



**Map 1 - Uckfield Settlement Boundary**

Green Settlement Gaps required as per policy suggestion papers

Pink line Proposed development boundary and green gap policy

- North Snatts Road - LUC 2022 and 2017 Green Infrastructure Study
- East Manor Park
- South 1 field in Framfield parish - no further encroachment into Framfield proposed
- South & Cysleys in Framfield parish - no further encroachment
- West A22 bypass

**Uckfield TC Environmental and Heritage Sustainability Assessment - current and future generations**

Key - Proposed outside development boundary

Red = Reject site

UTC Plans Assessment

Which Question to answer for which sites	Policy Ref.	Parish	Qty	Name	E&L Review	Notes	Counted in plan numbers	Green Settlement Gap - Policy as per Lewes Plan
Question 2	OFF8	UCKFIELD PARISH	200	Hempstead Farm	* Reject	unsuitable - remove from plan possibles	No	<b>Green Settlement Gap - Unsuitable.</b> Policy as per Lewes Plan. Uckfield-Buxted Green Gap and SSSI. Development boundary Manor Park edge. Open rural countryside, unacceptable heritage impacts.

Question 2	OFF5	FRAMFIELD PARISH	300	Hempstead Lane	* Reject	Unsuitable - urban sprawl	No	<b>Green Settlement Gap - Unsuitable</b> . Policy as per Lewes Plan. Uckfield-Framfield - Buxted Green Gap and SSSI. <u>Development boundary</u> . <u>Manor Park edge</u> . <u>Prevent coalescence of parishes</u> . <u>Open rural countryside</u> . Unacceptable harm to heritage assets and landscape
?	UCK1	UCKFIELD PARISH		Care Home? New Town	Brownfield	Support brownfield within material considerations. Live Application not supported, material harm		Brownfield FIRST policy should apply in Uckfield and Town Centre Regeneration before urban sprawl into open countryside - identify brownfield sites
Question 11	UCK4	UCKFIELD PARISH	30	Table 13 Allocations. Sunview	-	in boundary. only with suitable planning	Y	
Question 11	UCK6	UCKFIELD PARISH	55	Table 13. Land South West Of Ridgedown, Lewes Road, Uckfield. 1144/1410	-	in boundary. only with suitable planning, mitigation, green space and stakeholders (material planning considerations) prefer remain as green space offsetting the 1000	Y	
Question 11	UCK7	UCKFIELD PARISH	8	Table 13. Cress Farm, 20 Lewes Road, Ridgewood, Uckfield. 539/1410	-	in boundary. only with suitable planning	Y	
Question 11	UCK8	UCKFIELD PARISH	100	Table 13. Taylor Wimpey 346/1410	Reduce qty	in boundary, only with suitable planning. Live planning application	Y	Impact Ancient Woodland and Beacon, Biodiversity concerns, additional footpath redirection from Boothlands required - indirect/direct visitor impacts, access to UTC land not agreed - see plans cttee notes. No further dwelling development on remaining green spaces / pitches on local spaces. Ancient Woods 50m buffer and reduce quantum - cumulative harm
Question 11	UCK9	UCKFIELD PARISH	6	Table 13. Land rear of Oakley Court, Selby Road, Uckfield	-	in boundary. only with suitable planning	Y	Concerns impacts Selby Meadows nature reserve, established trees and root protection area, valued space, light and noise impact to reserve
Question 11	UCK10	UCKFIELD PARISH	10	Table 13. Uckfield Police Station - Brownfield	10	in boundary. only with suitable planning	Y	keeping building as non-designated heritage asset , in keeping with area

Question 2	n/a	UCKFIELD PARISH	0	DOWNLANDS FARM	* WDC Rejected	Agree Unsuitable, maintain rejection	No	Agree Wealden continue to exclude from Local Plan - protect BOA corridor to Lake Wood, Ancient Woodland, ecological impacts, Woodland Trust(s) site, appeal dismissed site. WDC have rejected as unsuitable (agree)
Question 2	OFF4	UCKFIELD PARISH	60	Outside boundary Between Fernley and Cysleys. Land north of Eastbourne Road	?	see notes in local plan	?	<b>Green Settlement Gap - unsuitable</b> check habitats/ water / woodlands/ near tributary , Uckfield council proposed outside development boundary . Brownfield first policy.
Question 11	FF2	FRAMFIELD PARISH	30	Outside boundary. Land off Old Eastbourne Road, Uckfield. 194/1410. Between Cysleys and Fernley Park	?	see note in local plan	?	<b>Green Settlement Gap - unsuitable</b> check habitats/ water / woodlands/ near tributary , Uckfield council proposed outside development boundary
Question 11	FF5	FRAMFIELD PARISH	215	Bird in Eye North	* ?	Unsuitable - urban sprawl. Masterplan available, planning application expected	Yes	Reduce number or refuse - discuss with Framfield parish. Opposite Bird in Eye South - appeal allowed @ 190. Concerned erosion of settlement identities, not yet assessed by Uckfield Plans cttee - pending application. Risk. Plans Cttee advise
Question 2	OFF1	FRAMFIELD PARISH	90	Land at High Cross Farm, Eastbourne Road, Uckfield - Eastbourne Road	* Reject	Unsuitable - urban sprawl	No	Development boundary remains at Millenium Green and Eastbourne Road 90
Question 2	OFF2	FRAMFIELD PARISH	100	Land by Croft House, Eastbourne Road, Uckfield	* Reject	Unsuitable - urban sprawl	No	Development boundary remains at Millenium Green and Eastbourne Road 91
Question 2	OFF3	FRAMFIELD PARISH	60	Land adjacent to Croft House, Eastbourne Road, Uckfield	* Reject	Unsuitable - urban sprawl	No	Development boundary remains at Millenium Green and Eastbourne Road 92
Add to Question 2 & 11	400/1410	FRAMFIELD PARISH	450	High Cross Farm	* Reject	* Agree with WDC - Unsuitable - urban sprawl - remove from plan	No	<b>Green Settlement gap - unsuitable.</b> between Uckfield, Framfield and Little Horsted Parish - green edge to settlement at HPF, proposed green gap, Horstedpond Farm unacceptable landscape, heritage, highways, environment etc

