownership from its outbuildings, the large barn, which is also subject to development: WD/2022/12/1246/P04 Mockbeggars change of us from agricultural to residential Conclusion This site is a remnant of a medieval landscape, once part of the greater forest which covered the area, before being part of a much locally wider common land system, that has been farmed for a long period, which is unusual. Close by are a number of sandstone outcrops, Budletts Rocks and the rock structure within the warren where there is W11 graffiti. The presence of the sandstone outcrops and possibility of prehistoric activity was not acknowledged in the Heritage Statement. The Heritage Assessment adequately covers the period since 1841 with reference to the Tithe Maps and later Ordnance Survey Maps. The Heritage Assessment Report for the planning application concludes that the proposed development would have a negligible impact on the wider rural setting of the listed building of Budletts House, on the grounds that the application site is not seen from other built heritage assets. However, this is not true of the impact it would have on the historic landscape setting which they have not correctly assessed, very possibly because it is not immediately obvious. The applicant has acknowledged that the site is within the National Character Area NCA122- High Weald. Described as having a dispersed settlement pattern of hamlets and scattered farmsteads with small and medium sized irregular shaped fields enclosed by a network of hedgerows and woodland shaws typically used for livestock grazing. Buxted Parish Council would tend to disagree with their interpretation of Historic England Guidance and have poorly understood the historic development of this landscape, as there is a continuity of farming on what was once common land, which is nationally rare, and is likely to date from the medieval period. This land is also a remnant of the wider Buxted Park Estate, was the barn at Mockbeggars built as part of the London Road stagecoach facilities with the original part of Mockbeggars Farmhouse being a coach house? Otherwise, it is a very large barn with double height doors, facing the road that would have would have served a very small-farmed landscape. A road pre-dating 1778 crossed in front of both the house and the barn, coming north from Coopers Green and south to Ringles Cross and was part of the earlier Maresfield/Buxted Parish boundary. What seems to have been ignored is the complicated topography of the site, this being an area where the Ardingly sandstone outcrops, as within the Warren, to the north and Budletts Rocks to the north-east. There is a ridge line which trends just off N-S, roughly following the road to Coopers Green within the top field of the proposed development before this ridge turns east. This has the effect of the houses along the road to Coopers Green being lower than the proposed development. Westwards the top field slopes steeply down to the London Road, overwhelming the original buildings of Mockbeggars Farm. This development, whilst possibly not overpoweringly visible at the height of summer will be visible in winter from Spring Cottage and the fields westwards. It will certainly be visible when the hedge line is lowered that front the London Road, most especially opposite Paygate wood where the entrance to the developed is located. Amongst the concerns from the many letters of objection are hydrological ones and the concerned knock-on effect for the ecology westwards to Malling Budletts Common and eventually to the Ouse at Shortbridge, this subject being comprehensively covered by others with local knowledge, of hitherto unmapped ecological assets. What has not been addressed is the complicated topography with evidence of flooding in the field, eastwards above the houses, Highdown and Hindover along the Coopers Cross Road. At Mockbeggars Farm there is a cellar, to the north side of the house in which is a sump, the level of the water on the 6 th of July 2022 was at ground level. The water is channelled around the side of the cellar and flows in a concreted channel out of the cellar through the adjacent original meal house and down the hill in the direction of the London Road and Spring Cottage. Effect on Buxted This possible development is close to Buxted, and Five Ashdown and Buxted Parish Council are concerned about the inevitable impact this will have on Buxted in particular. This is not addressed in the planning application. The residents inevitably could gravitate to Buxted for schooling, the doctor's surgery and Buxted Station. There being a 3 shortage of spaces at Bonners, Maresfield. Whether the school and surgery have room for an increased capacity is not for the parish to investigate but the effect on extra traffic at school times and general parking within the village would be considerable and is a concern for the parish council. We, therefore, ask the planning authority to look at the effect increased traffic movement, in, out and round the school and would also request asking for developer led funding to provide funds for a car park at Buxted, if the land is possible to find. We have had an approach from a resident, but this was previously discounted on cost to the parish council. We are also mindful of the large number of objections which cover a diverse range of topics from road safety, water runoff, the many and various ecological factors, and many other legitimate concerns. Not to mention the loss of privacy and impact on the immediate neighbours. Objection We, therefore, object to this outline planning application for a number of reasons: 1. The impact on the historic landscape which has been not well understood. 2. Loss of privacy and light pollution for the present and future inhabitants of Mockbeggars Farm and Barn. As the development would tower above them on the uphill slope. 3. Loss of privacy and light pollution for the inhabitants of properties in Ringles Cross to the north and north[1]west as these properties would not only look down on the new development but are also faced with some properties being on the ridge line. 4. Concerns about the inadequate investigations on the hydrological effects

that a development would have on the site, leading to flooding of properties, to land and the consequential environmental harm. 5. Concerns about how much of the new development would be seen in the current landscape when viewed from the east from Malling Budletts and the London Road. Further investigation from the developers is required. 6. The detrimental effect that it would have on the present-day environs of Buxted with the inevitable increase in traffic movements. 7. The fields in which the development is planned provides a green corridor link from Views Wood, in the east, to Malling Budletts Common to the west. 8. The development is totally out of keeping with the current built environment and is outside the development boundary, on these grounds, BPC has recently refused all other applications in the area. Yeakell and Gardner 1778 4 1922 Buxted Park Sales Catalogue View west from Coopers Green houses showing ridge line 5

Local Policing Support Team

Your Ref: WD/2022/0648/MAO Our Ref: PE/WEA/22/14/A Date 25th May 2022

Contact Name: Phill Edwards Tel: [redacted] 07[redacted]

Dear Mr Taylor

RE: Land at Mockbeggars Farm, London Road, Uckfield, TN22 2EA.

Thank you for your correspondence of 06th May 2022, advising me of an outline planning application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. all matters reserved apart from access at the above location, for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments using Crime Prevention Through Environmental Design (CPTED) principles and from a Secured by Design (SBD) perspective. SBD is owned by the UK Police service and supported by the Home Office and Building Control Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested, and accredited products. Further details can be found at www.securedbydesign.com Due to the application being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

With the level of crime and anti-social behaviour in the Wealden district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should always be considered.

Mr M Taylor
Planning Officer
Planning Services
Wealden District Council

Sussex Police Headquarters [redacted]
Malling House, Malling, Lewes, East Su[redacted]

I was very pleased to note from the Design and Access Statement submitted in support of this application, the mention of including Secured by Design principles within the design and layout. The applicant's agent has clearly demonstrated their understanding of CPTED and the principles of Secured by Design and its requirements by implementing in the main, back to back gardens that eliminate vulnerable rear garden pathways, good demarcation of defensible space, robust rear fencing and overlooked streets with natural surveillance. These have all been incorporated into the design and layout of the outline application.

Parking in the main has been provided with in-curtilage, garage and a number of on street parking bays, this should leave the street layout free and unobstructed. Where communal parking occurs, it is important that they must be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms.

Where gates give access to the rear gardens of the properties, they must be placed at the entrance to the garden as near to the front building line as possible, so that attempts to climb them will be in full view of the street and be the same height as the adjoining fence so as not to reduce the overall security of the dwellings boundary. Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated. Gates must be capable of being locked (operable by key from both sides of the gate). The gates must not be easy to climb or remove from their hinges

In order to ensure that there is as much natural surveillance across the development as possible, ground planting should not be higher than 1 metre with tree canopies no lower than 2 metres. This arrangement provides a window of observation throughout the area. This will allow for the interaction of capable guardians across the site to observe and report any incidents and occurrences. A capable guardian has a 'human element', that is usually a person who, by their mere presence, would deter potential offenders from perpetrating a crime. However, a capable guardian could also be CCTV, providing that someone is monitoring it at the other end of the camera at all times.

