

Uckfield Neighbourhood Plan

Welcome

Uckfield Town Council is preparing a Neighbourhood Plan. This will establish planning policies against which new development will be determined. It cannot stop development and must align with national policy and the Wealden Local Plan. But it can seek to influence the quality and mix of development, enhance open spaces and wildlife habitats, and support the delivery of community infrastructure and safe travel choices for all.

A draft Plan was consulted on in 2022 but work since paused on that. It has now recommenced. It is set in the context of growth set out in the Wealden Local Plan and, through its policies, aims to make sure that whatever change does take place in Uckfield is the very best it can be for the benefit of the town and the community.

We are now consulting on a vision, objectives, policy and project ideas. These are based on the previous draft Plan. The ideas are presented across these posters.

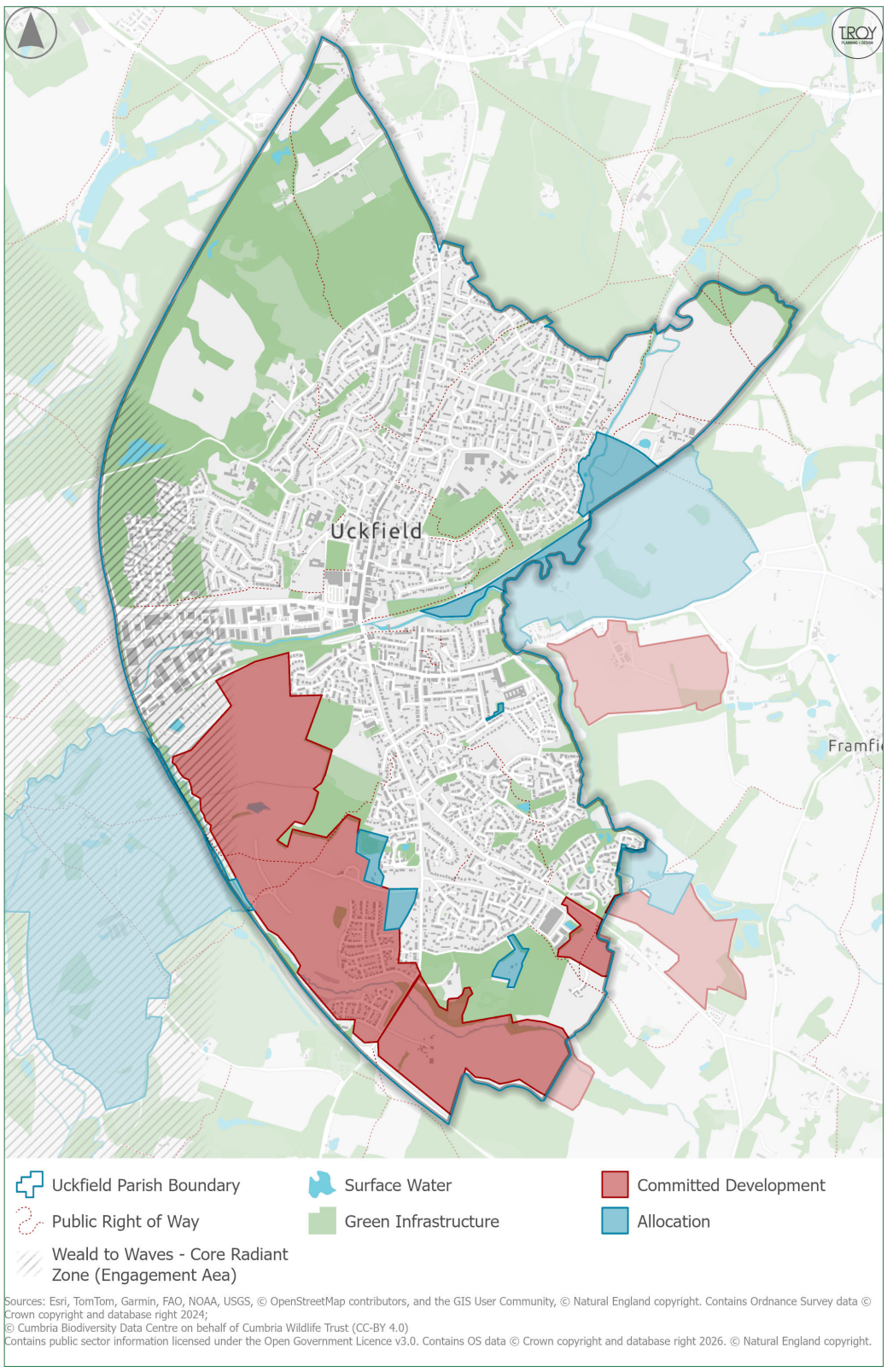
We'd like your views on these. Are we heading in the right direction?

