



## UCKFIELD TOWN COUNCIL

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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE** to be held on  
Monday 24<sup>th</sup> January 2022  
**Council Chamber, Civic Centre, Uckfield at 7.00pm**

### AGENDA

Under the Openness of Local Government Bodies Regulations 2014, members of the public are able to film or record during a committee meeting.

#### **1.0 DECLARATIONS OF INTEREST**

Members and Officers are reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to items on this Agenda. Should any Member consider that they require a dispensation in relation to any prejudicial interest that they may have, they are asked to make a written application to the Clerk well in advance of the meeting.

Notice should be given at this part of the meeting of any intended declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent.

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

Members of the public are requested to notify the Town Council in advance of the meeting by emailing [admin@uckfieldtc.gov.uk](mailto:admin@uckfieldtc.gov.uk)

#### **3.0 APOLOGIES**

#### **4.0 MINUTES**

4.1 Minutes of the meeting held on 4<sup>th</sup> January 2022

4.2 Action List – attached.

#### **5.0 PLANNING APPLICATIONS – attached.**

#### **6.0 DECISION NOTICES – attached.**

#### **7.0 TO RECEIVE AN UPDATE ON A PREVIOUS MOTION PASSED BY FULL COUNCIL WITH REGARD TO FLOOD RISK**

Town Clerk  
18<sup>th</sup> January 2022

## 5.0 PLANNING APPLICATIONS

### **WD/2021/2910/FR 10 KINGFISHER CLOSE, UCKFIELD, TN22 5WN**

Retrospective application for a single storey ground floor extension, loft conversion with dormer to rear and detached garden room / home office.

### **WD/2021/3066/F 22 THE DRIVE, UCKFIELD, TN22 1BZ**

Removal of garage and replacement with two-storey side extension.

### **WD/2021/2500/F LINDEN COTTAGE, 10 LINDEN CHASE, UCKFIELD, TN22 1EE**

Demolition of existing conservatory and formation of a new double width extension, a new infill extension to create a new sensory room and the creation of a smaller store within the existing office space.

### **WD/2021/3077/FR BUDLETTS FARM HOUSE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA**

Part retrospective conversion of existing domestic garage and covered vehicle parking into an office to be used incidental to the enjoyment of the dwelling house.

## 6.0 DECISION NOTICES

### **Approved:**

WD/2021/2861/F SINGLE STOREY SIDE ADDITION

2 BIRLING WAY, UCKFIELD, TN22 1LP You recently commented on the above

WD/2021/2817/F ERECTION OF A 2M HIGH SECURITY FENCE ON THE NORTHERN BOUNDARY OF UCKFIELD FIRE STATION UCKFIELD FIRE STATION, BELL FARM ROAD, RIDGEWOOD, UCKFIELD

WD/2021/2683/F PROPOSED SINGLE STOREY REAR EXTENSION

71 HIGH STREET, UCKFIELD, TN22 1AP

WD/2021/2743/FA MINOR MATERIAL AMENDMENT TO WD/2019/2715/F (CHANGE OF USE, REFURBISHMENT AND FIRST FLOOR EXTENSION TO CONVERT INTO 3 NO. HIGH QUALITY, LOW ENERGY FLATS) INVOLVING VARIATION OF CONDITION 2 TO ENABLE RETENTION OF THE NAVE, NEW WINDOWS IN EXISTING OPENINGS AT GROUND FLOOR LEVEL ON NORTH AND EAST ELEVATIONS, AND NEW WINDOW AT FIRST FLOOR LEVEL ON NORTH ELEVATION.