I would question the siting of the children's play area behind the woodland / hedge buffer as this restricts natural surveillance from the surrounding dwellings. I feel it would be better if it swapped locations with the food growing area. Areas of play should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse. They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access Para 9 SBD Homes 2019.

Cycle security is being provided for within garages and cycle sheds within the gardens. I would like to direct the applicant to SBD Homes 2019 V2 document chapter 56 for advice on cycle security and chapter 21.9 & 54 for increasing security of the garage vehicle door-set and pedestrian door-sets.

Lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS5489-1:2020. SBD considers that bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

There is mention of 3 dwellings being allocated as self builds. I would like to direct the applicant to the SDB Self build Document 2019. This Secured by Design (SBD) Self Build Guide seeks to provide advice on how to create a safe and physically secure new home. This may be beneficial to potential self – builders.

I have no immediate concerns with the proposals and look forward to providing more in-depth crime prevention comments at the reserved matters stage.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.



Phill Edwards
Designing Out Crime Officer
Sussex Police Headquarters

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: 01 November 2022 16:31
To: Matthew Taylor
Cc: planning
Subject: FW: Planning Application WD/2022/0648/MAO - LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Attachments: SW Letter LAND AT MOCKBEGGARS FARM.pdf

Categories: Consultee

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Matthew,

Thank you for your email which has been passed to myself to review and respond to direct.

Please see response below (in green text) to the points your require further comment on;

1. Which treatment works will be managing the sewage for the above development. This development is in the Uckfield Wastewater Treatment Works (WWTW) catchment.

2. Confirmation that the treatment works has sufficient capacity for the proposed development. Uckfield WWTW has sufficient capacity for the proposed development.

3. Has the relevant sewage treatment works experienced operational issues in the last year (i.e. unconsented discharge or other issues). If yes, please provide information and details of how the matter was resolved. As discussed in the meeting with Wealden on the 26th September 2022, the Future Growth Planning team are unable to respond to enquiries relating to operational issues at our WWTW's and this information would need to be obtained via our Environmental Information Request team. This is the correct process for internal and external contacts, however, to facilitate this process we are willing, and have passed details of your consultation directly to the EIR team on your behalf and they will respond directly within 20 days from the date the request was received. This will ensure that your enquiry for environmental information is logged and managed effectively and we assure you that this is simply our process for this type of request.

4. Confirm that the capacity is inclusive of all committed developments that would also use the same treatment works. To respond to this question, it is important to clarify how we apply the Water Industry's standard methodology for predicting population growth in wastewater catchments in accordance with Ofwat requirements.

   For the seventh Asset Management Plan (AMP7), Southern Water prepared growth forecasts for each WWTW in the period 2020 to 2025 and any investment required to meet demand will be carried out in this period. The forecasts were prepared based on;

   (a) housing trajectories provided by planning authorities,

(b) published five-year supplies of housing land, and
(c) an Experian population forecast, which is derived from the Office for National Statistics (ONS) for each wastewater catchment.

Planning is now underway for the AMP8 business plan, for investments in the period 2025 to 2030 which will also incorporate the forecasts of WWTW catchment growth based on (a) and (b) above, as well as a new population forecast from Edge Analytics which is also based on ONS data.

In addition to the above, within each AMP, we annually update housing projections based on local authority published data to check whether this is consistent with the forecasts prepared for the business plan. Where we observe significant increase, this is fed back to the asset planners for inclusion in their design horizon calculations.

Current and future planning applications (i.e. 'committed developments') are inherently incorporated within these projections.

Kind regards,

Vanessa Blackwell
Senior Future Growth Planner

M. 07542 396086
southernwater.co.uk

from Southern Water

Head of Development and Building Control
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

Your ref
WD/2022/0648/MAO

Our ref
DSA000011518

Date
27/05/2022

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline application for the development of 60 No. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. All matters reserved apart from access.
Site: WD/2022/0648/MAO: - Land at Mockbeggars Farm, London Road, Uckfield, TN22 2EA.

Thank you for your letter dated 06/05/2022.

Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Southern Water will liaise with the developer in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

It may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for more complex applications our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

- Initial feasibility, detail modelling and preliminary estimates.

- Flow monitoring (If required).

- Detailed design, including land negotiations.

- Construction.

Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDs component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/

ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.

- Specify a timetable for implementation.

- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Note: A manhole and short length of gravity pipe work will normally be required between the rising main and the public sewer.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

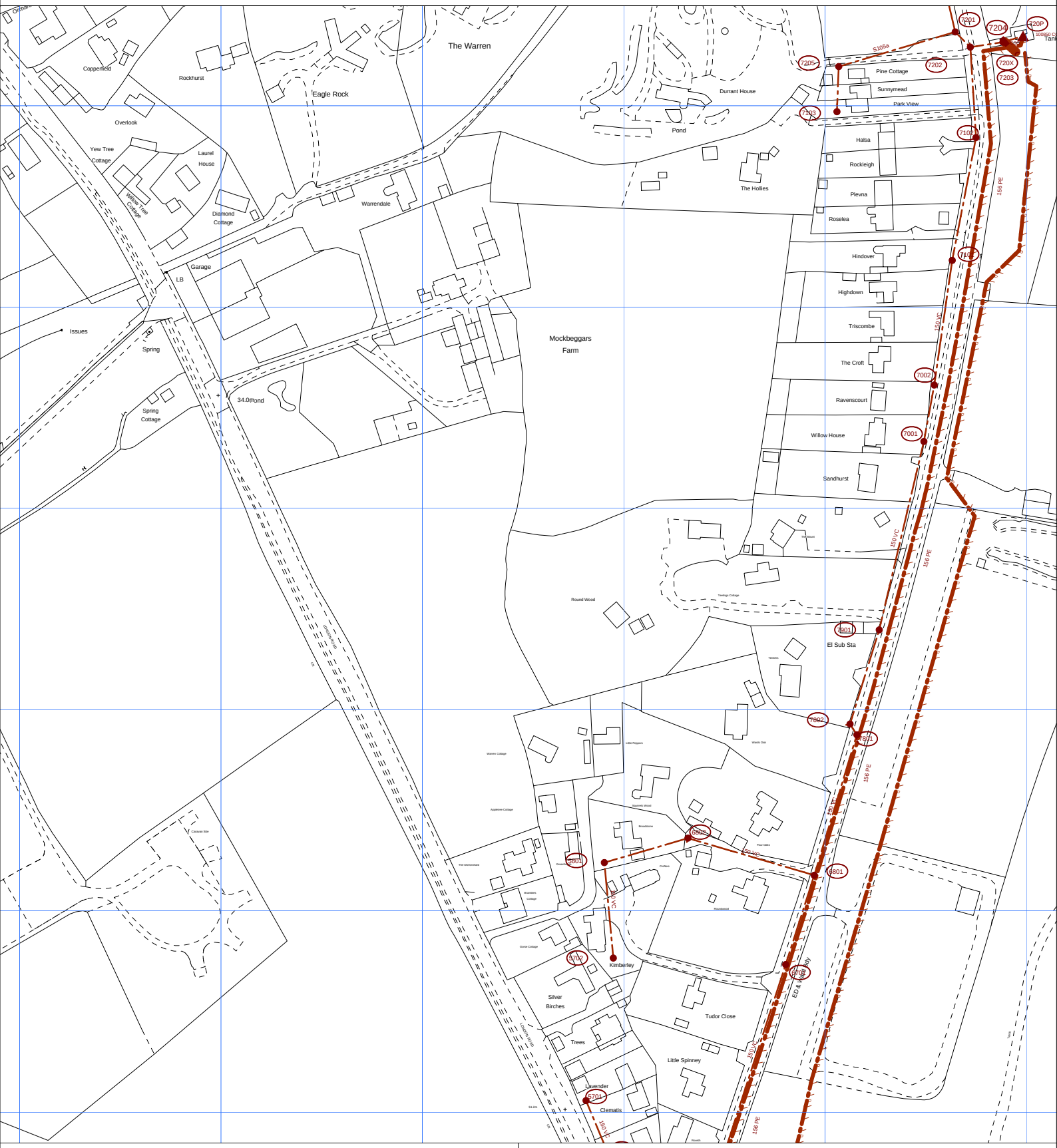
Yours faithfully,

Future Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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Southern Water

O.S. REF: TQ4722NE	Scale: 1:2500	Printed By: ngravik	Date: 27-5-2022
Screen Print		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			

UCKFIELD TOWN COUNCIL

Minutes of the meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 30 May 2022 at 7.00pm

Cllr. K. Bedwell (Chair)	Cllr. D. Bennett	Cllr. J. Beesley
Cllr. J. Love	Cllr. S. Mayhew	Cllr. C. Macve (Vice-Chair)

IN ATTENDANCE:
2 members of the public
Deputy Mayor – Councillor Donna French

Holly Goring – Town Clerk
Minutes taken by Holly Goring

1.0 DECLARATIONS OF INTEREST

Members and officers were reminded to make any declarations of personal and/or prejudicial interest that they may have in relation to any item on the agenda.