Consultation is open until Sunday 20th December 2026.

Please do let us have your views by then.

All of the material you need to help inform your response can be found on the Neighbourhood Plan page of the Town Council website, including links to the online response form for your feedback.

www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



This map shows the extent of the Neighbourhood Plan area, which is the same as the Town Council boundary. It also shows areas of green infrastructure, which includes, for example, parks and woodland, as well as land currenlty subject to development (shown in red as 'committed' schemes, which are areas that have planning permission or are already under construction) and new allocations for development identified in the emerging Local Plan being prepared by Wealden District Council.

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Uckfield Neighbourhood Plan

Vision

A draft vision was prepared for the Neighbourhood Plan and consulted upon in 2022. This is presented below. It covered the period to 2031 and now needs reviewing and extending to cover the period to 2042.

We need you to let us know whether it remains relevant or if it needs amending. If so, how? What might the vision say? Please complete the questionnaire to tell us your ideas for the future of Uckfield.

By 2031 Uckfield, the gateway to the Ouse Valley and the Ashdown Forest, will have grown to be a vibrant hub with excellent transport links serving the community and neighbouring villages, whilst developing the town's character and strong sense of diverse community.

We will have encouraged sensitive sustainable development that prioritises the enhancement of our natural and built environment, and linked our wetland and green open spaces to promote healthy living.

We will have retained and enhanced our characteristic High Street alongside our retail and business parks supported by improved infrastructure which promotes an extensive variety of educational, leisure and recreational opportunities for residents and visitors alike.

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Uckfield Neighbourhood Plan

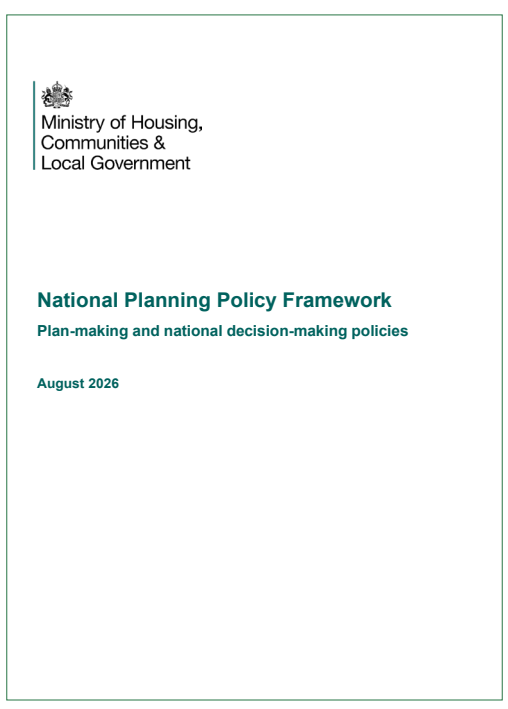
Are these objectives heading in the right direction, or not? Let us know by completing the questionnaire

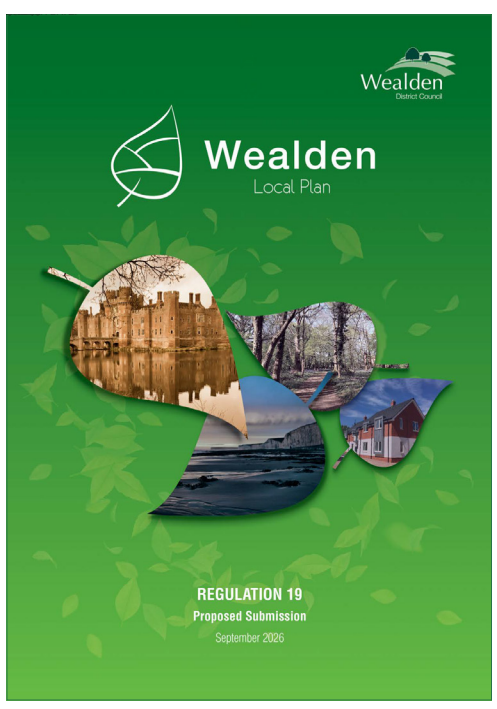
Objectives

Linked to the vision are a set of objectives, as presented here.