UCKFIELD METHODIST CHURCH, FRAMFIELD ROAD, UCKFIELD TN22 5AJ

WD/2021/2720/F EXTENSION TO EXISTING STORE BUILDING

THE STABLES, MORGANS YARD, HIGH STREET, UCKFIELD, TN22 1RH

### **Refused:**

WD/2021/2774/F CONSTRUCTION OF A TWO STOREY DWELLING

THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

WD/2021/2510/F PROPOSED CONVERSION & ADDITION TO GARAGE

OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

## **Meeting of Plans Committee**

**Monday 24 January 2022**

### **Agenda Item 7.0**

#### **TO RECEIVE AN UPDATE ON A PREVIOUS MOTION PASSED BY FULL COUNCIL WITH REGARD TO THE FLOOD RISK**

##### **1.0 Background**

- 1.1 Members will be aware that at the meeting of Full Council in August 2021, Councillor Ben Cox put forward a motion which requested that in the context of further development in and around the town of Uckfield, and concerns with changes in weather conditions, that a review should be undertaken of the Flood Plan (2016) for Uckfield.
- 1.2 This plan was originally tabled to be reviewed in 2019, but understandably with the pressures of the pandemic, the review had been delayed.
- 1.3 This item is being presented to this Committee, in light of the numerous applications coming forward to Uckfield Town Council's Plans Committee as a statutory consultee, and in light of limited information being forthcoming from the relevant agencies regarding this review.
- 1.4 This report looks to ask members of Plans Committee how they wish to proceed.

##### **2.0 Extract of motion and discussion by Full Council on 2 August 2021**

###### **11.0 TO CONSIDER A MOTION FROM COUNCILLOR B. COX**

*Councillor B. Cox introduced his motion which reflected on the potential for future growth in Uckfield as a result of new housing developments, and the need to not just raise concerns with regard to infrastructure but also review important plans, such as flood mitigation.*

*Councillor B. Cox stated that "as it stands our flood defence was more than adequate to defend businesses and homes within Uckfield and especially the south side of the town. However he was keen to ensure that we continued to protect the town, with the anticipated growth in development. The motion put forward should not only be shared with the relevant authorities but also with the Chamber of Commerce and local business community. In light of this, he wished to remind members that words matter and this subject could have commercial ramifications.*

*Councillor B. Cox reminded members that he had lived in Newtown all his life, and knew many other Newtown councillors also had a long history in the south of Uckfield. He advised that they understood the history of flooding in Uckfield and were grateful for the flood defences the town had to date, however it was disappointing to see that the Flood Plan (2016) had not been reviewed in 2019. He believed the objective of the motion was clear, and felt it was therefore the duty of local councillors to keep the town and residents safe. It was important that the relevant authorities got back to the Town Council as soon as they could on a proposed review"*

*Members discussed the recent surface water flooding in the bottom of the High Street following a heavy thunderstorm. This had dispersed but most businesses were closed when this incident happened. Councillor D. Ward thought that contact details*

should be available for businesses in that area (two-way) so communication could be obtained.

Councillor P. Sparks made one correction, that Millington Court was not a care home. He also wished to make an amendment to the motion, asking for the Environment Agency to be included in the list of key agencies that the motion would be shared with; were a key player. Otherwise he would support this motion.

Councillor D. French agreed that flood defences had been adequate, but consideration was required for those in the nearby vicinity of the River Uck, should any future changes be made to the flood defences or improvements.

Councillor K. Bedwell agreed stating that at present, all proposed developments and planning applications were considered on their own merits, which didn't allow for the cumulative impact of water from all the proposed attenuation ponds into the tributaries of the River Uck.

Councillor J. Beesley also noted the tree pits in the High Street, and the need for more consideration for storm water within the town centre area.

**FC.38.08.21** Members **RESOLVED** to proceed with the motion including the proposed amendment, adding in the Environment Agency as a key player and agency who should also be approached. The motion was therefore agreed as follows

**Background:**

With the lack of a Local Plan for Wealden district, Uckfield South is seeing a number of housing/development applications be submitted to the local planning authority (Wealden DC) for early consideration (known as screening proposals) or full outline applications for planning permission.

Planning permission has already been granted for development off Mallard Drive in the field next to Uckfield Community Hospital for 119 homes. This development is east of Uckfield Town Centre and up-stream from the river that runs through the town, and flows adjacent to a business park, town centre businesses, housing and a care home.

To mitigate flood risk, the developers commission drainage expertise to design a system to manage surface run off. This often results in the development of a system based on attenuation ponds. The development off Mallards Drive will utilise this system, filtering into Framfield Road stream – a key tributary of the River Uck.

A recent consultation website was set up by developers seeking to explore ideas for the site known as Bird in Eye South (incorporating Bird in Eye Farm), just off the B2102. The initial proposals for this site seek to develop up to 290 homes and intend to utilise a similar attenuation pond drainage system, which would also filter water off into the Framfield stream.