Councillor C. Macve declared a personal interest in agenda item 5.0, planning application WD/2022/0686/F – Land to rear of Jasmine Cottages, as a result of knowing the applicant.

No further declarations were forthcoming.

2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION

P03.05.22 It was **RESOLVED** to suspend Standing Orders to enable members of the public to speak on items on the agenda.

Two residents wished to speak on agenda item 5.0, planning application WD/2022/0648/MAO. The Town Clerk requested that they put forward their statements in the order in which they registered to speak.

Resident 1 had lived in the area for 15 years and their attendance represented some 60 residents in the area. The resident understood that the application had been called in by the local district councillor, and Buxted Parish Council had been given an extension of time to enable them to respond more fully, following their initial lodge of objection.

There was also a planning application in, for the conversion of the adjoining Sussex Barn, into a three-bedroom house (the farmhouse having been sold earlier)

This application was the fifth planning application in the Five Ash Down/Coopers Green area in the last three years. Three of which had been declined by the local planning authority, two presently going to appeal. The Mockbeggars development would double the size of Coopers Green and would be totally out of character with the rural feeling of the individual properties. For the following main reason, the application should be declined, as it required access onto London Road, a recognised dangerous main road into Uckfield already subject to accidents. The

introduction of some 130 cars and service vehicles would further exacerbate the position. Loss of hedgerow would be required to achieve line of sight, plus a feeder middle lane to accommodate right turns. Other reasons would include factors such as the proposed development being outside the present development boundary, and against the policy that hamlets should remain separate and not be subject to linkage by urban creep. The land was two historic green fields, and acted as a significant green corridor between Buxted Park (SSSI) and Downlands, both rich in wildlife of every sort. UK Government policy expressed that any development on green fields should be as a last resort. It would be of severe impact to the 25 houses that bordered the fields – potential loss of privacy and loss of pastoral amenity which had been enjoyed since the construction of those houses in the 1930s. As for sustainability there were no local shops, only one pavement for walking which was extremely narrow. School children would risk crossing major roads five times to reach Maresfield Primary School. The latest Southern Water consultation acknowledged several sewage problems. Most properties in this area were on cess pits and major alterations would be needed. With pressures already on infrastructure, one had to question the need for yet more houses. Reference was made to the central government Department for Levelling Up – which asked local authorities to protect and enhance valued landscapes recognising the character and beauty of the countryside. 20 or so objections had been received to date in response to this application, and if councillors only read one, it would be to read the letter from the young lad named Jack who pointed out '*if it carries on this way, what fields would be left for my grandchildren*.' Resident 1 urged Uckfield Town Council to object to this application as many others had.

Resident 2 expressed that they had also lived on the common at Budletts Common for 30 years. They explained that this area was a really historic environment, a hidden gem of Uckfield. It was a freshwater habitat, little understood and not described by the developers. The development would impact on habitats of county importance which had been described of critical natural capital (*words from Downlands Farm Environmental Impact assessment, last time the area was attempted to be developed*). The resident provided Town Councillors with a copy of a Blue Infrastructure map. This was readily available on the current documentation on the Downlands Farm screening opinion on the planning portal. Developers for the Mockbeggars application had chosen not to look at the harm their site might cause downstream. This would be contrary to conserving the environment under the National Planning Policy Framework (NPPF) 15. Nearly every single paragraph within NPPF 15 had been breached because the applicants had not provided accurate ecological evidence. Water framework directives – anything that affected relevant streams, would also be required to have an assessment of harm undertaken. If members looked at the location of Mockbeggars Farm - the proposed development would cover rare acid grassland and Sussex rare wet grassland. The applicants stated that there were no UK BAP(UK Biodiversity Action plan) priority habitats, but these were right across Budletts Common. If the developers had read the Downlands Farm EIA, they would be familiar with this. The ditch the applicants were proposing to use across the site as a watercourse/drain, would have the potential to flood other houses downstream from the development. European eels were a critically endangered species and there was evidence of these on Budletts Common and within these watercourses. The proposed route of drainage for this application, would run across these habitats. Reference was made to Professor Beebee's biodiversity (list of species) report used as evidence previously and the species identified were located opposite the Mockbeggars site. The development would severely impact irreplaceable habitats – wet woodland, ancient woodland and if anyone walked the footbridge where the water passed, you would see wet woodland. The Barbastelle bat was of county importance, significant within the area and there were other bats that the applicants/developers had also failed to identify. A bat survey would need to be undertaken. The water flowing from this area fed into the Shortbridge Stream – this was a Water Framework directive

designated Salmonid/Cyprinid and sea trout spawning ground. Any contamination of the headwaters had been referred to within the Downlands Farm screening opinion, and would have severe impact downstream. To therefore see the developers offering to throw their water into this ditch, demonstrated how little they understood the ecological importance of this environment and fully functioning SSSI freshwater habitat. Therefore development on this site would breach the NPPF, Water Framework Directives and would fail to satisfy local plan and structure plan policies EN17 – '*thou shall not build between Uckfield and Maresfield*.' It would impact the risk zone for the Buxted Park SSSI and NCA 122 (National Character Assessment High Weald). The resident felt that if the developers had missed this, what else had they missed and felt they did not understand the level of harm of this proposed application. The resident also added that when the level of the River Uck rose, developers should witness the impact on Budletts Common. Development at Mockbeggars Farm would subsequently flood London Road as a result.

P04.05.22 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

Apologies were received from Councillor B. Cox due to work commitments.

4.0 MINUTES

4.1 Minutes of the meeting held on 28 March 2022

P05.05.22 It was **RESOLVED** that the minutes of the Plans Committee of the 28 March 2022, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the action list.

5.0 PLANNING APPLICATIONS

WD/2022/0648/MAO LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

Outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. all matters reserved apart from access.

Before opening up to other committee members, the Chair, Councillor K. Bedwell wished to speak on the application, having reviewed the documentation in detail and undertaking a visit to the site. Councillor Bedwell reminded attendees that the application did not fall within the parish of Uckfield but the amenities and highway of Uckfield parish would be affected.

She felt that the parish understood that it needed to take a 'fair share' of the district housing quota, but it was important that any development consisted of the right houses, in the right location, and would be a development which conformed to the requirements of the NPPF; making growth and development sustainable not just for this generation but for the generations to come.

Members of Uckfield Town Council considered every application on its own merit, and considered each in detail. Councillor Bedwell did not feel it was possible to look at access alone and therefore wished to provide a fuller response at this stage for the benefit of the applicant and planning officer, who may not live locally. Granting outline planning permission without considering the impact from all aspects of a development of this nature would not be appropriate when due to the failure of the Local Plan by Wealden District Council, the combined impact of all the proposed building would be

contrary to the NPPF Section 2 – achieving sustainable development (economic, social and environmental objectives).

