

HIGH CROSS FARM 450 - Draft Sustainability Grid for Uckfield criteria

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

WDC key

The impacts have been scored as follows:

Site Ref.	1232/1410	Qty	450	REJECT	Added for this site
		Name	Land at High Cross Farm, Eastbourne Road		
		Parish / Settlement	FRAMFIELD		
UTC Site Assessment :	Continue Reject at reg 19	Ha.	50.27		
Outside Settlement Boundaries					

Sustainability Appraisal Impacts	
Major Positive	
Minor Positive	
Uncertain	
Minor Negative	
Major Negative	
Not Significant	

Summary of Findings Uckfield assessment significant cumulative harm does not meet environmental or heritage sustainability tests

Biodiversity Crisis Assessment		Wealden Vision; People and Nature Thriving Together		Water Assessment		Sewage Assessment	
Wilder Uckfield / Nature Networks						Applies WDC Rights of Rivers Motion	
Environmental Assessment Cumulative Harm		Heritage Assessment Cumulative Harm		Transport Assessment		Other Assessment	
						Uckfield TC Assessment	

Uckfield assessment significant harm does not meet environmental or heritage sustainability tests

TOPICS

Environment		Heritage		Transport		Water		Sewage	
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Impacts to SSSI		Landscape character		Active Travel		Water - seriously Stressed Area		CSO Discharges - across tributaries or catchment	
Impact to Habitats of Principal Importance, Woodlands, NFI, Species of Principal Importance, Trees Outside Woodland or ATI Tree Inventory		NCA122 High Weald Character Area (north and east Uckfield)	n/a	A22		Water Supply		Biodiversity Assessment - River current condition	
Impact to Local Nature Reserves (and non-designated biodiversity areas)		NCA121 Low Weald Character Area (south and west Uckfield, Little Horsted, Framfield)		Impacts A272 or A26		Aging Infrastructure		Rights of River implemented	
Impact to Woodland Trust site(s)		Designated Heritage Assets including Grade II and II*		Assessment of traffic highways and Junctions		Groundwater Vulnerability. Groundwater recharge and contaminat pathways		Additional Impact to Tributaries and catchment	

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Impacts Nature Recovery Network (NRN)		Non-designated heritage		High Street		Winter - groundwater at surface, or groundwater vulnerability known area		Sewage flies Uckfield treatment area buffer zone	
High Weald Geodiversity Network		Designated Rural Park and Garden		Reopening Rail Line		Surface Water vulnerability		Increases harm to Main River or river bank erosion	
Ancient Woodland(s) - direct and indirect harm/impact identified. Irreplaceable habitat, critical natural capital - many rare and endangered species		Harms setting of Designated Parkland		Air Quality		Aquifer		Rivers improved ecological condition and health, status	
Cumulative Harm identified and habitat loss to interconnected Biodiversity Opportunity Area 48 or 49 - or arc of BOA fragmented		Harms setting of Designated National Monument				Floodplain - risks		Plan for Rivers Nature Positive 2030	
400m cat predation zone. Bat assemblage CSZ, SSSI IRZ - likely county important bat areas, possibly national importance		Harms Rural heritage countryside		Ashdown Forest HRA		Increasing Water Abstraction Barcombe / Ouse - impacts river health		Halting Species Decline (including migratory freshwater species)	
Impacts Woodland Priority Habitat Network		Historically important Green Settlement gap		HRA cumulative impacts and implementation		Reservoirs risk of water supply / hosepipe bans		New Sewage Treatment before 2030	
Impacts to NE RP065 (2025) Threatened Species Recovery and Actions required		Overall Heritage contextual setting				Work from home / more consumption		Reducing water pollution	
Impacts an area important to Darker Skies (light pollution, nocturnal species, stars)		Detached from Uckfield and Framfield - out of keeping				New Reservoir built?			
Air Quality - town / reserves				Increased traffic Ashdown Forest		Other		Other	
Impacts FLL Functionally Linked Land / ecological network / stepping stones		Landscape led		upto date transport plan publically available, plus latest accident data and junction capacity		Cumulative Impacts on finite natural capital		Tranquillity	
UTC may request as a Habitat Conservation Area		Urban sprawl into rural open countryside		Traffic concerns		Overall - Tourism (heritage and environment and BOA)		Sense of Place	
Groundwater vulnerability map		Historically important Local Green Space		Local Cycling and Walking Infrastructure Plan (LCWIP)(27).		Contextual Assessment		Historic loss	
River health improved	Ridgewood Stream / Uck / Ouse	Public Rights of Way - harms setting of rural landscape setting important to community		Updated LCWIP		Outside community proposed development boundary		Loss of Beautiful area important to local community	

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Impacts Nature Positive 2030		Proposed Heritage and Biodiversity Nature Conservation Area		Car Reliant site		Risk to Life (Rail, River or Road)		Rural Character, Open countryside, outside settlement(s), sprawl	
Impacts Biological Assemblage and Nature Abundance		Coalescence of parishes, erosion of parish identity	Uckfield Framfield Little Horsted			Rail/River separates children from returning home - risk of life		Sense of Remoteness / Seclusion	
Cumulative loss and cumulative displacement of wildlife		Harms Ancient countryside (analysed by heritage records)		A22 MRN capacity bypass		Parish Consultation Map cumulative impact / accuracy for public consultation		UCKFIELD TC E&L committee appraisal	
BAP Species impacts, wildlife assemblage -Sussex Biodiversity Record Centre data records		Harms Ancient origin (analysed by heritage records and local knowledge)		Journey times by car	Peak times (red)	Town Centre		Meets Uckfield and local villages genuine local needs	Met in approvals already
Environmental Sustainability		Harms Character of settlements towns and villages		Journey times by train	1-2 per hour	Accessing town centre	Car	Meets Uckfield approved 5 year strategy 2026-2031	not in town parish
Ecological Impact - BNG or SANGS does not address		Harms Natural Beauty and enjoyment of the historic environment		Journey times by bus		Adapted and listened to previous responses 2024		Meets Uckfield approved 1 year strategy 2026-2027	not in town parish
Conserve and Enhance Natural Environment NPPF 15		Harms Heritage finite resource, cumulative impact		Work from home		Employment			
Ecosystem resilience (cumulative harm) GBI				Synchronised traffic lights		Economy		Impact on Reserves and hedgerows	
Impacts (or Improves) the sense of place surrounding the environment		Conserve and Enhance Heritage Environment as per NPPF		High Street Capacity		Publically accessible, easy to understand, complete mapping, consultation		Addresses WDC Biodiversity Crisis	
Enjoyment and well-being of GBI / Wildlife areas (health & well-being)		Safeguards and enhance the distinctive pattern of dispersed historic parish settlement		20-min neighbourhood (10min walk in/back town centre) 400m / 800m, more than 4 buses an hour. 20min walk in/out		Call for Habitat Sites (eg Rother)		Addresses WDC Rights of Rivers WFD 2027 good ecological health, 2030 Nature Positive (rivers)	
Noise Pollution / Light Pollution		Sense of History		LTN1/20 3m cycling/wheeling design to town centre		Settlement Green Gaps (eg Lewes)		CIL to Uckfield TC	
Biodiversity hotspot and habitats supporting designated sites / irreplaceable habitats		Sense of Place		Sustrans 2018		More than 50m Ancient Woodland (eg Lewes)		Precept to Uckfield TC services	
Resilience of natural environments - drought / water / flood		Age and historic evidence of the landscape incorrectly assessed		Connecting schools to LTN1/20 3m wheeling and safely - primary and secondary		2017 Wealden Green Infrastructure study		Concerns Environmental needs and Heritage impacts reduce site Viability	