The policy ideas which follow this are focused on land use and development matters. The Neighbourhood Plan does not identify sites for development (this is done through the Wealden Local Plan), although we know that development will take place in Uckfield.

Through the policies in the Neighbourhood Plan we have the opportunity to influence this, so that if and when development does happen, then it should be the very best it can be for the area.





The Neighbourhood Plan needs to be consistent with higher-level policy established at the national level and in the emerging Wealden Local Plan.

1: Environment

To protect and enhance Uckfield's natural and built environment while reducing flood risk through sustainable management of green spaces, biodiversity and water.

2: Local Economy

To support a thriving and adaptable local economy by strengthening the High Street, employment and business areas, sustaining local jobs and services.

3: Design & Development

To support well-designed and sustainable development that reflects Uckfield's character, including the delivery of new homes that meet local needs and which accommodates appropriate infrastructure and parking provision.

4: Community infrastructure

To protect and improve community facilities and recreational assets, while supporting new provision to meet the changing educational, health, leisure and wellbeing needs of Uckfield and its surrounding communities.

5: Transport & access

To make it safer and easier for all to get around, to and from Uckfield, supporting strong public transport links and improving options for people who would like to walk and cycle.

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Uckfield Neighbourhood Plan

Ideas: Environment

These policy and project ideas relate to Objective 1.
Please let us know what you think about these.

What if we....:

[1a.] Identify and designate Local Green Spaces of value to the community which should be protected from development.

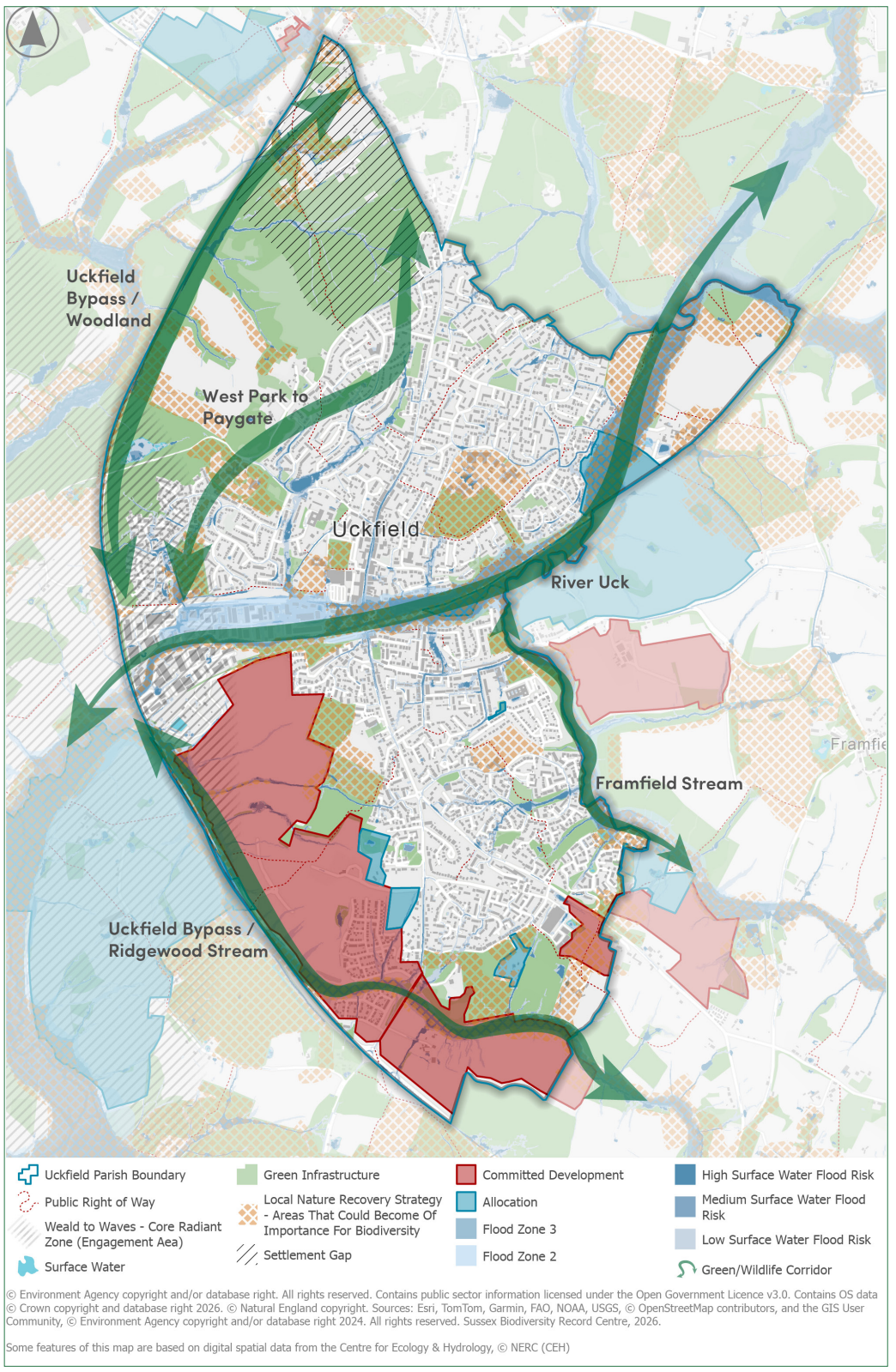
[1b.] Support creation of a network of connected green spaces and wildlife corridors that allow permeability for wildlife.