On first glance, Councillor Bedwell considered the Mockbeggars application to tick some of the planning boxes. The developer had considered some of the housing needs of the local area and proposed 2/3 bedroom houses and an affordable ratio that the Town Council would support, but Wealden DC's housing report did suggest that the 2 bedroomed houses be reduced by 50% to meet the housing need for 1 bed units. The initial plans indicated some issues around waste management - the presentation of bins plus the turning and access of waste vehicles but these could be sorted out under reserved matters and were not matters for the committee's consideration at this meeting.

It was felt that Highways access was fairly good at this point compared to the congested pinch points at Mallard Roundabout, Framfield Road and High Street/New Town. This development like the proposals in Five Ash Down did provide easy access to the bypass. But, there was insufficient evidence to demonstrate that the site could be safely accessed and that the proposals would accommodate safe pedestrian crossing and access to amenities. Speed was of particular concern, due to previous accidents on this road. Therefore mitigation of an extended 40mph limit would not help access to other properties in that area such as Budletts Farmhouse, Spring Cottage, White House Farm.

Amenities of Uckfield were within walking distance according to the application, but the timings were questionable on foot, particularly for families with a pushchair or small children. There was a bus route into town and a cycle route could be connected. However, without sight of the published statement of common ground and the planned transport modelling proposals for Uckfield to support major development within the area, it was once again difficult to surmise the whole picture. It was important to bear in mind the Sustrans report which suggested that between 9-10k vehicle movements took place at Budletts roundabout already and this could be increased with further retail expansion at Ashdown Business Park. There was a lack of amenities for residents at this end of town, and on closer inspection, and having visited the area, this development could result in the fragmentation of the green corridor that linked Mockbeggars Farm, Budletts Common and Downlands Farm and would therefore be catastrophic to some very endangered species.

Councillor Bedwell therefore summarised her overall view on the application, and felt that these provided valid reasons for objection:

<u>Ecological impact</u>
The Ashdown Forest special protection area (SPA) was 3km north and the recent Forest car park consultation confirmed visitors had increased by 150,000pa. The 2021 visitor surveys needed publishing before more Uckfield applications were approved within a 7km radius. The site of Mockbeggars, was nearer to Ashdown Forest than the SANGS which was already at capacity in terms of usage. The development would have significant adverse impact upon the SPA as a result of recreational impact caused by increased residential occupation within a zone of influence of the SPA. Therefore the application conflicted with policies EN1 and EN15 of the WDC Adopted Local Plan 1998, Policy WCs12 of the Core Strategy Local Plan 2013 and compliance with the Regulation 63 of the Habitats Regulations 2018. As evidenced by the refusal of WD/2021/1068/MAO – MILL FARM MARESFIELD.LETTER 23.8.2021

- Downlands Environmental Statement 2006. Section 6
  Budletts Common was a Critical Natural Capital environment and was of county importance. It met local wildlife site criteria as evidenced by the Downlands

Farm ecological surveys. And there had been no change since these were completed in 2006. The area provided rich ecology on an undesignated medieval landscape common and the changes to the topography, water surface drainage and use of a 'ditch' to drain groundwater and water run -off would have a direct impact on this.

- Wealden DC Environment Policy EN17 Chapter 4
'Development would not be permitted which would reduce countryside gaps between 'Uckfield, Maresfield and Five Ash Down' therefore ALL development in the EN17 no development zone should be considered as causing ecological harm and fragmenting green corridors.
- MAGIC Maps should be considered as only a basic form of initial desk top study and baseline only as many of the data require updating. For example the multiple rare UK BAP Priority Habitats and species are not on MAGIC.
- ASPECT ECOLOGY survey quoted 'BIG BAT' – contrary to the report the Barbastelle Bat which is scarce in Sussex. It had been sighted in this area and therefore essential that their habitats are not fragmented between the ancient woodlands.
- EIA referred to how damaging change to headwaters are upstream of Shortbridge Stream. Mockbeggars has the capability to 'trash' multiple UK BAP Priority habitats and freshwater ponds. Shortbridge stream was a trout spawning stream.
- European Eels had been recorded on Budletts Common. They accessed ditches at Budletts affecting multiple residential properties. 'Mockbeggers ditch is in fact a headwater to a clean freshwater habitat. The Eels would be downstream of Mockbeggers farm and directly impacted by risk of contamination, or changes to water levels.
- Mockbeggars habitats link vital biodiversity corridors between ancient woodlands including Woodland Trust Views Wood and Woodland Trust Lake Wood.
- The 2017 Green infrastructure study misses the UK BAP Priority Habitats detailed within the Downlands Farm EIA. Plus reference to the ancient woodland and rare acid grassland identified on Budletts Common. Area has been identified as a Biodiversity Opportunity Area and fragmentation of `priority and irreplaceable habitats known to degrade biodiversity would be contrary to the NPPF 8.c.
- Purple Line impact Zone Buxted park SSSI. Red Arrow movement of wildlife between irreplaceable habitats. This is contrary to the UK Government agenda for preserving local Nature strategies corridors and the Nature recovery strategy to stop essential biodiversity decline.
- Fails NPPF 180 ancient wet woodland – significant harm to biodiversity cannot be avoided, adequately mitigated or as a last resort compensated.
- NPPF 182 combined with DF EIA – the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on habitats site.

<u>Drainage and water levels</u>

- Developers have failed to recognise habitats affected by surface and groundwater likely to lead to flooding of Mockbeggers Farm cellar and Spring Cottage. They have also failed to recognise the impact of changes made to the hydrology streams at Budletts Farm House and the impact of using a 'ditch'. The impact of which can already be demonstrated by the impact of Whitehouse Farm filling in a ditch which has caused some flooding to the common.
- Importance of Spring Cottage – water off of Mockbeggars Farm flows down London Road when raining as surface water and groundwater rises. Spring

Cottage water topography is lower. There used to be mini moats around it due to water levels

- The Wealden DC flood risk caveats report says:
'Calculations for report are purely theoretical and real site values and infiltration testing to design surface water drainage solutions are required and ordinary watercourse consent should be sought and approved before planning permission is given'
- Therefore a full flood risk assessment needs to be completed before this site could be considered for development.

Development/planning boundary
The site lies outside of the development boundary and is in a countryside location.

Impact on Archaeological heritage

- Visual setting for Spring Cottage in Landscape report has not been assessed contrary to NPPF framework directive to assess non designated assets as well as designated.
- Whitehouse Farm is a 19th Century farmstead which meets EN17 policy of 'rural identity provision'.
- Blackhouse Farm was built 1530, and a mediaeval hall Grade 2 stone cottage. Increased traffic will harmful to the setting and increase risk to their access.
- Budletts Lodge was created by the Streatfields in the 1800s sees an increased risk to their access also.
- Still remnants of the Streatfield Carriage Drive entrance.
- Budletts House Grade 2 listed building
- 1585,1645,1662 Malling Budletts is recorded in "the Keep' online library as Budletts Common medieval enclosures and moated lodge. It is today a good quality preserved medieval landscape with original common.

Councillor Bedwell, summarised her research to explain that the Budletts area was an area of ancient countryside, historic and ecological continuity and a well-preserved surviving example of medieval landscape with its own common. It could be defined by the characteristics of the High Weald. Councillor Bedwell, recommended from her own opinion, at this stage only, that no development should be approved until the ecological and archaeological characteristics of the area were accurately mapped on Magic Maps, and detailed assessments had been undertaken. She emplored the members of Wealden District Council's Planning Committee North to walk Budletts Common and the area of Mockbeggars before making a decision.

Councillor Bennett did not have much further to add, but wished to highlight that it was not always older properties of archaeological importance that should be taken into account, but also properties of architectural importance. The setting of nearby Eagle Rock House should also not be disturbed. This was important green land and had been farmland since medieval times. There was evidence of medieval settlements within the site, it was therefore important for a detailed archaeological survey to be undertaken. In summary, this application would bring a great deal of risk to the Budletts area of Uckfield (ecological, archaeological and historical).