HIGH CROSS FARM 450 - Draft Sustainability Grid for Uckfield criteria

Impacts important Riparian Habitats and Freshwater Ecosystems, wet woodlands, ghylls or primeval swamp		Preserves and Enhances Significance		Primary Schools - additional crossings needed to improve safety and connectivity		2022 LUC assessments		Safeguards Visual Separation	Framfield Uckfield Little Horsted
Impacts Wooded Slopes of the High Weald		Predicts the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future (including based on evidence provided previously)		Secondary School - additional town crossings needed		Uckfield College - 6th Form oversubscribed		Overall physical health, well-being and enjoyment for existing communities (definition of sustainable development includes meeting the needs of the existing community)	
Lowland Hay Meadow, Acid Grassland, Purple Moor Grass and Rush Pastures, or Impacts to other BAP habitats		Landscape Time & Depth, High Sensitivity				Uckfield College oversubscribed - impacts highways as well		Tourism - setting and policy conflict	
Impacts intricate mosaic of habitats, interconnected habitats supporting ancient woodland		Dispersed, historic settlement, outside settlement boundary Uckfield TC will ask to safeguard, too sensitive				This site allocation or option - remove from regulation 19 - Restrict development in the open countryside		Tourism - Site / Area important for tourism — experiential and economic impacts	
Pollinator Network		Experience of important landscape				Call for Local Wildlife Sites			
1.5 km recreational influence zone / RAMS buffer designated nature sites - Recreational disturbance Avoidance and Mitigation Strategy		LUC Evidence - harms sensitive landscape, robust development boundary	M.Green & HPF boundary			Call for Local Green Space (eg Lewes)			

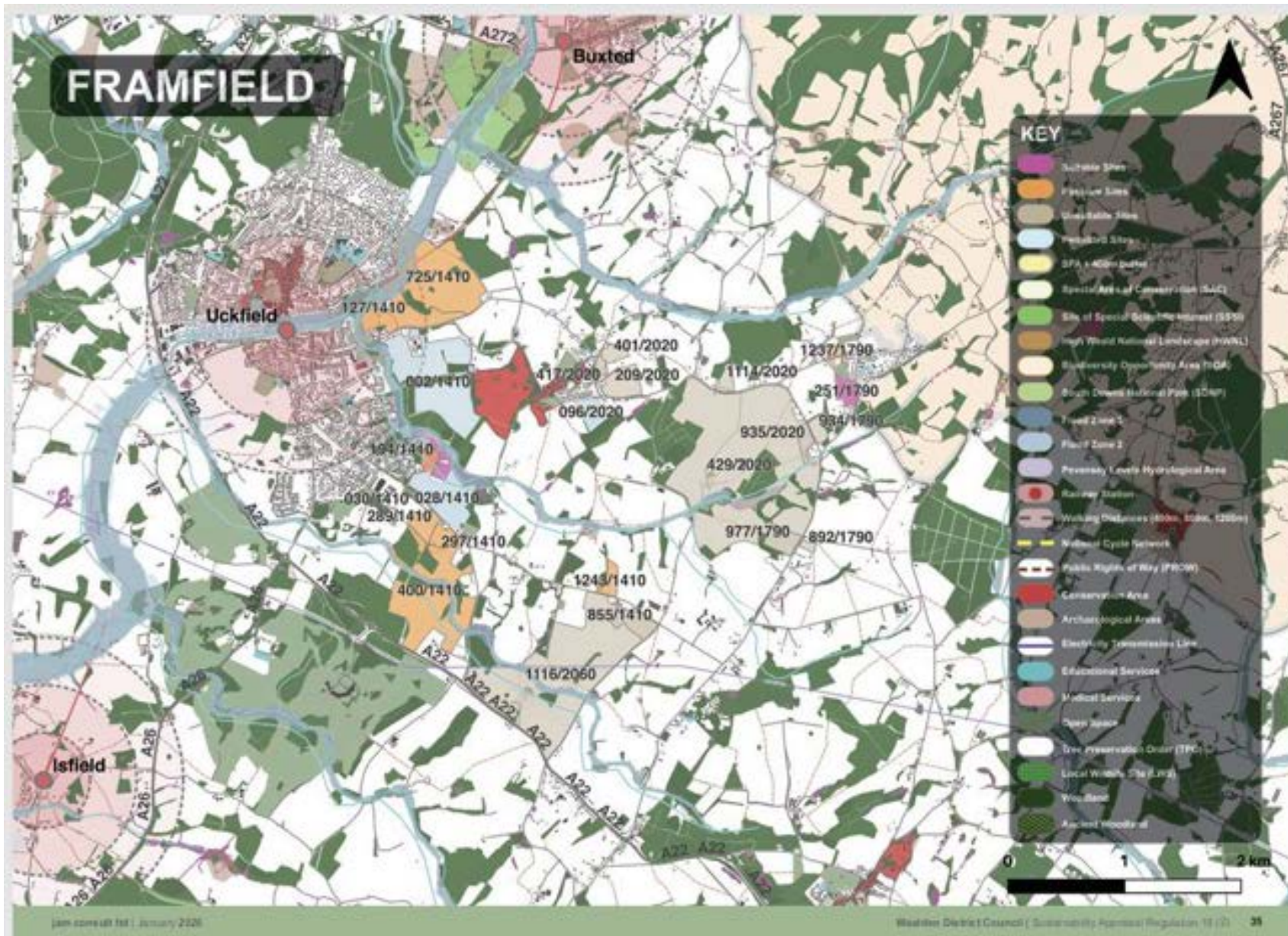
Defra Surface Water Map

[Untitled map](#)



