












WDC key

The impacts have been scored as follows:

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

| | | | |
|------------------------------------|--------------------|---------------------|--------------------------|
| Site Ref. | UCK11 1007/1410 | Qty | 240 |
| | | Name | LAND AT WHITE HOUSE FARM |
| | | Parish / Settlement | UCKFIELD |
| UTC Site Assessment : | Unsuitable | Ha. | 11.19 |
| OUTSIDE SETTLEMENT BOUNDARY | | | |






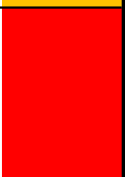


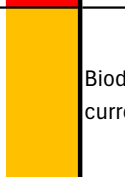




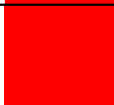
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|----------------------------|------------|---|
| Summary of Findings | Unsuitable | Uckfield assessment significant cumulative harm does not meet environmental or heritage sustainability tests |
|----------------------------|------------|---|

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|--|---|---|--|----------------------|---|---|---|---|---|
| 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 |  |

240 White House Farm

| | | | | | | | | | |
|--|--|---|--|--|--|--|--|--|--|
| 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 | |
| High Weald Geodiversity Network | | Designated Rural Park and Garden | | Reopening Rail Line | | Surface Water vulnerability | | Increases harm to Main River or river / ghyll 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? | | | |
| 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 | |

240 White House Farm

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|--|--------------------------|--|------------------------------|--|----------------------|--|-----|--|--------------------------|
| 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 | Shortbridge / 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 | |
| Impacts Biological Assemblage and Nature Abundance | | Coalescence of parishes, erosion of parish identity | Maresfield/ Uckfield/ Buxted | | | 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 (one per hour?) | less than 4 per hour | 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 | |

240 White House Farm

| | | | | | | | | | |
|---|--|---|--|---|--|---|--|---|-------------------------|
| 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 | |
| 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 (tourism site?) | |
| 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 | Caravan policy conflict |
| 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

Snatts Rd Development Boundary

SITE ASSESSMENTS : UCKFIELD

| UCKFIELD SITES | | | | | 2023 | 2024 | Internal | Site | |
|----------------|--|----------|---------------|-------|---------------|--------|----------|-------------|-------------|
| Ref. No. | Address | Postcode | Settlement | Ha. | Proposal | SHELAA | SA 18(1) | Site Review | Suitability |
| 006/1410 | Land at Thorncrest, Lewes Road, Uckfield | TN22 5SL | Uckfield | 2.13 | 30 Dwellings | Y | Y | - | Suitable |
| 198/1410 | Survivew, 46 New Road, Ridgewood, Uckfield | TN22 5TG | Uckfield | 1.56 | 30 Dwellings | Y | Y | - | Suitable |
| 517/1410 | Land rear of Oakley Court, Selby Road, Uckfield | TN22 5EB | Uckfield | 0.18 | 6 dwellings | Y | Y | - | Suitable |
| 956/1410 | Uckfield Police Station, New Town, High Street, Uckfield | TN22 5DL | Uckfield | 0.30 | 10 dwellings | Y | Y | - | Suitable |
| 1007/1410 | Land at White House Farm, London Road, Uckfield | TN22 2EA | Ringles Cross | 11.19 | 240 dwellings | Y | Y | ? | Suitable |
| 1144/1410 | Land south west of Ridgedown, Lewes Road, Uckfield | TN22 5JF | Uckfield | 1.87 | 55 dwellings | Y | Y | - | Suitable |
| 1232/1410 | Hempstead Farm, Uckfield (NEW) | TN223DL | Uckfield | 28.10 | 200 dwellings | - | - | ? | Possible |