Councillor Love as Town Councillor for Uckfield North ward, had also reviewed the application in detail and visited the site. Councillor Love had also noted that all matters had been reserved apart from access within the outline application, but it was important to include all points at this early stage.

Alongside our surrounding communities, there only appeared to be areas left for potential development that were also important for farming, climate change strategies,

biodiversity, and green corridors linking the SSSIs, ancient woodlands and green infrastructure.

Vehicle access/Highways

Councillor Love reminded attendees that this road was a major access point into Uckfield. The vehicle movements changed daily and consideration needed to be given to the status of the bypass. If the bypass was blocked, all traffic would normally be diverted via this road and through town. The popular caravan site within White House Farm, saw turning vehicles with caravans, lorry transporter deliveries to Lesley Cars and Chichester Caravans. To place a new access point onto the road, more than one traffic survey would need to be carried out and in more than one location. ES Highways had already raised their concerns with visibility for a previous access application for Spring Cottage, London Road (WD/2021/2976/F). There was also no reference made within the application to correspondence between the applicant and ES Highways, regarding data, extension of speed limits, crossing points etc. The proposed suggestion that traffic leaving the site would need to turn left towards Ringles Cross to access the A272 via Coopers Green Road, raised some concerns as the Ringles Cross junction was very tight, with a number of parked cars in this area.

Pedestrian access

Councillor Love was pleased to see that consideration had been given to disability and access requirements within the design of the dwellings but questioned whether this had this been taken into account with the proposed pedestrian crossing, from the site to the west side of London Road, and into Uckfield Town. The existing footpath was narrow at Ringles Cross and not suitable for two pedestrians or a pushchair or mobility scooter. The junction of Snatts Road with London Road was also difficult in terms of visibility, and experienced drainage/flooding issues. The footpath adjacent to Paygate Wood would not be feasible for widening due to the parameters of the ancient woodland.

Hamlet/village distinction

The small hamlet was set within an open green landscape. On google maps, Councillor Love had counted approximately 60 properties currently residing in the area. To double the number would increase the density of this rural location. The Wealden DC Core Strategy stated “we are rural in character, and have a high-quality environment.” To therefore approve this application, would give a continued development appearance from Five Ash Down through to Uckfield. Councillor Love, also agreed with previous comments that the site was outside the recognised development boundary for Uckfield. The householders of properties in this area relied mainly on Uckfield, Maresfield and Buxted for infrastructure requirements. It was also part of the green corridor linking the SSSI of Buxted Park, through to Downlands, Lake Wood, Butchers Wood and West Park Local Nature Reserve.

Similarities were apparent between this application and that of the Coopers Green application refused in the last 12-18 months (WD/2020/1088/MAO). References were made to Policy GD2, DC17, EN27 of the Wealden Local Plan 1998, Policies WCS6 and WCS9 of the Wealden DC Core Strategy.

Surface water drainage

It was noted within the application that surface water flooding risk was low. The application also makes reference to water butts. This would be essential, to ensure less pollution entered the water courses, and less pressure be placed on the existing drainage system under the current farm. Any water draining from the site would ultimately finish in Shortbridge Stream, then the River Ouse. This stream was protected under the Water Framework Directive, for Salmonid and Cyprinid designation and breeding ground. Councillor Love referenced the same reports noted by Resident 2, in the initial statements put forward at the meeting – including Professor BeeBee’s report.

From Budletts Common, all drainage ditches fed into an area classified as ancient woodland, including a wet woodland area with peat bog underlining its structure. Any link or connection to these watercourses could result in unbalancing the ground. This was of great concern and was detailed within practical guidance document – planning for ancient woodland.

The water table did rise, when Uckfield experienced flooding. This could be viewed in a 'water map' included in the screening opinion application for Downlands Farm (WD/2020/6511/SCO) – letter from Engineer and Countryside Officer, Wealden DC. There was also knowledge of a water course adjacent to London Road, on the boundary to the site which would require further investigation, as it was visible when it has rained. OS Maps identified a spring above the existing pond alongside London Road.

The property at the rear of the site, has its own internal water system, and there was water flow around the internal part of the basement of this property. There was also an open well within the property so it was critical that this was not impacted.

It stated that the owner has confirmed sandstone bedrock across the site, but how far below soil level has this rock been identified. Would the foundations for such development need to be cut into this rock? For example a recent test hole made in the Downlands area, had created a new Spring and seen the collapse of soil in its vicinity.

Foul water drainage
The response of Southern Water suggested that the existing treatment works/sewage system was unable to cope with further development. There were also still fly issues being experienced by residents living near to the treatment works. This issue still needed to be rectified. It was disappointing that Southern Water had only carried out a desktop survey at this stage, but did respond stating that additional flow may lead to an increased risk of foul flooding from the sewer network. It should therefore be examined whether existing properties had rights of soakaways near or on the proposed site for development.

Ecological value
Environmental studies identified considerable bat movements on this site. This site was part of an important green corridor (Wealden DC's Biodiversity and Green Infrastructure Study 2017).

Other
Resident correspondence had also raised concerns with the properties that back onto the site, and whether the boundary line allowed for the section of land that they had purchased as an orchard.

Members felt that the application for Mockbeggars would possibly be the tip of the iceberg for this northern area between Uckfield and Five Ash Down. The biodiversity of Downlands Farm was strategically interlinked with Mockbeggars. Any changes to that area would impact the Buxted SSSI, Budletts Common, Downlands, Lake Wood and Shortbridge stream and therefore cause a substantial impact to biodiversity.

P06.05.22 Taking into account the above detailed considerations of both residents and committee members for this area of ancient countryside, with historical, ecological and archaeological importance it was **RESOLVED** to **STRONGLY OBJECT** to the application on the following grounds, as this development would:

- fall outside of the Uckfield development boundary;
- double the number of properties in this northern triangle between the hamlets and villages of Maresfield, Five Ash Down, Buxted and Uckfield;

- fail to satisfy Wealden DC's Environment Policy EN17 Chapter 4 and risk the protection of countryside gaps between existing settlements; creating a continuation of urban creep between Uckfield into Five Ash Down;
- fail to provide safe vehicular access onto London Road - a road with an accident record, fast-moving traffic at the national speed limit and already concerns raised by ES Highways in response to application WD/2021/2976/F in respect of visibility;
- fail to provide safe pedestrian access to nearby amenities and schools;
- fail to satisfy the housing need requirements identified for this area, and requirement by Wealden DC to provide 1 bed housing units;
- be contrary to the NPPF Section 2's ecological, social and environmental objectives;
- Severely impact an important green corridor linking Buxted Park SSSI, Budletts Common, Paygate Wood, Downlands, Lake Wood, Butchers Wood and West Park Local Nature Reserve – therefore contrary to NPPF 180;
- Severely impact the local ecology which incorporates habitats of county importance, critical natural capital, and BAP Priority, therefore conflicting with NPPF 15, Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and Wealden DC's Adopted Local Plan 1998 EN15 and 16. Further detailed assessments and mapping would be required to understand the potential harm to the various species of wildlife including bat species, rare acid grassland, Sussex rare wet grassland, and ancient wet woodland in this area;
- Risk the biodiversity of the Ashdown Forest, due to its close proximity and potential increased use by householders and High Weald Characteristics (NCA 122), as referenced in Wealden DC's Adopted Local Plan 1998 EN6 and EN15 and Core Strategy 2013 Policy WCS12 Biodiversity;
- Pose a risk to the local watercourses, and in particular the Water Framework Directive attached to Shortbridge Stream as considered in Wealden DC's Adopted Local Plan 1998 EN1;
- Pose a risk to surface water drainage and flood risk to nearby properties and London Road;

WD/2022/0686/F GARDEN LAND TO THE REAR OF JASMINE COTTAGE & NOS. 1, 2 & 3 HIGHLANDS AVENUE, UCKFIELD TN22 5TD

Proposed development of 4 x 4-bedroom dwellings incorporating new vehicular access from Eastbourne Road.