FRAMFIELD

FRAMFIELD		Sustainability Objectives																				
Ref. No.	SA Reg 18(1) Results	S01 Climate Change Mitigation	S02 Climate Change Adaptation	S03 Flood Risk	S04 Water Resources	S05 Soil, Land & Minerals	S06 Waste & Materials	S07 Pollution	S08 Green & Blue Infrastructure	S09 Biodiversity	S010 Landscape & Townscape	S011 Historic & Cultural Heritage	S012 Digital Infrastructure	S013 Transport & Accessibility	S014 Housing	S015 Health & Wellbeing	S016 Quality of Life & Place	S017 Social Inclusion	S018 Economy & Employment	S019 Town & Village Centres	S020 Education & Skills	
400/1410	Land at High Cross Farm, Eastbourne Road																					
COMMENTARY																						
Site	50.27 ha greenfield agricultural land (no classification) to the southeast of Uckfield between Old Eastbourne Road to the north and the A22 to the south, surrounded by open countryside to the south, east and west and a small amount of linear residential housing to the north of the site.																					
Parish / Settlement	Framfield / Uckfield (Type 1 – Town)																					
Development Proposal	c. 450 (net) homes including 35% affordable housing.																					
Summary of Assessment	<ul style="list-style-type: none"> The site is detached from Uckfield and any other identified settlement or local facilities and amenities, however, is a short bus ride or drive to Uckfield. The proposals include a neighbourhood centre with the potential to provide community buildings but the proposals lack detail at this stage. The northern tip of the site falls within the Ashdown Forest SPA 7km buffer zone, which requires the provision of SANGS. The development of the site would result in the loss of greenfield/agricultural land. The site is rural in character and setting, with two areas of ancient woodland and will need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. The site currently lies in a rural location and a proposed development of this size would be out of keeping with surrounding land uses, particularly between Old Eastbourne Road and the A22. The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to areas of ancient woodland and priority habitat deciduous woodland in the north and the Ridgewood Stream in the centre of the site. The sensitivity of the site will need to be reviewed in the context of the updated landscape evidence and the proposed development on the adjacent site. The site is divided into two by the Flood Zones 2 and 3 that surround the Ridgewood Stream, which flows from the southeast to the north-west through centre of the site. Extensive mitigation will be needed. Access onto the Old Eastbourne Road would need to be improved and is currently hindered by 60mph speed limit. A new access at the southern part of the site on the A22, would be restricted by the small frontage onto the road to the south. Vehicle and pedestrian connection between the north and south of the site would require a bridge across Ridgewood Stream but this is restricted by the ancient deciduous woodland that runs along most of the banks of the stream. A Transport Assessment would be required. The proposal would conform with the Spatial Strategy as it is in relatively close proximity to Uckfield a Type 1 settlement. 																					
Mitigation Measures	<ul style="list-style-type: none"> Ancient Woodland - proposes a 25m buffer, extending to 50m where possible Flood Risk - development outside flood risk areas including surface water risk areas, additional SuDS and drainage to be provided Noise - sensitive area along A22 to be acoustically treated with bunding / landscape buffer Transport Assessment - 2 access points proposed and the re-routing of the bus service through the site Habitat Impact Assessment will be needed 																					
Cumulative Impacts	Application WD/2022/2216/MAO for 340 homes on Land at Horstedpond Farm adjacent to the site has resolution to grant permission. Application WD/2024/2955/MAO at Land off Eastbourne Road has also been granted outline planning permission for 145 dwellings with public open space, landscaping and provision for SANGS and application WD/2023/0930/MRM in relation to 90 dwellings on Land off Eastbourne Road. There is a lot of uncertainty at this stage, the proposals will need to be reviewed in the context of the adjacent approvals.																					
Selection / Rejection	POSSIBLE																					



SITE ASSESSMENTS : FRAMFIELD

FRAMFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha	Proposal	SA 2023	SA 18(1)	Site Review	Suitability
127/1410	Land at Bird in Eye (North), Bird in Eye Hill, Uckfield	TN22 5HA	Uckfield	22.46	360 dwellings	N	N	?	Possible
194/1410	Land off Old Eastbourne Road, Uckfield	TN22 5QL	Uckfield	8.28	30 dwellings	Y	Y	-	Suitable
251/1790	Blackboys Inn and adjoining land, Lewes Road, Blackboys	TN22 5LG	Blackboys	4.02	9 dwellings	Y	Y	-	Suitable
289/1410	Land by Croft House, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	4.44	50 dwellings	N	N	?	Possible
297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	2.91	84 dwellings	N	N	?	Possible
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield	TN225QW	Uckfield	50.27	150 dwellings	N	N	?	Possible
725/1410	Land at Hempstead Lane, Uckfield	TN223DL	Uckfield	26.02	c. 300 dwellings	N	-	?	Possible
1222/2020	Land north of Eastbourne Road (NEW)	TN225QW	Uckfield	3.00	60 dwellings	-	-	?	Possible
1237/1790	Land Adjoining Old Mill House, Framfield Road, Blackboys (NEW)	TN22 5LR	Blackboys	1.37	20 dwellings	-	-	?	Possible
1243/1410	Land north west of Sand Hill Lane (NEW)	TN22 5QZ	Uckfield	0.30	employment only	-	-	?	Possible

9.5 SA of Possible Sites

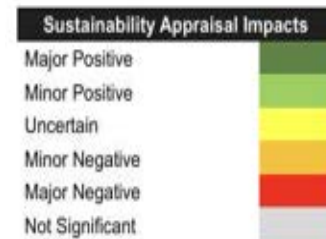
FRAMFIELD		Sustainability Objectives																				
Ref. No.	Address	S01 Climate Change Mitigation	S02 Climate Change Adaptation	S03 Flood Risk	S04 Water Resources	S05 Soil, Land & Minerals	S06 Waste & Materials	S07 Pollution	S08 Green & Blue Infrastructure	S09 Biodiversity	S010 Land & Transport	S011 Historic & Cultural Heritage	S012 Digital Infrastructure	S013 Transport & Accessibility	S014 Housing	S015 Health & Wellbeing	S016 Quality of Life & Place	S017 Social Inclusion	S018 Economy & Employment	S019 Town & Village Centres	S020 Education & Skills	
127/1410	Land at Bird in Eye (North), Bird in Eye Hill, Uckfield																					
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1243/1410	Land north west of Sand Hill Lane																					

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

WDC key

The impacts have been scored as follows:

Site Ref.	OFF1 90, OFF2 100, OFF3 60	Qty	90	Land at High Cross Farm, Eastbourne Road, Uckfield - Eastbourne Road	Added for this site
			100	Land by Croft House, Eastbourne Road, Uckfield	
			60	Land adjacent to Croft House, Eastbourne Road, Uckfield	
UTC Site Assessment :	Continue Reject at reg 19	Parish / Settlement	Framfield		



