



## **UCKFIELD TOWN COUNCIL**

Council Offices, Civic Centre

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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE** to be held on  
**Monday 2 June 2025 at 7.00pm**  
**Council Chamber, Civic Centre, Uckfield**

### **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 12 May 2025.

4.2 Action List

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

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

#### **7.0 TREE PRESERVATION ORDERS – attached.**

#### **8.0 TO CONSIDER THE PROPOSED STREET NAME FOR DEVELOPMENT - LAND SOUTH OF SPRINGFIELD, LEWES ROAD UCKFIELD TN22 5SL**

#### **9.0 TO NOTE RESPONSE TO PLANNING APPEAL FOR LAND AT BIRD IN EYE FARM WD/2024/1799/MAO - attached**

Town Clerk,  
27 May 2025

## **5.0 PLANNING APPLICATIONS**

### **WD/2025/0922/MEA LAND WEST OF UCKFIELD - OWLSBURY FARM, HORSTED GREEN, LITTLE HORSTED TN22 5TJ**

Demolition of poultry farm and associated dwelling; Erection of up to 1700 new dwellings (including 35% affordable housing and 50 residential care/late living units (C2)); Mixed-use centre with retail, commercial and community uses; 2FE primary school including early years provision; Multi-purpose sports hub; Community allotments; New and enhanced pedestrian/cycle links; Open space including new sang; Sustainable Urban Drainage features; Children's play areas; Landscaping; and creation of two points of access onto A22.

### **WD/2025/1099/F BRAMBLESIDE, HIGHLANDS AVENUE, UCKFIELD, TN22 5TD**

Internal alterations, relocation of front door, alterations to rear access steps, dormer alterations and new rooflight, fenestration alterations, garage alterations and front entrance canopy.

### **WD/2025/1152/FA KINGS COURT, HEMPSTEAD ROAD, UCKFIELD, TN22 1FE**

Variation of Condition 5 of WD/2016/2924/O (outline application for a proposed residential development comprising 3 no. two-bed apartments.) To amend the wording for windows.

## **6.0 DECISION NOTICES**

Approved:

WD/2025/0496/LB

PROPOSAL TO TURN THE NORTH WEST RECEPTION ROOM INTO THE KITCHEN/DINER  
NORTH MANOR HOUSE, REGENCY CLOSE, UCKFIELD, TN22 1EH

WD/2025/0804/F

PROPOSED TWO STOREY SIDE EXTENSION  
66 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

WD/2025/0434/F

CONVERSION OF EXISTING CARPORT TO HABITABLE ACCOMMODATION.  
THE OLD QUARRY, SNATTS ROAD, UCKFIELD, TN22 2AP

WD/2025/0455/F

SINGLE STOREY REAR ADDITION  
WHITE HAVEN, LONDON ROAD, UCKFIELD, TN22 1PB

**Refused:**

WD/2025/0768/F

3 TIMBER REPLACEMENT WINDOW TO THE PROPERTY- 2 TO THE FRONT AND 1 TO THE  
REAR.

FLAT 1, 130 HIGH STREET, UCKFIELD, TN22 1QR

**Appealed:**

101 HIGH STREET, UCKFIELD, TN22 1RN

CONVERSION OF EXISTING BUILDINGS TO PROVIDE THREE FLATS AND GROUND  
FLOOR COMMERCIAL UNIT ALONGSIDE ASSOCIATED WORKS

Planning Inspectorate Ref: APP/C1435/W/25/3365421EE PRESERVATION ORDERS

Ref APPLICATION NO'S WD/2024/1843/F AND WD/2024/1844/LB.

## **7.0 TREE PRESERVATION ORDERS**

TM/2025/0129/TPO

WORK TO TWO OAK TREES WITHIN TREE PRESERVATION ORDER (UCKFIELD)  
NO 61, 1989.

37 BARNETT WAY, UCKFIELD TN22 1XH

## **Meeting of the Plans Committee**

**Monday 2 June 2025**

### **Agenda item 8.0**

#### **TO CONSIDER THE PROPOSED STREET NAME FOR DEVELOPMENT – LAND SOUTH OF SPRINGFIELD, LEWES ROAD UCKFIELD TN22 5SL**

##### **1.0 Summary**

- 1.1 Planning permission has been granted ref 9 no new dwellings on the site known as 'Land south of Springfield, Lewes Road Uckfield'
- 1.2 This report advises members of one street name that has been proposed by the developer and asks members to consider whether they wish to accept this proposal or comment.

##### **2.0 Proposed street name**

- 2.1 The NLPG Officer at Wealden DC has received a plan of the above development which will require one new street names, for which the Developer has proposed:

Primrose Drive.

- 2.2 Please note that Wealden DC supply the suffixes.
- 2.3 Members have until 13 June 2025 to respond.

##### **3.0 Recommendation**

- 3.1 Members are asked to consider if they wish to accept the proposed street name for the site or offer any alternative suggestion and reasons for the suggestion.