P07.05.22 It was **RESOLVED** to **OBJECT** to the application on the following grounds:

- Gross overdevelopment of the site;
- Not in keeping with the adjacent street scene, and characteristics of the profile of this area;
- Highway safety concerns raised by East Sussex Highways with the proposed position of the properties directly opposite the junction of Goldcrest Drive, safety and visibility for home owners reversing safely onto the main road and nearby proximity to the recently approved development of a small supermarket convenience store at Highlands Inn Car park, Eastbourne Road.
- There would also be no provision for visitor parking safely on or off Eastbourne Road;

This application was considered a spectacular example of overdevelopment and infill.

WD/2022/1077/PO LAND NORTH OF MALLARD DRIVE, UCKFIELD TN22 5JQ

Modification of section 106 Agreement dated 19 September 2008 attached to planning permission WD/2006/2171/MAO (residential development comprising 146 dwellings, including affordable housing, open space including children's play areas and an equipped play area, structural landscaping and associated works, with access from mallard drive) to enable changes to affordable housing provisions.

P08.05.22 Subject to the understanding that the revision of the S106 agreement would align with the mix of affordable housing units required within Wealden DC's current affordable housing policy, and provide a greater number of shared ownership properties within the total provision; enabling local people to access the property ladder, members **RESOLVED** to **SUPPORT** the application.

WD/2022/0268/F 66 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ
Rear ground floor extension and first floor addition with pitched roof to form additional accommodation.

P09.05.22 It was **RESOLVED** to **SUPPORT** the application based on there being other similar extensions in this area and there not being any adverse impact on neighbouring properties.

6.0 DECISION NOTICES

Approved:

WD/2021/1292/F
ERECTION OF NO.2 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.
4 BROWNS CLOSE, UCKFIELD, TN22 1UL

WD/2022/0153/FA
VARIATION OF CONDITIONS 4 AND 10 OF WD/2019/0582/RM (RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2016/0793/O (ERECTION OF FOUR RESIDENTIAL DWELLINGS INCLUDING ACCESS WITH ALL OTHER MATTERS RESERVED) TO ENABLE REVISION TO HEDGING SPECIFICATION AND ADDITION OF BICYCLE STORAGE.
LAND WEST OF RIDGEWOOD MANOR LODGE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

WD/2021/2763/F
FIRST FLOOR ADDITION
12 KNIGHTS MEADOW, UCKFIELD, TN22 1UR

WD/2021/2976/F
PROPOSED DROPPED KERB TO PROVIDE ACCESS TO DRIVEWAY
SPRING COTTAGE, LONDON ROAD, UCKFIELD, TN22 2EA

WD/2021/3166/AIR
RETROSPECTIVE APPLICATION TO INSTALL 1 X 42" LCD SCREEN & 3X 1250 X 700MM FLAG POLE SIGNS OVERALL HEIGHT 2450MM
TESCO STORES LTD, BELL FARM ROAD, UCKFIELD, TN22 1BA

WD/2022/0414/LB
REPLACEMENT WINDOW
ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ
WD/2021/2663/F
CONSTRUCTION OF NEW LOCAL CONVENIENCE SHOP, CAR PARKING, ACCESS AND LANDSCAPING.
HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP
Application WD/2021/2663/F was considered by Wealden District Council's Planning Committee North on the 19th May 2022 and was subsequently approved.

Appealed; - Appeal is dismissed:
WD/2020/2112F LAND ADJOINING 10 BROWNS PATH, UCKFIELD TN22 1LH

Members noted the decision notices.

7.0 PREMISES LICENCE APPLICATION

Variation to Premises Licence
New Application WK202202414 Amira's Lounge Ltd, 93 High Street, Uckfield, East Sussex, TN22 1RJ
This variation is to extend hours on a Friday and Saturday from 23:00hrs to 00:00hrs. This variation also includes the addition of late-night refreshment on Friday and Saturday 23:00hrs to 00:00hrs. No other changes.
Members noted the application and did not raise any issues.

8.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS

Members noted the report.

9.0 RESPONSE RECEIVED: Rt Hon Michael Gove

Members felt that the response received by the central government department rather than the Rt Hon Michael Gove's office was unhelpful and did not provide a useful response.

It was proposed that subject to a couple of further amendments, that the letter be sent to the Minister for Housing, and copied to MP Nus Ghani.
It was also asked that a copy of the response Uckfield Town Council received, be circulated to the Wealden Parishes lobby group.

P10.05.22 It was **RESOLVED** for the:
(i) Town Clerk to circulate a copy of the response received, to the Wealden Parishes lobby group;
(ii) for the Chair, Councillor K. Bedwell to review and update the initial letter sent by Uckfield Town Council to the Rt Hon Michael Gove, to address the Housing Minister, with a copy being shared with the local MP Nus Ghani.

The meeting closed at 8.16pm.

From: Ben Rainbow
Sent: 27 January 2023 17:16
To: Matthew Taylor
Cc: planning; David Massheder
Subject: WD/2022/0648/MAO Land at Mockbeggars Farm, Uckfield, TN22 2EA

Categories: Consultee

Dear Planning Officer,

Please find below ecology consultation for this application:

Biodiversity Net-gain and Ecological Mitigation/Enhancement
The directly affected areas of the site consist of what has been identified as semi-improved grassland (survey visits in May and Nov 21), which corresponds with the floristic species information provided. Two hedgerow (H2 & H4) are proposed to be severed to accommodate access road to proposed development in the north-eastern field; hedgerow planting is proposed along the eastern boundary of the site which flanks existing tree line.

Ecological mitigation/enhancement and biodiversity net-gain measures are provided. This includes new hedgerow planting, use of native local provenance species in planting scheme, grassland enhancement and developing species-rich meadow habitat, native planting within SUDS, bird, bat and hedgehog boxes, bee bricks, habitat piles and incorporation of nectar rich planting.

The landscape strategy plan, whilst not final, includes use of native species and the Council would expect to see a high proportion of native and locally distinctive species incorporated into a reserved matters application, without use of invasive non-native species. Retention of more valuable BNG habitats are proposed and with the ecological enhancement/mitigation and BNG features proposed, it is reasoned the development should be capable of BNG provision onsite, as per current local and national policy.

Ecological Connectivity and Local Ecological Network
The site is located within a local ecological network of large ancient woodlands inter-dispersed with smaller parcels of ancient woodland, priority habitat deciduous woodland, fields, hedges, tree lines and scattered and linear development the periphery of Ringles Cross and Budlett's Common. The site itself provides semi-natural connectivity between these habitats and is constrained by development on north, south and east sides. The site currently provides connectivity in the landscape between large areas of semi-natural and irreplaceable habitat Paygate/Budlett's Wood, Budletts Common to the west (which in turn leads on to Shortbridge Stream and Lake wood LWS) and View's Wood and Buxted Park SSSI to the east. The proposed development fragments north-south hedgerow H4 with proposed access road. There is a likelihood the proposed built form at the southern end of the site will segregate current connectivity to the wider local ecological network for species including bat species, European protected species. An annotated plan has been provided below. Similar concerns relating to fragmentation of the local ecological network have been raised with a number of other planning applications within the locality. The bat species recorded onsite are noted and the presence of numerous 'big bat' and barbastelle species records at locations consistent to suggest commuting across part of the habitat onsite due to be severed by development (see Bats, European Protected Species section below).



Annotated MAGIC map plan showing ecological connectivity for species, including bats, within the local ecological network. Red arrow and dotted orange arrow depicts severing/obstructing and partial severing of habitat connection proposed by development. Ancient woodland – brown stripped, priority habitat – solid green, SSSI - solid lime green 1, 2.