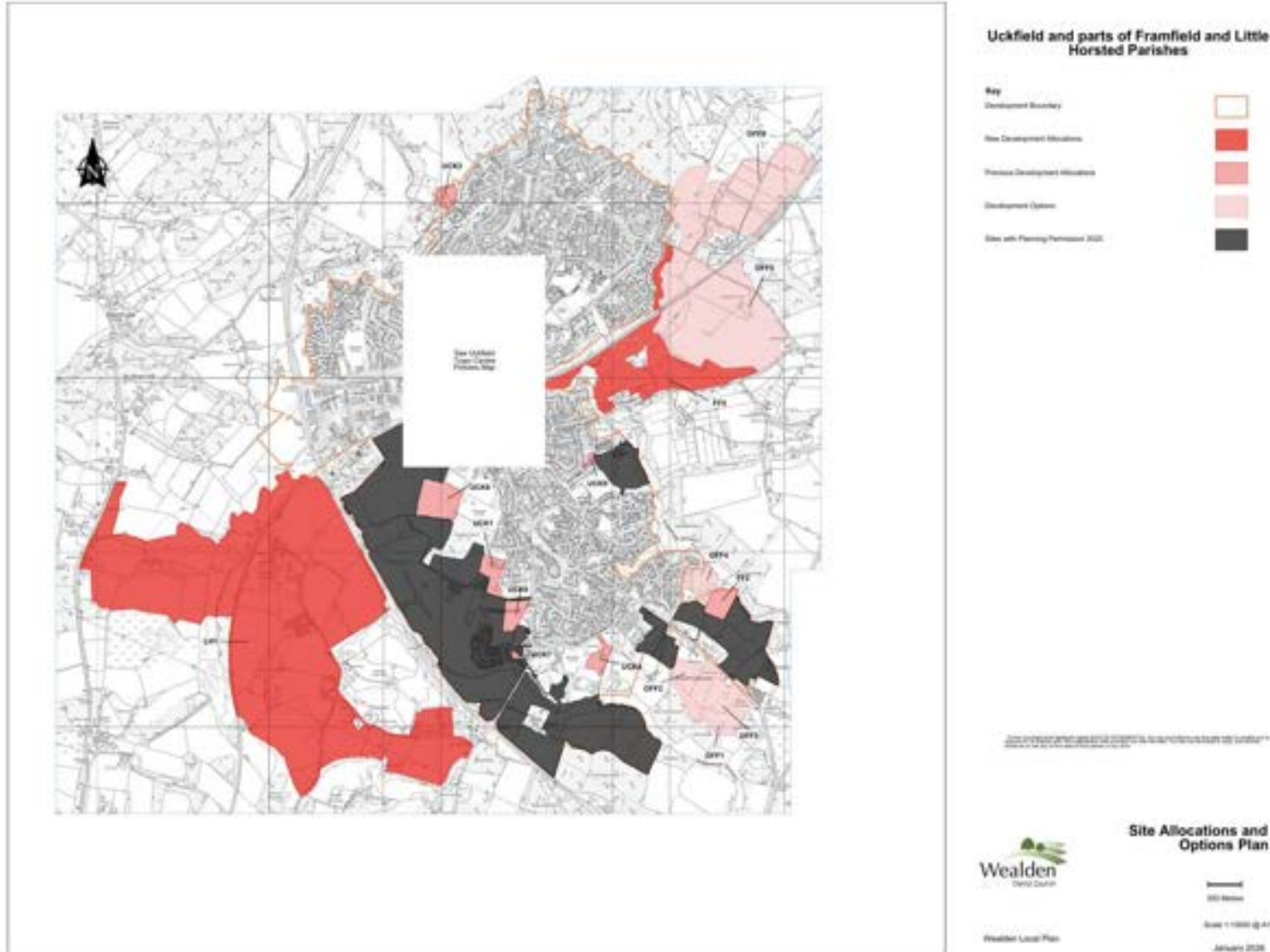
23.5 SA of Possible Sites

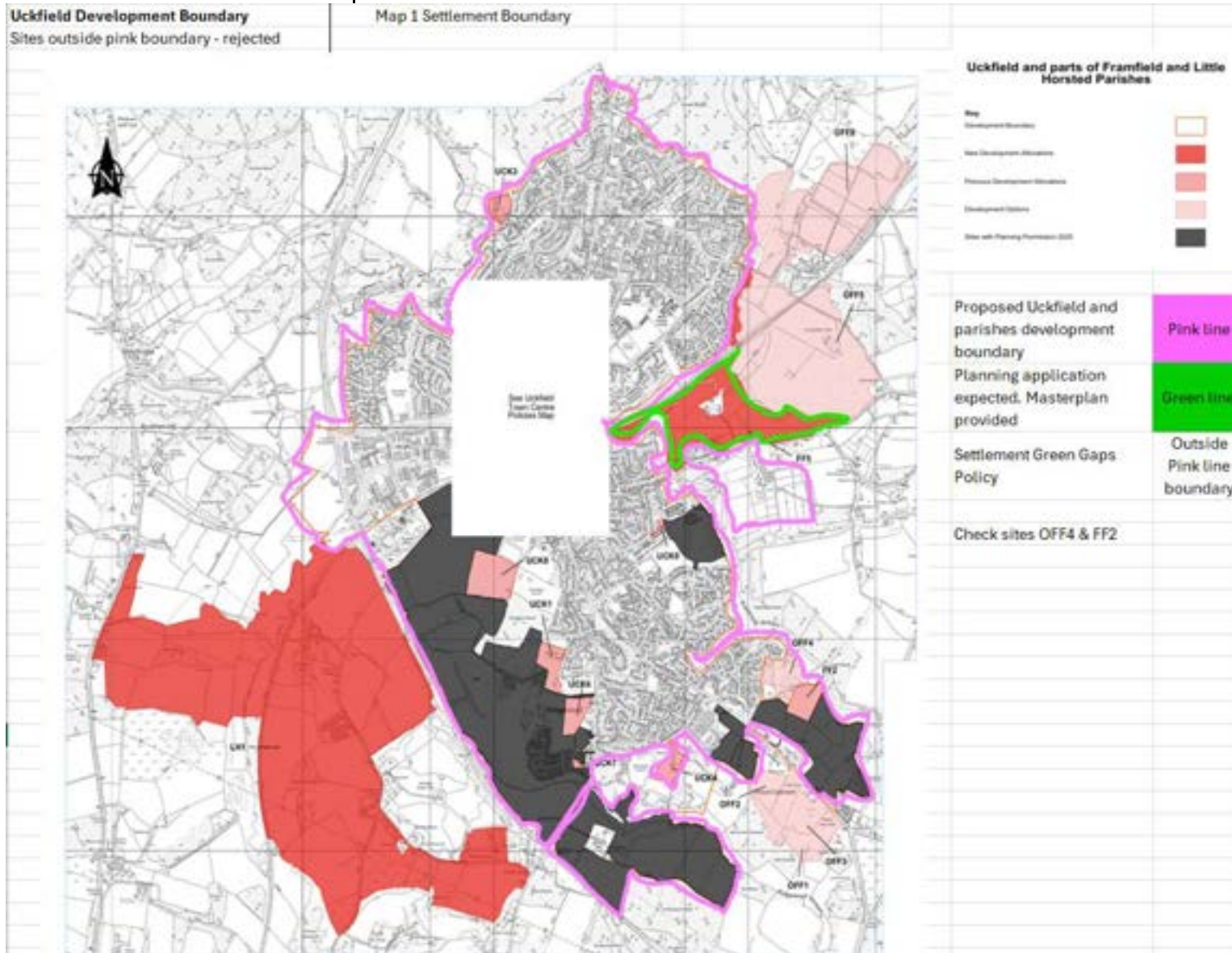
| UCKFIELD | | Sustainability Objectives | | | | | | | | | | | | | | | | | | | | |
|-----------|---|----------------------------------|----------------------------------|-------------------|------------------------|------------------------------|--------------------------|------------------|------------------------------------|---------------------|--------------------------|--------------------------------------|--------------------------------|-----------------------------------|-----------------|----------------------------|---------------------------------|--------------------------|------------------------------|--------------------------------|----------------------------|--------|
| 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 & 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 | |
| 1007/1410 | Land at White House Farm, London Road, Uckfield | Orange | Yellow | Green | Yellow | Orange | Yellow | Yellow | Yellow | Yellow | Yellow | Yellow | Yellow | Yellow | Green | Yellow | Yellow | Yellow | Yellow | Yellow | Yellow | Yellow |
| 1232/1410 | Hempstead Farm, Uckfield | Orange | Yellow | Yellow | Yellow | Orange | Yellow | Yellow | Yellow | Yellow | Orange | Yellow | Yellow | Yellow | Green | Yellow | Yellow | Yellow | Yellow | Yellow | Yellow | Yellow |