Appendices:                      Appendix A: Development plan

Contact Officer:                Linda Lewis



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**Town Clerk – Holly Goring**

Robert Wordsworth  
The Inquiries and Major Casework Team  
The Planning Inspectorate  
3<sup>rd</sup> Floor, Temple Quay House  
2, The Square  
Bristol, BS1 6PN

25 May 2025

Dear Robert,

**WDC Ref: WD/2024/1799/MAO**  
**PINS Ref: APP/C1435/W/24/3356658**

**Land at Bird in Eye Farm, Framfield, Uckfield, TN22 5HA**  
**Further response from Uckfield Town Council to Wheatcroft application**

We are writing in response to the above planning application and subsequent inquiry as a consultee. We have previously responded to applications for this site as it sits on the development and parish boundary of Uckfield. The town has also been classified as the main hub and/or service centre for this application due to its close proximity.

We would like at this stage of our response to reiterate that despite being referred to as the main hub, we have not been considered within any aspect of this application (or indeed any application). Nor have any conversations or references been made to support the adjacent town's infrastructure to accommodate this site. We feel this is unjust by both the appellant and national planning policy. There is no due regard for those who will be required to provide for this development now and into the future. NPPF2 mentions supporting infrastructure in a sustainable manner. Uckfield Town Council will not be able to facilitate growth, and in these circumstances, will not be in receipt of an increased council tax base or community infrastructure levy as a result of the application falling outside of the town's parish and development boundary.

### **Highways**

We have noted that discussions have taken place between East Sussex Highways and the appellant regarding the proposed access of the site. We have read the report issued by East Sussex Highways regarding the proposed double roundabout system, and on first glance, we request that the following points be considered. This includes:

- (i) the effect on rural road setting;
- (ii) the effect on dark skies - this site is currently of a rural nature – no current street lighting is within the street scene and any lighting scheme would have impact;
- (iii) the design is anticipated to create additional Highway surface water run-off due to the gradient of the access point. Will all surface water run-off from the proposed access go into the site or will it proceed as it currently does down Bird in Eye Hill?
- (iv) did discussions between both parties incorporate discussions on the current constraints on the Town Centre Highway network, including junctions, parking for use of the shops, reducing the current impacts of parking and access/exit of the industrial estate;
- (v) we understand that there is a proposed change to the traffic light system to "alleviate" pressures at the Framfield road junction with Newtown. We do not feel this is enough. There is no consideration for the impact at all

junctions into and through the town. There is no consideration regarding additional parking within car parks and on the High Street. We already have to live with the dangers of parking on pavements and have in the last year lost two lamp posts due to vehicles mounting pavements and part of one of the cycle parking frames.

- (vi) we are also concerned for road safety on the Framfield side of the site: Sandy Lane, The Street and Brookhouse Lane because these will be used more frequently due to the congestion we experience within the town centre. These are narrow country lanes and increased traffic movements will risk the safety of pedestrians, and local equestrians.

Using these roads every day, Uckfield TC and its residents know the current system is at capacity!

We also request clarity on where the 'Welcome to Uckfield' sign will be relocated? This currently sits on the current parish boundary line and we cannot see where else it could be sited.

### **Flooding**

It is noted that although the site itself is in Flood Zone 1, two access points from Framfield Road direction as well as the cycle pedestrian route are in zones 2 and 3. Uckfield TC feels strongly that the flooding seen each winter of the highway area and river catchment area is important and consideration should be given to the safety of pedestrians, cyclists and road users.

We note that reference has been made to the Uckfield Surface Water management plan (June 2016) however this document is considered to be out of date by Uckfield TC and we have repeatedly asked for this to be reviewed and updated over the last six years. We feel that further investigations or indeed documentation provided at the previous inquiry hasn't been taken in to consideration in this regard.

As demonstrated within the previous inquiry documentation from the Rule 6 party (WD/2021/2198/MAO, APP/C1435/W/22/3307820) this area is prone to flooding, both from the Framfield Stream catchment area and from surface water run-off down Bird in eye hill. It sits adjacent to the site boundary and Uckfield TC feels it must be considered as a material aspect for this application due to the cycle pedestrian routes proposed and road users' safety trying to pass through flood waters.

Within the above inquiry there is documentation from the Rule 6 party showing how deep this flooding can get. See Proof of Evidence document, Flood Risk and Drainage, Herrington Consulting appendices.

With an anticipated increase in surface water run-off from the proposed roundabout system by those living and working in this area, at present this point hasn't been fully considered or detailed within the documentation.

The sewage plant is at risk and already vulnerable from flood water. Local residents have witnessed operational issues from previous seasonal flooding. Consideration needs to be given to pollution to the Framfield Stream and wider watercourses.

Consideration of suitable highway drainage is also missing from the application. Whereas the applicant for a forthcoming application for the Bird in Eye North site has advised that they will improve drainage on the highway by the installation of highway drains in their catchment area.