Bats, European Protected Species

Bats, European protected species, have been recorded utilising the site as part of the bat activity surveys undertaken to support the application. It is noted that the survey/survey data does not include the May-June period due to timing of surveys , rain at the end of June survey and failed static bat detector 29th June - 5th July. The survey confirms high bat activity within the site and confirms use of the site by a number of light avoiding species including, myotis, brown-long-eared and barbastelle; the latter of which is an annex IV species of the European Habitats Directive (Animal and plant species of Community interest i.e. endangered, vulnerable, rare or endemic in the European Community, in need of strict protection), a rare bat that forages/commutes over a large area.

Fragmentation impacts upon bat use of the site have been identified in the submitted ecological report and include high levels of activity recorded in the vicinity of the central hedgerow. The report states the access road will fragment the central hedgerow. It also states the western boundary hedgerow will be fragmented through access from London Road. Mitigation is proposed through hedgerow creation on site boundaries however there appears likelihood that the application in its current form would displace bat foraging and commuting from within the site and sever east-west bat connectivity across the site and beyond (as described in the ecological connectivity and local ecological network section above). The site is already bounded in part by existing development on its south, north and east sides and relatively narrow areas of peripheral planting would not, it is recommended, be effective mitigation for light avoiding bat species; forcing them towards existing development and associated lighting may lead to abandonment of use of the site and barriers to use of the wider ecological network. It is noted the current degraded state of Round Wood, the AW directly adjoining the site, which may already be impacting existing bat foraging and commuting areas. Barbastelle and other bat species identified in the bat survey work would also be feeding over and upon biomass produced from onsite habitat proposed to be lost.

The Bat Conservation Trust Bats and Artificial Lighting in the UK 2018 document states: “When considering how bats move through the landscape, artificial lighting has been shown to be particularly harmful if used along river corridors, near woodland edges and near hedgerows. In mainland Europe, in areas where there are foraging or ‘commuting’ bats, stretches of road are left unlit or lighting is designed in such a way as to avoid bat colonies being cut off from their foraging grounds. Studies have shown that continuous lighting in the landscape, such as along roads or waterways, creates barriers which many bat species cannot cross, especially the slower-flying species (Fure, A. 2012), even at very low light levels”. And: “It is noticeable that most of Britain’s rarest bats are among those species listed as avoiding artificial light, so artificial lighting has potentially devastating conservation consequences for these species (Rowse et al 2016)”. The annotated landscape strategy plan below shows proposed boundary mitigation areas not deemed suitable for light avoiding bat species and not retaining sufficient connectivity of the wider local ecological network:



Protected Species
Suitable precautionary methodology has been provided for protected species: badgers, hazel dormice, hedgehogs, herptiles, nesting birds.

Budlett's Common Rocks Local Wildlife Site

The development is proposed approximately 50 metres from local wildlife site CW80 Budlett's Common Rocks which is designated largely for its lower plant flora associated with sand rock. Impacts from the development upon the LWS are not anticipated.

Priority Habitat and Ancient Woodland, Irreplaceable Habitat
Recognised priority habitat is located to the southeast of the site and along part of the site's north boundary. The woodland to bordering the central/south-east of the site is also recognised ancient woodland (AW), irreplaceable habitat. The ecological report states a 15 metre buffer zone, or greater, will be provided from development to AW. The submitted landscape strategy plan includes what is depicted as semi-natural habitat between development and AW. Tree and woodland protection measures are recommended in the ecological appraisal. The ancient woodland buffer would need to function as such buffering AW from impacts of development, including light, noise and pet predation. Therefore it would need to include sufficient tree and shrub species to provide physical buffer to achieve this function.

Recommendation
Ecological objection: Impact on local ecological network and European protected species. Ref:

- National Planning Policy Framework 2021 sections 174 & 175. Establishing coherent ecological networks that are more resilient to current and future pressures; maintaining and enhancing networks of habitats and green infrastructure.
- Wealden District Core Strategy Local Plan (2013) Policy WCS12 Biodiversity. Ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas.
- Wealden District Core Strategy Local Plan (2013) Policy WCS13 Green Infrastructure. The District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multifunctional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives. Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of green spaces unless measures are incorporated within the development that will either mitigate the effects of development.
- Wealden District Local Plan 1998 Saved Policy EN14. Landscaping within developments In appropriate cases, the Council will require landscaping, including surface treatments, to be carried out as part of development proposals. Where required, such schemes should:- (1) seek to retain existing trees, significant hedgerows and other valuable site features; (4) have regard to associated nature conservation benefits;

Ben Rainbow | Biodiversity and Arboricultural Officer
Planning and Environmental Services, Wealden District Council
[redacted]@wealden.gov.uk
Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

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

From: Jo Tucker
Sent: 31 May 2022 09:47
To: Matthew Taylor
Cc: planning
Subject: WD/2022/0648/MAO - LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

Categories: Consultee

Dear Matt,

Thank you for consulting on the above outline major planning application. I can confirm that I have no particular observations to make from a heritage perspective.

[redacted]

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

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

My reference GK/LV8000

ask for Graham Kean

date 16 May 2022

Wealden District Council
Council Offices, Vicarage Lane
Hailsham
East Sussex BN27 2AX

website : www.wealden.gov.uk

MEMORANDUM

Mr M Taylor, Planning

your reference

Planning Application WD/2022/0648/MAO
Land at Mockbeggars Farm, London Road, Uckfield

I write further to your memorandum of 6 May 2022 regarding the above planning application and I would have the following comments.

Flood Risk

The site lies wholly within EA Flood Zone 1 so the sequential test is met and the exception test is not required for this site. The site does not appear to be at risk from tidal, sea or fluvial flooding or from failure of a drainage asset such as a canal or reservoir. The site is at very low risk of flooding from surface water apart from a low risk flowpath across the southern part of the site. There is no reliable site-specific information on groundwater.

There are no ponds or watercourses shown on the EA mapping within the application site. The nearest ordinary watercourses shown on the EA Flood Map rise on the opposite side of London Road to the application site and flow south-westwards. There is a pond just north of the application site. However, the Flood Risk Assessment (Appendix D) describes a ditch dividing the two parts of the site and an existing drainage system both open and piped in the area to the north-east of the site.

There are no records of flooding close to this location within this Council's land drainage database.

The Geological Map states that the site is on the Ardingly Sandstone Member of sandstones.

Surface Water Drainage

There are no adopted, public surface water sewers in the vicinity of the site so this method of drainage is unavailable.

Infiltration is the first recommended drainage method in the SUDS hierarchy and the underlying mapped geology of the site suggests that this is possible solution for this site.

Two different surface water proposals have been put forward for this site. The first option is to use infiltration both from the base of the permeable paving and from two infiltration basins. No on-site testing to BRE Digest 365 has occurred to establish the actual infiltration rates (if any) to confirm this. This solution will also require groundwater monitoring for the winter season (6 months) to show that a 1.0m vertical separation can be achieved between the base of the soakage features and the highest groundwater level recorded.

The second option is to use the same permeable paving accompanied by swales as a cleansing and storage device with the water then draining to two attenuation ponds. From these ponds, water drains via hydrobrakes to the private drainage system to the north-east of the site and eventually to the ordinary watercourse on the west of London Road. The private drainage system is stated to be in the same ownership as the site (paragraph 2.10), despite not being outlined in blue on the site plan. There is no information as to the condition and size of this private system and as to whether it has the capacity to deal with the proposed flows from the site. In this option, the ponds can be lined against groundwater if required.

The calculations with this report for the infiltration option are purely theoretical and will need to eventually be replaced with the real site values from the infiltration testing to BRE Digest 365. In considering either of the drainage principles proposed for the site, the Lead Local Flood Authority, ESCC, will require full detail in the drainage calculations used to design the system and Wealden, as the planning authority, would support this request. The calculations should prove that the final design can accommodate the site runoff rates for the standard 1 in 100 year rainfall event plus 40% climate change.