[1c.] Identify specific locations with potential for diversification and improvement for wildlife and biodiversity purposes, linked to priorities within the Sussex Local Nature Recovery Strategy.

[1d.] Identify opportunities for the naturalisation of existing river corridors or other areas at risk of flooding, managing the level of flood risk.



Uckfield benefits from a network of green spaces that are important for nature, such as the West Park Local Nature Reserve (above)



© Environment Agency copyright and/or database right. All rights reserved. Contains public sector information licensed under the Open Government Licence v3.0. Contains OS data © Crown copyright and database right 2026. © Natural England copyright. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, © Environment Agency copyright and/or database right 2024. All rights reserved. Sussex Biodiversity Record Centre, 2026.

Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology, © NERC (CEH)

This map shows important green / wildlife corridors which could be strengthened, with opportunities taken to enhance biodiversity and support nature recovery.

The mapping on the next poster identifies possible Local Green Spaces for designation and protection.

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Poster
5 of 9

Uckfield Neighbourhood Plan

Local Green Space designations

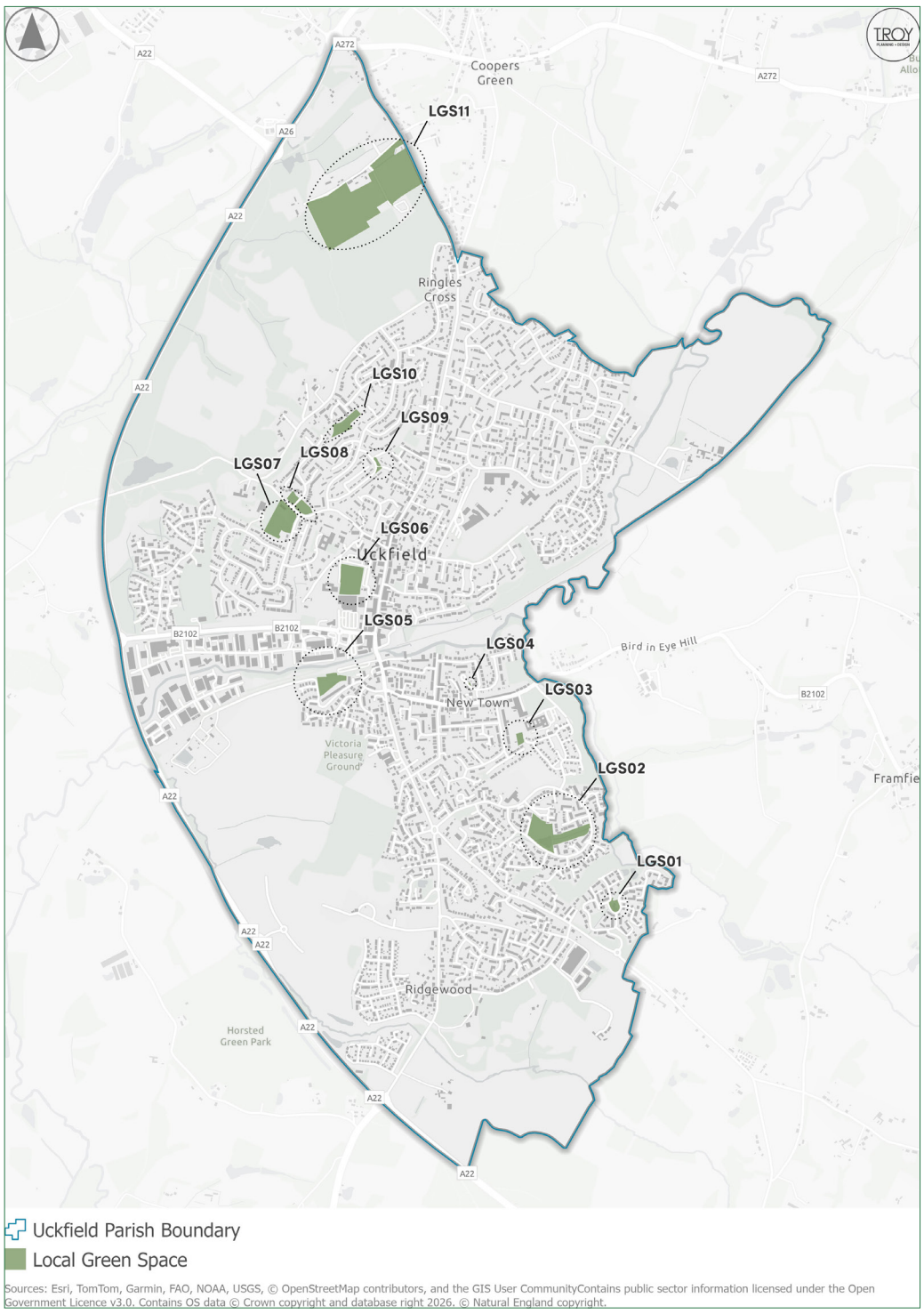
The Neighbourhood Plan proposes to designate 'Local Green Spaces' for protection from development. National policy says these must be demonstrably special to the local community and hold a particular local significance because of their beauty, historic significance, recreational value, tranquillity or richness of wildlife.

Potential designations are mapped here. They inlcude:

1. Fernlea Park Ponds
2. Harlands Pond and stream
3. Selby Meadow Community Garden
4. Keld Close Community Garden
5. Bridge Farm Wood
6. Luxford Field
7. Uckfield Scout Hall and Grounds
8. Land at the Hunters Way entrance
9. Land at the Crown Close entrance
10. Downlands Copse
11. Budletts Common

Please let us know if you think these are demonstrably special, or not, and why. Are there any other spaces that should be considered?

It is important to note that the potential designations do not include sites already well protected by environmental policy (e.g.: because they are an area of Ancient Woodland or similar) or by other legislation (e.g.: allotment gardens), or which are subject to development.



This map shows the location of potential Local Green Space designations. This is based on a longer list of sites considered by the Town Council.

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Uckfield Neighbourhood Plan

How might we improve the quality and attractiveness of the High Street environment? Let us know what you think.

Ideas: Local economy

These policy and project ideas relate to Objective 2.

Please let us know what you think about these.

What if we....:

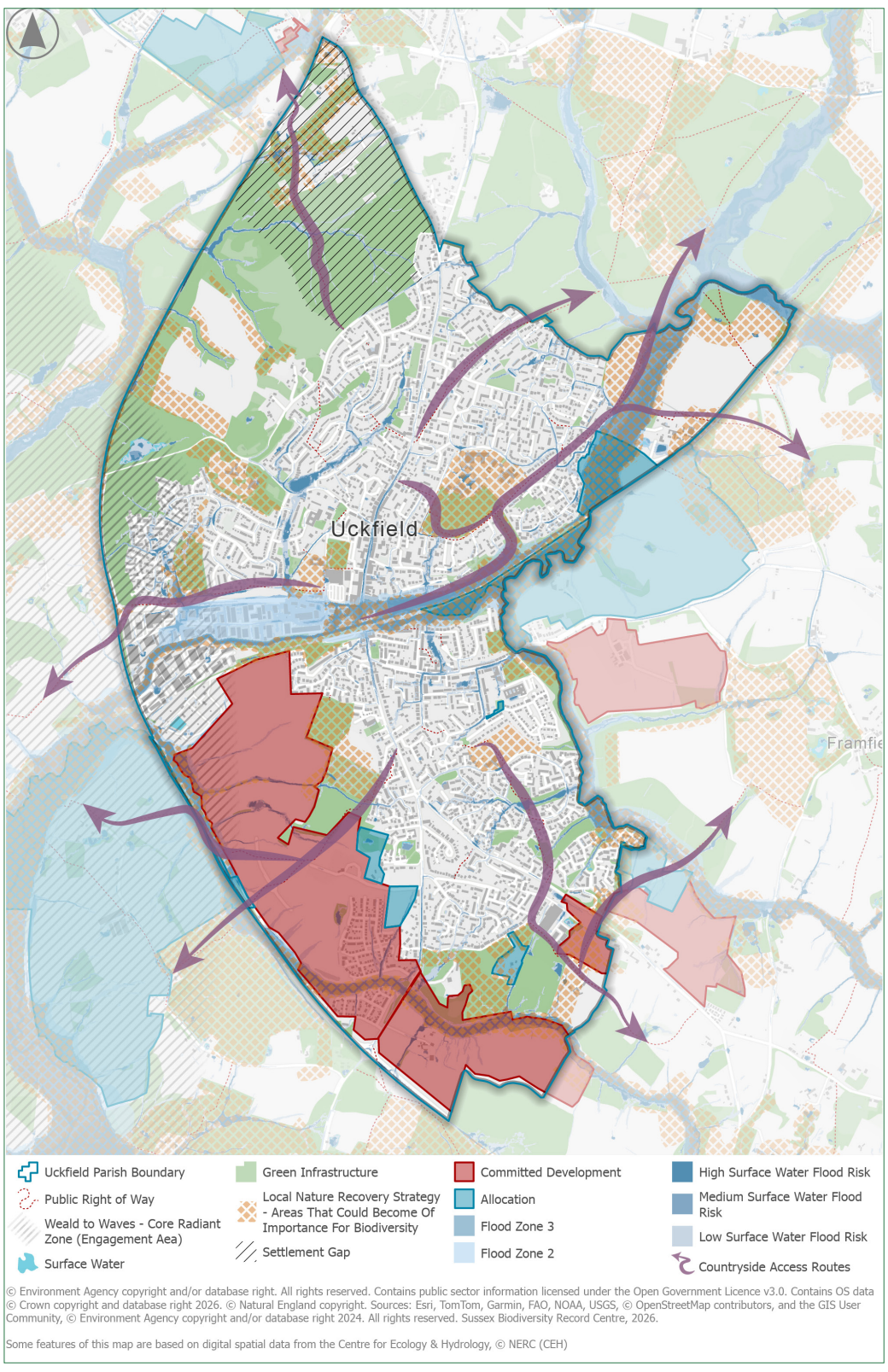
[2a.] Develop a policy and linked project that supports improvements to the quality of the public realm along the High Street, making this a more attractive place for people to visit and spend time in.

[2b.] Prepare a policy that seeks to retain and improve town centre parking provision alongside improvements to bus services, walking and cycling networks, including connections with the surrounding countryside.

[2c.] Develop a policy that sets out design principles for the look of new shopfronts (and which will also apply should proposals by submitted for changes to existing shopfronts).



View along the High Street as it is today. Should the Neighbourhood Plan explore ideas that support creation of a more pedestrian friendly street environment with shopfronts that are sensitive to the buildings and overall street scene?



This map shows important routes that provide links to the surrounding countryside for the benefit of residents. Should these be supplemented by a town wide network of safe walking and cycling routes?

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Uckfield Neighbourhood Plan

Ideas: Design & development

These policy and project ideas relate to Objective 3.

Please let us know what you think about these.

What if we....:

[3a.] Require the mix of new homes that come forward in new development to meet local needs in terms of house type, size and tenure, including provision of homes suitable for an ageing population.