Question 11	LH1	LITTLE HORSTED	1500	Owlsbury	* Reject	* Unsuitable - urban sprawl - remove from plan	No -use Alternative option - no more than 15109	Remove from local plan. See UTC plans responses, District Councillors , Fletching parish comments. Alternative Scenario.
Question 11	UCK11	UCKFIELD PARISH	240	White House Farm	* Reject	* Unsuitable - urban sprawl - remove from plan	Y - remove allocation	<b>Green Settlement Gap - Unsuitable.</b> LUC study 2022 boundary Snatts Road. Policy as per Lewes Plan. Uckfield-Buxted-Maresfield Green Gap . Prevent 3 parishes coalescence. Caravan Site policy protection. Protect ghylls, streams, BOA and Ancient Woodland, Lake Wood impact, groundwater and aquifer. Open rural countryside ancient landscape, unacceptable heritage impacts. Replace allocation target with brownfield first sites
Question 2	OEH1	LITTLE HORSTED / HALLAND / LAUGHTON	4440	Land at Laughton Park Farm - aka Oakleigh Village		925 in plan period	Yes 925	not Uckfield parish / adjacent - no comment as not Uckfield Town parish boundaries. Deeply concerned A22 and Highways congestion impacting A22 bypass and surrounding areas. No Highways assessments? Propose Settlement Green Gaps between settlements - policy required. Deeply concerned cumulative harm across the Low Weald and industrialisation of sensitive habitats including merging into Ringmer development impacts
Question 1	* urban sprawl into green gaps in open countryside, coalescence of parishes not acceptable to parishes.					Insist on Settlement Green Gaps		Question 1 - No, Disagree. Overdevelopment beyond 20% growth in 15-17 years. Also, WDC provide a Green Settlement Gap policy to prevent coalescence - see Lewes Local Plan. Disagree with WDC development boundary - see Uckfield proposed development boundary Map 1. Brownfield sites first, not additional allocations impacting heritage / greenfields

<p><b>ABP Question 6 - Answer Partialy (no to ABP)</b></p>	<p>OEMP4</p>	<p>MARESFIELD</p>	<p>60,000 SQM</p>	<p>Ashdown Business Park</p>	<p>* Reject</p>	<p>Unsuitable - remove from plan</p>	<p>Bellbrook Industrial Estate should be redeveloped as Brownfield, and updated, go up. Bellbrook expansion West of Uckfield has been approved and not built in ten years, on Ridgewood Farm approved not built. See also previous comments from UTC plans, regulation 18, other parishes including Fletching Parish Comments. Contamination, Shortbridge Stream River. Support Ridgewood Industrial area with vacant units. No greenfields urban sprawl as per environmental sustainability appraisal and harm to other environments and landscape. Severe highways impacts across A272/A22/A26 and bypass . John Lewis distribution hub still remains vacant and unused.</p>
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**Uckfield - no more than** 1532 Proposed development quantum Uckfield Parish - sustainable development

DRAFT FOR REVIEW

<b>Approved</b>	750	Ridgewood Farm / Seghers Place (75% of 1000 unbuilt since 2015 outline approved)
	340	Horstedpond Farm (outline approved)
	90	Eastbourne Road
<b>Allocations</b>	119	Mallard Drive
	100	Taylor Wimpey - reduce
	30	Land at Thorncrest (reduce)
	30	Sunview (reduce)
	10	Uckfield Police Station
	55	Ridgewood Lewes Road (adjacent to 1000 - reduce quantum)
	8	Cress
<b>Windfall</b>		Cysleys-Fernley check site (60 outside preferred development boundary)
		(only in existing settlement boundary if appropriate site)

**Brownfield First - no new greenfield until town centre regeneration brownfield first**

<b>Town Centre</b>		
BT Building	45	Conservation Area sensitive designs parking underneath
Mojavo area regeneration - and area behind	35	
Behind Freeman Foreman	9	
Natwest Civic Approach	21	parking underneath
Community Hub area	15	parking underneath, with hub
Dominoes area	15	parking underneath
Behind Hartfields 1970s block regeneration and town square	21	parking underneath/beside
Road by Civic Centre, Bell Farm Lane	21	Brownfield , parking underneath - well designed to inform heritage

<b>Other areas</b>		
Lewes Road - derelict house/garden	9	listed building. Degraded and fire damaged
New Road - Public House	9	public house, non designated heritage asset
Care Home - New Town	9	brownfield, former care home - residents requested bungalows, or a much reduced size of care home - live application
Holy Cross School	45	no more than, may need to be reduced due to scale and site. Closed primary school also had nursery provision - assess nursery needs to town and family / workers

**Total Development Uckfield Parish. NO MORE THAN** 1532 22% growth (7033 dwellings 2021 Census)

17-year to 2042 Bellbrook Industrial Estate

**Approved commercial** 12000sqm Land West of Uckfield (Commercial) Ridgewood Farm (not built in 10-years)

**254 Brownfield estimate** - green fields until brownfield used . Replace allocations with brownfield sites in 15-17year plan