I note that the maintenance activities for the surface water drainage system are to be undertaken by a site management company to be set up by the site owner. The maintenance plan will be required when the drainage design is finalised and before first occupation.

Notes

Any new outfall to an ordinary watercourse will require Ordinary Watercourse Consenting from the Lead Local Flood Authority, over and above any planning permission which may be may be granted.

Provision of the foul sewage arrangements is for Southern Water to comment on.

Conclusion

In my opinion, the information provided within this application is adequate for this application subject to the caveats mentioned above. I am unsure at what stage of the planning process a decision must be made on which surface water drainage solution to use.

Should you be minded to allow planning permission, I would wish to see the following **conditions** applied namely:-.

"No development shall take place until full details of the surface water drainage scheme, have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme should be confirmed as deliverable by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. The submitted details shall include the following:

i. Supply detailed plans, layouts and sections of the proposed drainage system and pollution/silt control devices and construction details of any non-standard features (both options).

ii. Provide a full management and maintenance plan for the development which shall include the setting up of any necessary company to secure the operation of the scheme throughout its lifetime (both options).

iii. Supply full hydraulic calculations to the correct level of climate change (40%), to the satisfaction of the Lead Local Flood Authority using infiltration rates based on site specific testing (both options).

iv. Provide evidence by means of site specific testing during the 6 month winter period that groundwater levels are such that a 1.0m vertical separation can be achieved between the base of any infiltration devices and the highest groundwater level measured (option 1).

v. Provide evidence by means of a CCTV survey or similar that the receiving private watercourses and pipework are in sufficient condition to receive the calculated flows (option 2).

NOTE: Attention should be given to non-statutory technical standards for sustainable drainage systems, the ESCC "Guide to Sustainable Drainage Systems in East Sussex" and the total costs of implementing the drainage scheme, that is design, construction and maintenance costs.

REASON: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to the guidance set out in the National Planning Practice Guidance and at paragraphs 163 and 165 of the NPPF and any local plan policies where appropriate according to the local planning authority, for example WCS14 of CSLP, saved policy CS2 of the Wealden Local Plan."

Please contact Graham Kean if you wish to discuss the matter further or to meet on site.

Graham Kean
Engineer and Countryside Officer

my reference

ask for Jenny Hudson

date Friday 20 May 2022

to Mr M Taylor
Development Management

Council Offices, Vicarage Lane
Hailsham, East Sussex BN27 2AX
T: 01323 443362
E: jenny.hudson@wealden.gov.uk
W: www.wealden.gov.uk

your reference **WD/2022/0648/MAO**

Application No. WD/2022/0648/MAO
OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.
LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Parish: Buxted
Grid Reference: 547551 122994

Thank you for consulting the Housing Service on this Major Outline Application. Whilst it is understood that various elements of this scheme will be decided at a later date the Housing Service would like to comment as follows.

This response is provided having regard to the Wealden Local Plan 1998, Core Strategy 2013, Affordable Housing Delivery Plan 2016 and National Planning Policy Framework (NPPF) 2021.

Policy AFH1 of the Affordable Housing Local Delivery Plan 2016 requires a 35% affordable housing contribution. The Application acknowledges this by proposing a policy compliant 21 units of affordable housing to be provided on site.

The application acknowledges policy AFH1 of the Affordable Housing Delivery Plan 2016 regarding the tenure mix of the units and proposes 17 homes for rent and 4 shared ownership units. However there is now a requirement from the Government that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. This is a low cost affordable home ownership product whereby homes are sold by the developer at a capped price for the initial sale and are discounted by a minimum of 30% of the open market value for future sales. This will impact on the overall tenure split and the mix would therefore be around the following:

25 % of 21 affordable homes = 5 First Homes
40% of 21 affordable homes = 8 Social Rented
23% of 21 affordable homes = 5 Affordable Rented
12% of 21 affordable homes = 3 Shared Ownership

The indicative unit breakdown of the affordable units are 12 x 2 bed houses, 8 x 3 bed houses and 1 x 4 bed house. An up to date breakdown of the applications on the Housing Register in terms of the size of accommodation that applicants' require is set out below and is indicative of the need for smaller affordable units. The proposed affordable housing mix has also been included for comparison.

Size of unit	Number of applicants	Percentage of register	Proposed with application	Percentage of units proposed
1 bedroom	274	52%	0	0%
2 bedrooms	141	27%	12	57%
3 bedrooms	84	16%	8	38%
4 (+) bedrooms	31	5%	1	5%
Total	**530**		**21**	

Over half of the need on the housing register is for 1 bed properties however there has not been any provision made for 1 bed units on the scheme. We are aware that during pre-application discussions that blocks of flats were discouraged on this particular site however provision could be made through including 1 bed houses or small 1 bed maisonettes that look like houses from the outside and these may be more acceptable in planning terms. We would recommend that between 4 and 6 of the 2 bed units are swapped for 1 bed units. For affordability purposes any First Homes should be 1 or 2 bed units. We are pleased to see the inclusion of larger 3 and 4 bed units as there is a need for larger rented units and often waiting times for these properties are longer.

In line with the National Planning Policy Framework 2021 and Policy AFH1 of the Affordable Housing Local Delivery Plan 2016, there is an expectation that the affordable units will be provided on-site. The Council can provide a list of Registered Providers to approach in respect of the affordable housing units. In exceptional circumstances a commuted sum may be accepted in-lieu of the onsite provision.

It would be expected that any Affordable Units or commuted sum would be protected by way of a Section 106 legal agreement.

Other design requirements of Affordable Housing- Guidance:

- Security - The affordable housing should meet Part Q Building Regulations and observe Secure by Design principles as recommended by the Police Architectural Liaison Officer. Doors and windows to be certified to PAS 24 standards.
- Sustainability - Comply with Part L Building Regulations.
- Sizes The affordable homes should meet or exceed the minimum sizes as required by the Nationally Described Space Standards based on:
  - 1 Bedroom (2 person) units @ 50m^2
  - 2 Bedroom (4 person) houses @ 79 m^2
  - 3 Bedroom (5 person) houses @ 93 m^2
  - 4 bedroom (7 person) houses @ 115 m^2
- Meet any Design and Quality Standards that may be required by Homes England or the Registered Provider.
- All affordable homes should meet current local and National Standards/ Part M Building Regulations with preference for M4(2) standards.

Other requirements for the affordable housing are that:

- Private outdoor amenity space must be provided in the form of gardens for houses and balconies/terraces or landscaped communal areas for flats with facilities for households to dry washing outside.
- Open plan kitchen/lounge layout is only acceptable for one bedroom homes.
- The affordable housing units should be owned and managed by a Registered Provider who is approved by the Council, and has entered into a nomination agreement with the Council.
- The developer/landowner should dispose of the affordable units to the Housing Association either on a freehold basis or on a long lease of at least 125 years.

Definition of Affordable Housing:
"Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)."The full definition of Affordable Housing can be found in Annex 2 of the National Planning Policy Framework (2021).

Definition of a Registered Provider (Housing Association):
A landlord registered with Regulator of Social Housing as defined in Chapter 3 of the Housing and Regeneration Act 2008, which is approved by the Council and has entered into a Nomination Agreement with the Council.

The Council will receive 100% nominations on initial lettings with 75% on subsequent lettings.

There are a number of approved Registered Providers currently working in Wealden District. They include:

- Saxon Weald Housing Association
- Orbit Housing Group
- Clarion Housing Group
- Town & Country Housing Group
- Stonewater Housing Association
- Hastoe Housing Association
- Optivo
- Golding Homes
- Hyde
- Legal and General Affordable Homes
- Sage
- St Arthur Homes
- Heylo
- Wealden District Council

If you have any questions, or would like to discuss any aspect of this letter, please do not hesitate to contact me.

Kind regards

Jenny Hudson
Housing Development Officer