Outside Settlement Boundaries

Outside UTC recommended orange line boundary and outside settlement gaps requested

Summary of Findings Uckfield assessment significant cumulative harm does not meet environmental or heritage sustainability tests

Biodiversity Crisis Assessment	Wealden Vision; People and Nature Thriving Together	Water Assessment	Sewage Assessment
Wilder Uckfield / Nature Networks		Applies WDC Rights of Rivers Motion	
Heritage Assessment Cumulative Harm	Transport Assessment	Other Assessment	Uckfield TC Assessment

Uckfield assessment significant harm does not meet environmental or heritage sustainability tests

TOPICS	
Environment	Heritage
Transport	Water
Sewage	

Impacts to SSSI	Landscape character	Active Travel	Water - seriously Stressed Area	CSO Discharges - across tributaries or catchment
Impact to Habitats of Principal Importance, Woodlands, NFI , Species of Principal Importance, Trees Outside Woodland or ATI Tree Inventory	tbd NCA122 High Weald Character Area (north and east Uckfield)	n/a A22	Water Supply	Biodiversity Assessment - River current condition
Impact to Local Nature Reserves (and non-designated biodiversity areas)	Millenium Green NCA121 Low Weald Character Area (south and west Uckfield, Little Horsted, Framfield)	Impacts A272 or A26	Aging Infrastructure	Rights of River implemented
Impact to Woodland Trust site(s)	Designated Heritage Assets including Grade II and II*	Assessment of traffic highways and Junctions	Groundwater Vulnerability. Groundwater recharge and contaminat pathways	Additional Impact to Tributaries and catchment

EASTBOURNE ROAD - OFF1 HIGH CROSS FARM 90, OFF2 CROFT HOUSE 100, OFF3 CROFT HOUSE 60 - Draft Sustainability Criteria for Uckfield assessment

Impacts Nature Recovery Network (NRN)		Non-designated heritage		High Street		Winter - groundwater at surface, or groundwater vulnerability known area		Sewage flies Uckfield treatment area buffer zone	
High Weald Geodiversity Network		Designated Rural Park and Garden		Reopening Rail Line		Surface Water vulnerability		Increases harm to Main River or river bank erosion	
Ancient Woodland(s) - direct and indirect harm/impact identified. Irreplaceable habitat, critical natural capital - many rare and endangered species		Harms setting of Designated Parkland		Air Quality		Aquifer		Rivers improved ecological condition and health, status	
Cumulative Harm identified and habitat loss to interconnected Biodiversity Opportunity Area 48 or 49 - or arc of BOA fragmented		Harms setting of Designated National Monument		A22 Eastbourne Road Junction. Offset Cross Roads		Floodplain - risks		Plan for Rivers Nature Positive 2030	
400m cat predation zone. Bat assemblage CSZ, SSSI IRZ - likely county important bat areas, possibly national importance		Harms Rural heritage countryside		Ashdown Forest HRA		Increasing Water Abstraction Barcombe / Ouse - impacts river health		Halting Species Decline (including migratory freshwater species)	
Impacts Woodland Priority Habitat Network		Historically important Green Settlement gap		HRA cumulative impacts and implementation		Reservoirs risk of water supply / hosepipe bans		New Sewage Treatment before 2030	
Impacts to NE RP065 (2025) Threatened Species Recovery and Actions required		Overall Heritage contextual setting				Work from home / more consumption		Reducing water pollution	
Impacts an area important to Darker Skies (light pollution, nocturnal species, stars)		Divorced from Uckfield and Framfield - out of keeping				New Reservoir built?			
Air Quality - town / reserves				Increased traffic Ashdown Forest		Other		Other	
Impacts FLL Functionally Linked Land / ecological network / stepping stones		Landscape led		upto date transport plan publicly available, plus latest accident data and junction capacity		Cumulative Impacts on finite natural capital		Tranquillity	
UTC may request as a Habitat Conservation Area		Urban sprawl into rural open countryside		Traffic concerns		Overall - Tourism (heritage and environment and BOA)		Sense of Place	
Groundwater vulnerability map		Historically important Local Green Space		Local Cycling and Walking Infrastructure Plan (LCWIP)(27).		Contextual Assessment		Historic loss	
River health improved	Ridgewood Stream / Uck / Ouse	Public Rights of Way - harms setting of rural landscape setting important to community		Updated LCWIP		Outside community proposed development boundary		Loss of Beautiful area important to local community	
Impacts Nature Positive 2030		Proposed Heritage and Biodiversity Nature Conservation Area		Car Reliant site		Risk to Life (Rail, River or Road)		Rural Character, Open countryside, outside settlement(s), sprawl	

EASTBOURNE ROAD - OFF1 HIGH CROSS FARM 90, OFF2 CROFT HOUSE 100, OFF3 CROFT HOUSE 60 - Draft Sustainability Criteria for Uckfield assessment

Impacts Biological Assemblage and Nature Abundance		Coalescence of parishes, erosion of parish identity	Uckfield Framfield Little Horsted			Rail/River separates children from returning home - risk of life		Sense of Remoteness / Seclusion	
Cumulative loss and cumulative displacement of wildlife		Harms Ancient countryside (analysed by heritage records)		A22 MRN capacity bypass		Parish Consultation Map cumulative impact / accuracy for public consultation		UCKFIELD TC committee appraisal	
BAP Species impacts, wildlife assemblage -Sussex Biodiversity Record Centre data records		Harms Ancient origin (analysed by heritage records and local knowledge)		Journey times by car	Peak times (red)	Town Centre		Meets Uckfield and local villages genuine local needs	Met in approvals already
Environmental Sustainability		Harms Character of settlements towns and villages		Journey times by train	1-2 per hour	Accessing town centre	Car	Meets Uckfield approved 5 year strategy 2026-2031	not in town parish
Ecological Impact - BNG or SANGS does not address		Harms Natural Beauty and enjoyment of the historic environment		Journey times by bus		Adapted and listened to previous responses 2024		Meets Uckfield approved 1 year strategy 2026-2027	not in town parish
Conserve and Enhance Natural Environment NPPF 15		Harms Heritage finite resource, cumulative impact		Work from home		Employment			
Ecosystem resilience (cumulative harm) GBI				Synchronised traffic lights		Economy		Impact on Reserves and hedgerows	
Impacts (or Improves) the sense of place surrounding the environment		Conserve and Enhance Heritage Environment as per NPPF		High Street Capacity		Publically accessible, easy to understand, complete mapping, consultation		Addresses WDC Biodiversity Crisis	
Enjoyment and well-being of GBI / Wildlife areas (health & well-being)		Safeguards and enhance the distinctive pattern of dispersed historic parish settlement		20-min neighbourhood (10min walk in/back town centre) 400m / 800m, more than 4 buses an hour. 20min walk in/out		Call for Habitat Sites (eg Rother)		Addresses WDC Rights of Rivers WFD 2027 good ecological health, 2030 Nature Positive (rivers)	
Noise Pollution / Light Pollution		Sense of History		LTN1/20 3m cycling/wheeling design to town centre		Settlement Green Gaps (eg Lewes)		CIL to Uckfield TC	Framfield
Biodiversity hotspot and habitats supporting designated sites / irreplaceable habitats		Sense of Place		Sustrans 2018		More than 50m Ancient Woodland (eg Lewes)		Precept to Uckfield TC services	Framfield
Resilience of natural environments - drought / water / flood		Age and historic evidence of the landscape incorrectly assessed		Connecting schools to LTN1/20 3m wheeling and safely - primary and secondary		2017 Wealden Green Infrastructure study		Concerns Environmental needs and Heritage impacts reduce site Viability	
Impacts important Riparian Habitats and Freshwater Ecosystems, wet woodlands, ghylls or primeval swamp		Preserves and Enhances Significance		Primary Schools - additional crossings needed to improve safety and connectivity		2022 LUC assessments		Safeguards Visual Separation	