The development off Mallard Drive was predicted to release water from the attenuation ponds at a rate of 57.7 litres per second into the stream and if both developments were to go ahead, we could see upwards of 115 litres per second if not more. This would be before we take into consideration the effects of surface water and the reduction in vegetation that absorbs water in times of heavy rain.

This is also not without the impact that other proposed developments in the south of the town would have on the Ridgewood stream, which is another key tributary of the River Uck.

*Throughout the winter of 2019/20, Uckfield experienced three incidents with regard to flooding, with three very near misses from the River Uck into the High Street, but on each occasion Mill Lane was flooded. In particular, 5 March 2020 saw localised flooding in the Uckfield South area. This resulted in the River Uck reaching its peak at 8:30pm. The flooding impacted businesses in The Roller Mill and also came dangerously close to flooding out Millington Court. Local flood defences stopped the flood being any worse for the town, protecting businesses in the southern end of the High Street and local properties.*

*Several indicators in the latest State of the UK Climate report show that the UK's climate is becoming wetter. For example the highest rainfall totals over a five day period are 4% higher during the most recent decade (2008-2017) compared to 1961-1990. Furthermore, the amount of rain from extremely wet days has increased by 17% when comparing the same time periods. In addition, there is a slight increase in the longest sequence of consecutive wet days for the UK.*

*The impact of climate change and concern with regard to flood risk has increased year on year. The town's flood defence was designed before the future growth that the town is anticipating, which has potential to further increase surface water run-off. The recent storms have also highlighted the risks involved, with areas such as Crowborough, Cross in Hand/Blackboys and Mayfield struggling wk beg 19 July. It was reported in the media on 26 July that the rain fall experienced in London and parts of the South East on 25 July was the equivalent of one month's rainfall in 24 hours.*

*Uckfield's Flood plan Version 5 was designed in 2016 without these anticipated developments taken into consideration. It is also detailed within the front pages of the plan, that a review should be timetabled for 2019.*

***This council notes that:***

*Due to anticipated growth within the town, with large scale sites being proposed for development, the effects of flooding in the UK and Uckfield's history of flooding, it would be prudent to review our flood mitigation measures and current flood defence system. This would enable the cumulative impact of these developments to be considered in more detail.*

*We as a Town Council have to take the safety and livelihoods of our community very seriously and we fear without a flood review and upgrade of our defence, our town and its businesses could be placed at risk as a result of future growth.*

*We believe it is both a moral duty and a legal duty of the relevant agencies – such as Environment Agency, East Sussex County Council, Wealden District Council and relevant emergency services to come back together and review current mitigation measures. We as a Council would like to see all recommendations implemented before building takes place. We believe failing to do so could result in some of the relevant authorities being liable for damage to businesses and residential properties; be that physical damage or commercial.*

***Motion***

- (i) For this motion to be shared with the Environment Agency, East Sussex CC, and Wealden DC for their attention;*
- (ii) Call for a full review of Uckfield's Flood Plan (2016- v5) taking into consideration all sites with either initial proposals for development or granted planning permission on the periphery of Uckfield;*

*(iii) Request that this review be carried out before construction starts on developments in Uckfield South.*

**3.0 Response received**

3.1 The Town Council received an acknowledgement from East Sussex County Council within five working days, advising that the letter would be sent to their Emergency Planning team as their department had originally been involved in the development of the Flood Plan. No further communication has been received.

3.2 Wealden District Council responded with 24 hours of receiving the letter and advised that as the points made would affect/inform any new policies for the Town (and District) in the emerging Plan, it had been shared with officers engaged in the Local Plan. We were also advised that the Flood Risk Assessment work on the Plan was an active work stream and more would be available on this in the not too distant future. In regard to sites being discussed in Uckfield, of course flooding issues were considered a known constraint, and applications must show any development would not worsen flooding at or downstream for others. If they did not demonstrate this, then the Planning authority would take this up with landowners/agents accordingly.

**4.0 Recommendation**

4.1 Members are asked to note the above feedback received and advise the Clerk if they wish for any further follow up or action to be taken, from a planning perspective.

Contact Officer: Holly Goring