### **Ancient woodland**

Whilst we note and appreciate the buffer to the ancient woodland being shown as 50 metres, we do still have two concerns:

- (i) we note that there are SUDS basins within the Ancient Woodland buffer zone (one

only partial). Our concern is will this affect the current natural hydrology to the woodland? This woodland has an ancient Ghyll and pond situated within it. Would these SUDS damage the natural water flow to the woodlands and subsequent water courses? Surely any form of structure would not be allowed within this buffer zone. See Illustrative drawing 292403-TOR-SK-102 to see SUDS Basin positions;

(ii) at the last inquiry there was significant debate relating to “footways” within the woodland and the effect of increased footfall on the soils, flora and fauna. Whilst it is good to see the Ancient Woodland has been removed from the footprint of the housebuilding, we feel strongly that there will be impact over the life time of the development. From the Town Council’s own experience of managing complex ecosystems including that of ancient woodland, we are acutely aware of finding the right balance between enabling people to appreciate these important spaces vs people “wandering” off course, and adjacent domestic pet movements impacting natural evolution. The NPPF is quite clear that any impact should result in the application being refused. We fully realise that to fence is not an option however the proposed planting alone would not be sufficient to protect the woodland from any encroachment. Our concerns were raised in particular by the points below:

(a) Drawing CSA/2646/123/ Rev B mentions (item 4) retained woodland and trees. It states the *site benefits from woodland and trees of high arboriculture and landscape quality, which are located on the boundaries. The vast majority of these can be protected with some enhancements.* Surely this should read will be protected!

(b) (item 5) Woodland Margin planting on the northern edge of Bird in Eye Shaw (ancient woodland) will provide planted protection linking ecological corridors, however it doesn’t say how it will protect the woodland from pets or “wandering” over the life time of the development. If wildlife can get through then so can domestic pets and adjacent householders.

We note on the Constraints and Opportunity Plan that there is a Badger sett marked on the Framfield side of the ancient woodland close to the SANGS area. With badgers also present along the Framfield stream opposite and within Uckfield TC’s allotment boundary, clarification is sought on what protection measures will be incorporated to prevent interference. Badgers and their setts (burrows) are protected under the Protection of Badgers Act 1992. It is illegal to intentionally kill, injure, or take a badger, or to interfere with their setts.

PTO...



### Example

Figure 1 illustrates the damage found from fly tipping and littering by people living adjacent to an ancient woodland, located at Downland Copse, Uckfield North. This was just one small section of the rubbish found during a clean-up in May 2023, with the Uckfield Scouts for the Kings Coronation. Around 40 bags of litter, metal work and other materials were removed in a few hours.



Figure 1: one part of the waste collected from a clean-up in May 2023

Since this clear out of the woods, damage is already occurring with carpet, wood and stones being used through the footpath as can be seen below:





Figure 2: additions of rugs to existing footpath in ancient woodland



Figure 3: fly-tipping of duvet





Figure 4: adjacent residents creating their own boardwalks in ancient woodland to create new walkways

### **The setting of the Grade II listed Oast House, list Entry Number 1028381**

With Historic England listing this as the only fresh air Oast surviving in Sussex and listed for technical rarity, the need to protect this building and its setting is very important. With the current illustrative layout, Uckfield TC feels the proposed development still encroaches on the setting of the Oast.

This proposal as quoted within the heritage document provides a residential and modern road infrastructure to the current setting, and whilst the applicant has removed some impact by reducing housing numbers, in our opinion it doesn't remove all the impact due to the new housing still being within the view of the Oast from Uckfield, thus still affecting the sight lines and rural landscape which needs protecting.

There are a number of views of this building from around Uckfield south (*including some from private dwellings*) and its setting hasn't changed for many years.

At present the views of the Oast show it within its traditional farm setting. With this farm originally part of the Buxted Park Estate, its own importance should be noted.

Maps within the appellant's heritage document show how the landscape has changed since the 1800s, however it still shows that there has always been little change to the setting since the 1800s. The OS Map under item 3.5 shows that buildings/dwellings had started to appear along Bird in Eye hill in 1874-1875 with the Oast being quoted as leased in 1838 (Item 3.5, appellants Heritage Statement)

Uckfield TC believes the application will see the new housing within these key vistas and sight lines. The proposed houses behind the existing houses plots 181 to 190 along BIE hill will lose their historical view completely and these proposed dwellings will be seen from all current viewpoints. Also, the housing proposed as dwelling numbers 159 to 180 could also impact the setting as there are currently no existing buildings in front of them.

### **Conclusion**

We sincerely hope our comments are taken into consideration as local knowledge is so very important.

Numerous developments only consider the detail within the red boundary line, but do

not consider what sits adjacent or in close proximity. To hear the term “NIMBY” or any other title given to those commenting on applications with important data is a point that needs to be addressed.

Uckfield Town Council has worked closely with local MP Mims Davies to address this point and many other issues relating to the impact of proposed development in historic and rural settings.

We therefore welcome the opportunity to speak at the Inquiry in July.

Yours sincerely



Holly Goring  
Town Clerk on behalf of Uckfield Town Council