Impacts Wooded Slopes of the High Weald		Predicts the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future (including based on evidence provided previously)		Secondary School - additional town crossings needed		Uckfield College - 6th Form oversubscribed	Overall physical health, well-being and enjoyment for existing communities (definition of sustainable development includes meeting the needs of the existing community)
Lowland Hay Meadow, Acid Grassland, Purple Moor Grass and Rush Pastures, or Impacts to other BAP habitats		Landscape Time & Depth, High Sensitivity				Uckfield College oversubscribed - impacts highways as well	Tourism - setting and policy conflict
Impacts intricate mosaic of habitats, interconnected habitats supporting ancient woodland		Dispersed, historic settlement, outside settlement boundary Uckfield TC will ask to safeguard, too sensitive				This site allocation or option - remove from regulation 19 - Restrict development in the open countryside	Tourism - Site / Area important for tourism — experiential and economic impacts
Pollinator Network		Experience of important landscape				Call for parish Settlement gap EN17/EN18	
1.5 km recreational influence zone / RAMS buffer designated nature sites - Recreational disturbance Avoidance and Mitigation Strategy		LUC Evidence - harms sensitive landscape, robust development boundary	Framfield Uckfield			Call for Local Green Space (eg Lewes policy through FLP2026)	

Defra Surface Water Map
[Untitled map](#)



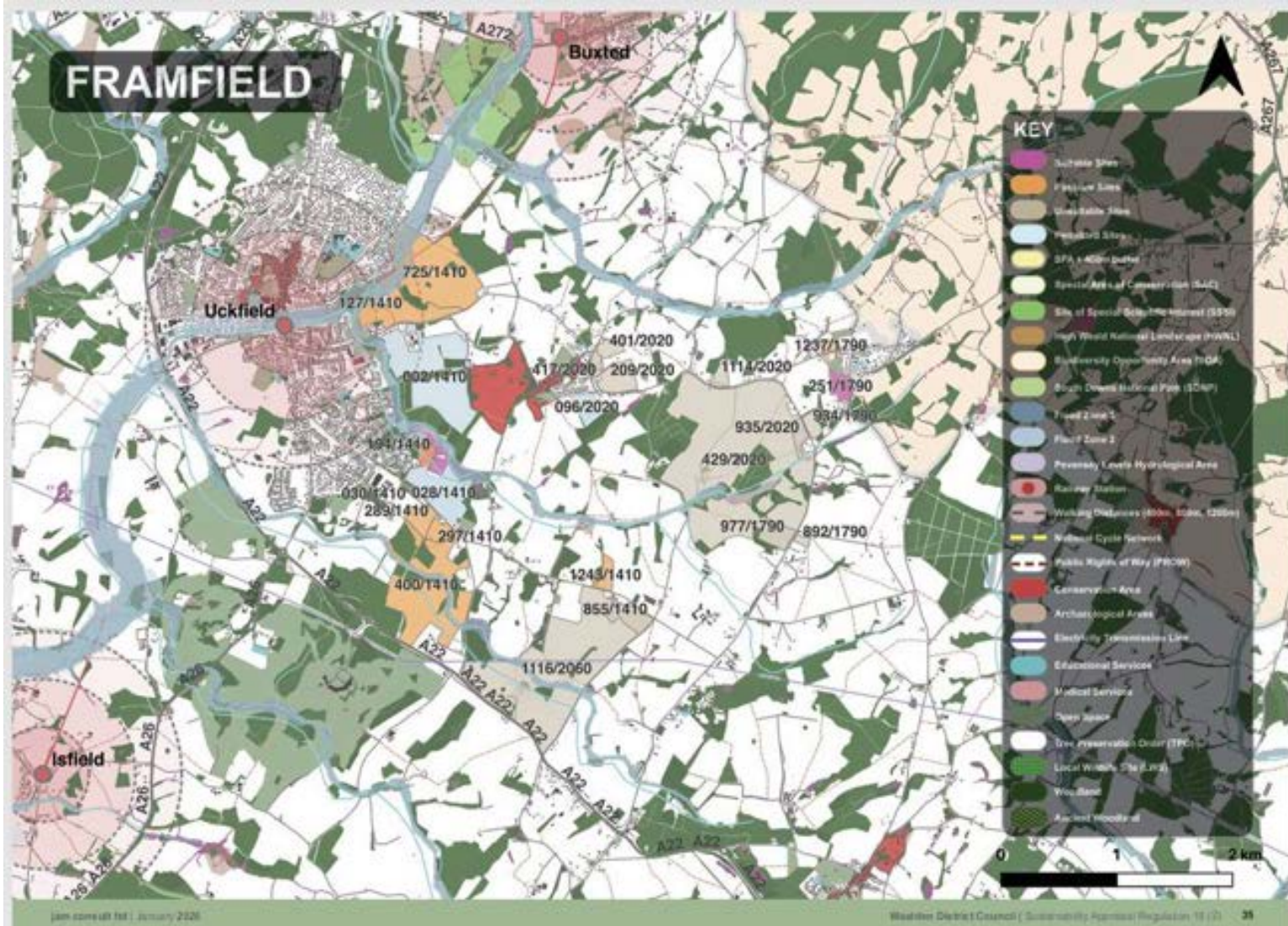
SITE ASSESSMENTS : FRAMFIELD

FRAMFIELD SITES					2023	2024	Internal	Site	
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297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	2.91	84 dwellings	N	N	?	Possible
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield	TN225QW	Uckfield	50.27	150 dwellings	N	N	?	Possible
725/1410	Land at Hempstead Lane, Uckfield	TN223DL	Uckfield	36.82	c. 300 dwellings	N	-	?	Possible
1222/2020	Land north of Eastbourne Road (NEW)	TN225QW	Uckfield	3.00	60 dwellings	-	-	?	Possible
1237/1790	Land Adjoining Old Mill House, Framfield Road, Blackboys (NEW)	TN22 5LR	Blackboys	1.37	20 dwellings	-	-	?	Possible
1243/1410	Land north west of Sand Hill Lane (NEW)	TN22 5QZ	Uckfield	0.30	employment only	-	-	?	Possible

