

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

WDC key

The impacts have been scored as follows:

Site Ref.	OEMP4 980/3120	Qty Name Parish / Settlement Ha.	Employment (60,000 sqm) ASHDOWN BUSINESS PARK EXTENSION Maresfield 31	REMOVE FROM PLAN Added for this site
UTC Site Assessment :	REJECT		Agricultural & Equestrian	

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		Applies 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, Maresfield)		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 or II*		Cumalitive Assessment of traffic highways and impact to other Junctions		Groundwater Vulnerability. Groundwater recharge and contaminant 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	
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)						New Reservoir built?		PFAS and contaminated Pollution	
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 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	Shortbridge Stream / 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	
Impacts Biological Assemblage and Nature Abundance		Coalescence of parishes, erosion of parish identity		Lorries and Vans increased		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		Town Centre		Meets Uckfield and local villages genuine local needs	not in town parish
Environmental Sustainability		Harms Character of settlements, towns and villages		Journey times by train		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 finite natural capital		Conserve and Enhance Heritage Environment as per NPPF		Synchronised traffic lights		Economy		Impact on Reserves and hedgerows	
Impacts (or Improves) the sense of place surrounding the environment		Safeguards and enhance the distinctive pattern of dispersed historic parish settlement		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)		Sense of History		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 Place		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				Sustrans 2018		More than 50m Ancient Woodland (eg Lewes)		Precept to Uckfield TC services	not in town parish
Resilience of natural environments - drought / water / flood		Age and historic evidence of the landscape incorrectly assessed		Connecting schools to LTN1/20 3m wheeling and safety - primary and secondary		2017 Wealden Green Infrastructure study		Concerns Environmental needs and Heritage impacts reduce site Viability	
Impacts important connected Riparian Habitats and Freshwater Ecosystems, fragmentation, 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		Reuse Bellbrook Industrial Estate - improve local estate first		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		Other estates with units available, and distribution unit John Lewis empty. Bellbrook expansion reserved matters approved, not built. Ridgewood has multiple empty units.		This site allocation or option - remove from regulation 19 - Restrict development in the open countryside policy		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							

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Maresfield

Key

- Development Boundary 
- New Development Allocations 
- Previous Development Allocations 
- Employment Development Options 
- Sites with Planning Permission 2025 

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Site Allocations and Options Plan

100 Metres

Scale 1:10000 @ A3

Wealden Local Plan January 2026