SUMMARY OF FINDINGS

| Ref. No. | Site Status | Commentary |
|-----------|-------------|--|
| 1007/1410 | SELECT | STRATEGIC SITE (see SA Part 3: Strategic Site Assessments) |
| 1232/1410 | POSSIBLE | STRATEGIC SITE (see SA Part 3: Strategic Site Assessments) |

Uckfield and Parts of Framfield and Little Horsted parishes - Map presented in consultation link on line portal consultation and handed out **at exhibition 14th February 2026**
Land at White House Farm excluded from the Uckfield Map - development boundary at UCK3 and Snatts Road as shown





POLICY UCK11 - Land at White House Farm, London Road, Uckfield

Allocated for: Residential

Site Area (ha): 11.19

Indicative Capacity: 240 dwellings

Policy Map Designations: Ancient Woodland, Biodiversity Opportunity Area, Priority Habitat

Relevant Planning History: None



In addition to meeting the policies in the plan, any proposal for the development of this site must demonstrate that it will:

1. Provide a safe and suitable vehicular, cycle, and pedestrian access from London Road. The proposals must meet relevant visibility, capacity and safety standards in liaison with the local highway authority;
2. Undertake site-specific flood risk assessment showing how surface water flood risk within the southern and northern corners of the site will be mitigated. This will include the incorporation of SuDS that enhance blue and green infrastructure and deliver multifunctional benefits, including biodiversity, amenity, and water quality improvements;
3. Retain, protect, and enhance existing vegetation within the site, including priority habitat deciduous woodland to the west. This will include the retention and reinforcement of mature trees surrounding the site and the hedgerow along the London Road frontage. Planting should use locally prominent native species to strengthen the green infrastructure network and deliver ecological benefits;
4. Provide enhanced landscape screening to the northern, western, and eastern boundaries. Additional landscape mitigation is required along the southern boundary, where ancient woodland (Playgate Wood) and TPO trees are adjacent to the site; and
5. Provide a suitable buffer to the adjacent Ancient Woodland, which must be incorporated into the design. This will include setting back development from Budletts Wood on the western boundary and providing appropriate buffers to protect ancient woodland.



| Uckfield TC Environmental and Heritage Sustainability Assessment - current and future generations | | | | | |
|---|---------------|---------------------|--|-----------|---------------------|
| Site Ref. | LH1 | Qty | 1500-1700 | Mixed Use | Added for this site |
| | 1061/1410 | Name | OWLSBURY | | REJECT |
| UTC Site Assessment : | REJECT | Parish / Settlement | LITTLE HORSTED PARISH / ISFIELD PARISH | | |
| | | Ha. | 167.2 | | |

WDC key

The impacts have been scored as follows:

| 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 |
|-------------|----------|-----------|-------|--------|
|-------------|----------|-----------|-------|--------|

| | | | | |
|---|--|---|--|---|
| 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) 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) | 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 |

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| 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 - bypass crossings | | 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 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 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. Ridgewood Stream | 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 | | | | Rail/River separates children from returning home - risk of life | | Sense of Remoteness / Seclusion | |
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| Ecological Impact - BNG or SANGS does not address | | Harms Natural Beauty and enjoyment of the historic environment | | Journey times by bus (Manor Park cancelled bus services) | less than 4 per hour | Adapted and listened to previous responses 2024 | | Meets Uckfield approved 1 year strategy 2026-2027 | not in town parish |
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| | | | | | | | | |
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| 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 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 | | | | | | |