9.5 SA of Possible Sites

FRAMFIELD		Sustainability Objectives																			
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127/1410	Land at Bird in Eye (North), Bird in Eye Hill, Uckfield	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
289/1410	Land by Croft House, Eastbourne Road, Uckfield	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
725/1410	Land at Hempstead Lane, Uckfield	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
1222/2020	Land north of Eastbourne Road	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
1237/1790	Land Adjoining Old Mill House, Framfield Road, Blackboys	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
1243/1410	Land north west of Sand Hill Lane	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow

Part 2 Sustainability Appraisal - different document





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












WDC key

The impacts have been scored as follows:

Site Ref.	OFF5 725/1410	Qty	300	Added for this site
		Name	Hempstead Lane	
		Parish / Settlement	Framfield	
UTC Site Assessment :	Continue Reject at reg 19	Ha.	36.02	
Outside Settlement Boundary				

Sustainability Appraisal Impacts	
Major Positive	
Minor Positive	
Uncertain	
Minor Negative	
Major Negative	
Not Significant	











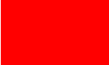


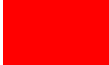





Summary of Findings Uckfield assessment significant cumulative harm does not meet environmental or heritage sustainability tests

Biodiversity Crisis Assessment		Wealden Vision; People and Nature Thriving Together			Water Assessment		Sewage Assessment		
Wilder Uckfield / Nature Networks							Applies WDC Rights of Rivers Motion		
Environmental Assessment Cumulative Harm		Heritage Assessment Cumulative Harm		Transport Assessment		Other Assessment		Uckfield TC Assessment	

Uckfield assessment significant harm does not meet environmental or heritage sustainability tests

TOPICS

Environment		Heritage		Transport		Water		Sewage	
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Impacts to SSSI		Landscape character		Active Travel		Water - seriously Stressed Area		CSO Discharges - across tributaries or catchment	
Impact to Habitats of Principal Importance, Woodlands, NFI, Species of Principal Importance, Trees Outside Woodland or ATI Tree Inventory		NCA122 High Weald Character Area (north and east Uckfield)		A22		Water Supply		Biodiversity Assessment - River current condition	
Impact to Local Nature Reserves (and non-designated biodiversity areas)		NCA121 Low Weald Character Area (south and west Uckfield, Little Horsted, Framfield)	n/a	Impacts A272 or A26		Aging Infrastructure		Rights of River implemented	
Impact to Woodland Trust site(s)		Designated Heritage Assets including Grade II and II*		Assessment of traffic highways and Junctions		Groundwater Vulnerability. Groundwater recharge and contaminant pathways		Additional Impact to Tributaries and catchment	

OFF5 HEMPSTEAD LANE 300 - Sustainability Grid for Uckfield review

Impacts Nature Recovery Network (NRN)		Non-designated heritage		High Street		Winter - groundwater at surface, or groundwater vulnerability known area		Sewage flies Uckfield treatment area buffer zone	
High Weald Geodiversity Network		Designated Rural Park and Garden		Reopening Rail Line		Surface Water vulnerability		Increases harm to Main River or river bank erosion	
Ancient Woodland(s) - direct and indirect harm/impact identified. Irreplaceable habitat, critical natural capital - many rare and endangered species		Harms setting of Designated Parkland		Air Quality		Aquifer		Rivers improved ecological condition and health, status	
Cumulative Harm identified and habitat loss to interconnected Biodiversity Opportunity Area 48 or 49 - or arc of BOA fragmented		Harms setting of Designated National Monument				Floodplain - risks	Uck	Plan for Rivers Nature Positive 2030	
400m cat predation zone. Bat assemblage CSZ, SSSI IRZ - likely county important bat areas, possibly national importance		Harms Rural heritage countryside		Ashdown Forest HRA		Increasing Water Abstraction Barcombe / Ouse - impacts river health		Halting Species Decline (including migratory freshwater species)	
Impacts Woodland Priority Habitat Network		Historically important Green Settlement gap		HRA cumulative impacts and implementation		Reservoirs risk of water supply / hosepipe bans		New Sewage Treatment before 2030	
Impacts to NE RP065 (2025) Threatened Species Recovery and Actions required		Overall Heritage contextual setting				Work from home / more consumption		Reducing water pollution	
Impacts an area important to Darker Skies (light pollution, nocturnal species, stars)		Divorced from Uckfield and Framfield - out of keeping				New Reservoir built?			
Air Quality - town / reserves				Increased traffic Ashdown Forest		Other		Other	
Impacts FLL Functionally Linked Land / ecological network / stepping stones		Landscape led		upto date transport plan publically available, plus latest accident data and junction capacity		Cumulative Impacts on finite natural capital		Tranquillity	
UTC may request as a Habitat Conservation Area		Urban sprawl into rural open countryside		Traffic concerns		Overall - Tourism (heritage and environment and BOA)	tbd	Sense of Place	
Groundwater vulnerability map (MAGIC MAPS)		Historically important Local Green Space		Local Cycling and Walking Infrastructure Plan (LCWIP)(27).		Contextual Assessment	tbd	Historic loss	
River health improved	Uck / Ouse	Public Rights of Way - harms setting of rural landscape setting important to community		Updated LCWIP		Outside community proposed development boundary		Loss of Beautiful area important to local community	

OFF5 HEMPSTEAD LANE 300 - Sustainability Grid for Uckfield review

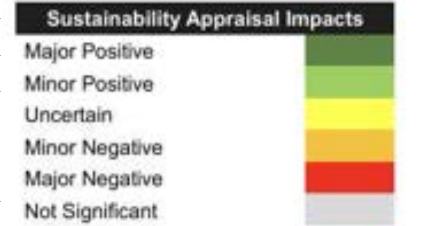
Impacts Nature Positive 2030		Proposed Heritage and Biodiversity Nature Conservation Area	Car Reliant site		Risk to Life (Rail, River or Road)		Rural Character, Open countryside, outside settlement(s), sprawl	
Impacts Biological Assemblage and Nature Abundance		Coalescence of parishes, erosion of parish identity			Rail/River separates children from returning home - risk of life		Sense of Remoteness / Seclusion	
Cumulative loss and cumulative displacement of wildlife		Harms Ancient countryside (analysed by heritage records)	A22 MRN capacity bypass		Parish Consultation Map cumulative impact / accuracy for public consultation		UCKFIELD TC E&L committee appraisal	
BAP Species impacts, wildlife assemblage -Sussex Biodiversity Record Centre data records		Harms Ancient origin (analysed by heritage records and local knowledge)	Journey times by car	Peak times (red)	Town Centre		Meets Uckfield and local villages genuine local needs	Met in approvals already
Environmental Sustainability		Harms Character of settlements towns and villages	Journey times by train	1-2 per hour	Accessing town centre	Car	Meets Uckfield approved 5 year strategy 2026-2031	not in town parish
Ecological Impact - BNG or SANGS does not address	LWS	Harms Natural Beauty and enjoyment of the historic environment	Journey times by bus (Manor Park now has cancelled estate bus services)		Adapted and listened to previous responses 2024		Meets Uckfield approved 1 year strategy 2026-2027	not in town parish
Conserve and Enhance Natural Environment NPPF 15		Harms Heritage finite resource, cumulative impact	Work from home		Employment			
Ecosystem resilience (cumulative harm) GBI			Synchronised traffic lights		Economy		Impact on Reserves and hedgerows	
Impacts (or Improves) the sense of place surrounding the environment		Conserve and Enhance Heritage Environment as per NPPF	High Street Capacity		Publically accessible, easy to understand, complete mapping, consultation		Addresses WDC Biodiversity Crisis	
Enjoyment and well-being of GBI / Wildlife areas (health & well-being)		Safeguards and enhance the distinctive pattern of dispersed historic parish settlement	20-min neighbourhood (10min walk in/back town centre) 400m / 800m, more than 4 buses an hour. 20min walk in/out		Call for Habitat Sites (eg Rother)		Addresses WDC Rights of Rivers WFD 2027 good ecological health, 2031 Nature Positive (rivers)	
Noise Pollution / Light Pollution		Sense of History	LTN1/20 3m cycling/wheeling design to town centre		Settlement Green Gaps (eg Lewes)		CIL to Uckfield TC	not in town parish
Biodiversity hotspot and habitats supporting designated sites / irreplaceable habitats		Sense of Place	Sustrans 2018		More than 50m Ancient Woodland (eg Lewes)		Precept to Uckfield TC services	not in town parish

OFF5 HEMPSTEAD LANE 300 - Sustainability Grid for Uckfield review

Resilience of natural environments - drought / water / flood		Age and historic evidence of the landscape incorrectly assessed	tbd	Connecting schools to LTN1/20 3m wheeling and safely - primary and secondary		2017 Wealden Green Infrastructure study		Concerns Environmental needs and Heritage impacts reduce site Viability	
Impacts important Riparian Habitats and Freshwater Ecosystems, wet woodlands, ghylls or primeval swamp		Preserves and Enhances Significance		Primary Schools - additional crossings needed to improve safety and connectivity		2022 LUC assessments		Safeguards Visual Separation	
Impacts Wooded Slopes of the High Weald		Predicts the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future (including based on evidence provided previously)	tbd	Secondary School - additional town crossings needed		Uckfield College - 6th Form oversubscribed		Overall physical health, well-being and enjoyment for existing communities (definition of sustainable development includes meeting the needs of the existing community)	
Lowland Hay Meadow, Acid Grassland, Purple Moor Grass and Rush Pastures, or Impacts to other BAP habitats		Landscape Time & Depth, High Sensitivity	tbd			Uckfield College oversubscribed - impacts highways as well		Tourism - setting and policy conflict	tbd
Impacts intricate mosaic of habitats, interconnected habitats supporting ancient woodland		Dispersed, historic settlement, outside settlement boundary Uckfield TC will ask to safeguard, too sensitive				This site allocation or option - remove from regulation 19 - Restrict development in the open countryside		Tourism - Site / Area important for tourism — experiential and economic impacts	tbd
Pollinator Network		Experience of important landscape							
1.5 km recreational influence zone / RAMS buffer designated nature sites - Recreational disturbance Avoidance and Mitigation Strategy		LUC Evidence - harms sensitive landscape, robust development boundary	Manor Park boundary - Framfield Allotments						

Uckfield TC Environmental and Heritage Sustainability Assessment - current and future generations						WDC key	The impacts have been scored as follows:	
Site Ref.	OFF8	Qty	200					
	1232/1410	Name	HEMPSTEAD FARM			Added for this site		
		Parish / Settlement	UCKFIELD					
UTC Site Assessment :	Do not add to plan	Ha.	28.1					
Summary of Findings								
Uckfield assessment significant cumulative harm does not meet environmental or heritage sustainability tests								
Biodiversity Crisis Assessment		Wealden Vision; People and Nature Thriving Together				Water Assessment		Sewage Assessment
Wilder Uckfield / Nature Networks								Applies WDC Rights of Rivers Motion
Environmental Assessment Cumulative Harm		Heritage Assessment Cumulative Harm		Transport Assessment		Other Assessment		Uckfield TC Assessment
Uckfield assessment significant harm does not meet environmental or heritage sustainability tests								
TOPICS								
Environment		Heritage		Transport		Water		Sewage
Impacts to SSSI		Landscape character		Active Travel		Water - seriously Stressed Area		CSO Discharges - across tributaries or catchment
Impact to Habitats of Principal Importance, Woodlands, NFI, Species of Principal Importance, Trees Outside Woodland or ATI Tree Inventory		NCA122 High Weald Character Area (north and east Uckfield)		A22		Water Supply		Biodiversity Assessment - River current condition
Impact to Local Nature Reserves (and non-designated biodiversity areas)		NCA121 Low Weald Character Area (south and west Uckfield, Little Horsted)	n/a	Impacts A272 or A26		Aging Infrastructure		Rights of River implemented
Impact to Woodland Trust site(s)		Designated Heritage Assets including Grade II and II*		Assessment of traffic highways and Junctions		Groundwater Vulnerability. Groundwater recharge and contaminat pathways		Additional Impact to Tributaries and catchment
Impacts Nature Recovery Network (NRN)		Non-designated heritage		High Street		Winter - groundwater at surface, or groundwater vulnerability known area		Sewage flies Uckfield treatment area buffer zone

The impacts have been scored as follows:



Environment		Heritage		Transport		Water		Sewage	
High Weald Geodiversity Network		Designated Rural Park and Garden		Reopening Rail Line		Surface Water vulnerability		Increases harm to Main River or river bank erosion	
Ancient Woodland(s) - direct and indirect harm/impact identified. Irreplaceable habitat, critical natural capital - many rare and endangered species		Harms setting of Designated Parkland		Air Quality		Aquifer		Rivers improved ecological condition and health, status	
Cumulative Harm identified and habitat loss to interconnected Biodiversity Opportunity Area 48 or 49 - or arc of BOA fragmented		Harms setting of Designated National Monument		Access		Floodplain - risks		Plan for Rivers Nature Positive 2030	
400m cat predation zone. Bat assemblage CSZ, SSSI IRZ - likely county important bat areas, possibly national importance		Harms Rural heritage countryside		Ashdown Forest HRA		Increasing Water Abstraction Barcombe / Ouse - impacts river health		Halting Species Decline (including migratory freshwater species)	
Impacts Woodland Priority Habitat Network		Historically important Green Settlement gap		HRA cumulative impacts and implementation		Reservoirs risk of water supply / hosepipe bans		New Sewage Treatment before 2030	
Impacts to NE RP065 (2025) Threatened Species Recovery and Actions required		Overall Heritage contextual setting				Work from home / more consumption		Reducing water pollution	
Impacts an area important to Darker Skies (light pollution, nocturnal species, stars)						New Reservoir built?			
Air Quality - town / reserves				Increased traffic Ashdown Forest		Other		Other	
Impacts FLL Functionally Linked Land / ecological network / stepping stones		Landscape led		upto date transport plan publically available, plus latest accident data and junction capacity		Cumulative Impacts on finite natural capital		Tranquillity	
UTC may request as a Habitat Conservation Area		Urban sprawl into rural open countryside		Traffic concerns		Overall - Tourism (heritage and environment and BOA)		Sense of Place	
Groundwater vulnerability map		Historically important Local Green Space		Local Cycling and Walking Infrastructure Plan (LCWIP)(27).		Contextual Assessment		Historic loss	
River health improved	Uck / Ouse / SSSI	Public Rights of Way - harms setting of rural landscape setting important to community		Updated LCWIP		Outside community proposed development boundary		Loss of Beautiful area important to local community	
Impacts Nature Positive 2030		Proposed Heritage and Biodiversity Nature Conservation Area		Car Reliant site		Risk to Life (Rail, River or Road)		Rural Character, Open countryside, outside settlement(s), sprawl	

HEMPSTEAD FARM 200 - Criteria for Uckfield Sustainability Appraisals

Impacts Biological Assemblage and Nature Abundance		Coalescence of parishes, erosion of parish identity				Rail/River separates children from returning home - risk of life		Sense of Remoteness / Seclusion	
Cumulative loss and cumulative displacement of wildlife		Harms Ancient countryside (analysed by heritage records)		A22 MRN capacity bypass		Parish Consultation Map cumulative impact / accuracy for public consultation		UCKFIELD TC E&L committee appraisal	
BAP Species impacts, wildlife assemblage -Sussex Biodiversity Record Centre data records		Harms Ancient origin (analysed by heritage records and local knowledge)		Journey times by car	Peak times (red)	Town Centre		Meets Uckfield and local villages genuine local needs	Met in approvals already
Environmental Sustainability		Harms Character of settlements, towns and villages		Journey times by train	1-2 per hour	Accessing town centre	Car	Meets Uckfield approved 5 year strategy 2026-2031	
Ecological Impact - BNG or SANGS does not address		Harms Natural Beauty and enjoyment of the historic environment		Journey times by bus	bus cancel Manor Park	Adapted and listened to previous responses 2024		Meets Uckfield approved 1 year strategy 2026-2027	
Conserve and Enhance Natural Environment NPPF 15		Harms Heritage finite resource, cumulative impact		Work from home		Employment			
Ecosystem resilience (cumulative harm) GBI				Synchronised traffic lights		Economy		Impact on Reserves and hedgerows	
Impacts (or Improves) the sense of place surrounding the environment		Conserve and Enhance Heritage Environment as per NPPF		High Street Capacity		Publically accessible, easy to understand, complete mapping, consultation		Addresses WDC Biodiversity Crisis	
Enjoyment and well-being of GBI / Wildlife areas (health & well-being)		Safeguards and enhance the distinctive pattern of dispersed historic parish settlement		20-min neighbourhood (10min walk in/back town centre) 400m / 800m, more than 4 buses an hour. 20min walk in/out		Call for Habitat Sites (eg Rother)		Addresses WDC Rights of Rivers WFD 2027 good ecological health, 2031 Nature Positive (rivers)	
Noise Pollution / Light Pollution		Sense of History		LTN1/20 3m cycling/wheeling design to town centre		Settlement Green Gaps (eg Lewes)		CIL to Uckfield TC	
Biodiversity hotspot and habitats supporting designated sites / irreplaceable habitats		Sense of Place		Sustrans 2018		More than 50m Ancient Woodland (eg Lewes)		Precept to Uckfield TC services	
Resilience of natural environments - drought / water / flood		Age and historic evidence of the landscape incorrectly assessed		Connecting schools to LTN1/20 3m wheeling and safely - primary and secondary		2017 Wealden Green Infrastructure study		Concerns Environmental needs and Heritage impacts reduce site Viability	

HEMPSTEAD FARM 200 - Criteria for Uckfield Sustainability Appraisals

Impacts important Riparian Habitats and Freshwater Ecosystems, wet woodlands, ghylls or primeval swamp		Preserves and Enhances Significance		Primary Schools - additional crossings needed to improve safety and connectivity		2022 LUC assessments		Safeguards Visual Separation	
Impacts Wooded Slopes of the High Weald		Predicts the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future (including based on evidence provided previously)		Secondary School - additional town crossings needed		Uckfield College - 6th Form oversubscribed		Overall physical health, well-being and enjoyment for existing communities (definition of sustainable development includes meeting the needs of the existing community)	
Lowland Hay Meadow, Acid Grassland, Purple Moor Grass and Rush Pastures, or Impacts to other BAP habitats		Landscape Time & Depth, High Sensitivity				Uckfield College oversubscribed - impacts highways as well		Tourism - setting and policy conflict	
Impacts intricate mosaic of habitats, interconnected habitats supporting ancient woodland		Dispersed, historic settlement, outside settlement boundary Uckfield TC will ask to safeguard, too sensitive				This site allocation or option - remove from regulation 19 - Restrict development in the open countryside		Tourism - Site / Area important for tourism — experiential and economic impacts	
Pollinator Network		Experience of important landscape							
1.5 km recreational influence zone / RAMS buffer designated nature sites - Recreational disturbance Avoidance and Mitigation Strategy		LUC Evidence - harms sensitive landscape, robust development boundary	Manor Park boundary						