[3b.] Prepare a policy that establishes design guidance so that when new development comes forward in Uckfield it responds appropriately to local character.

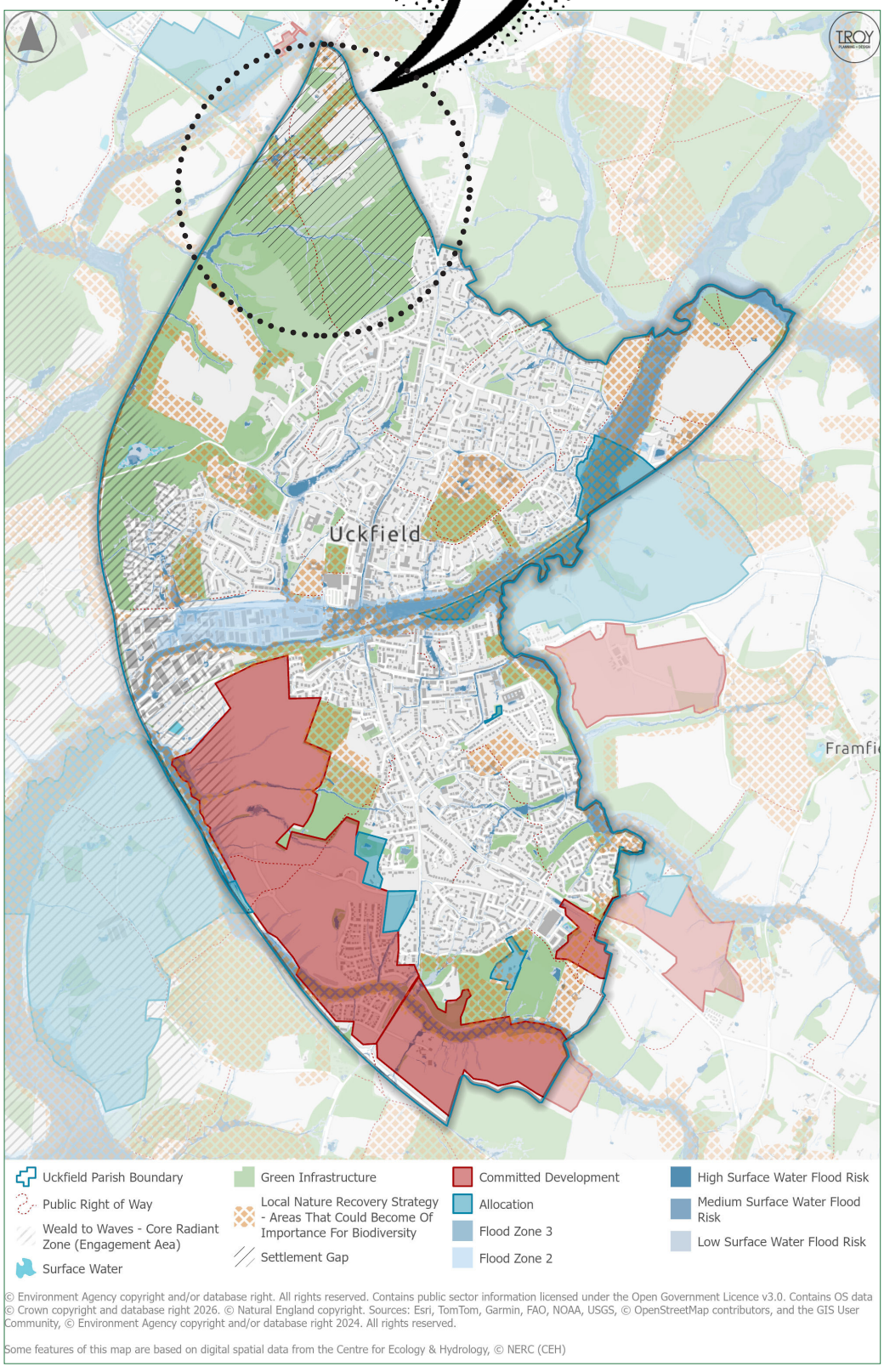
[3c.] Identify locally important heritage assets of value to the community for protection and enhancement (alongside those which already benefit from protection, including Listed Buildings)

[3d.] Identify 'gaps' around Uckfield where development should be avoided to minimse the risk of coalescence with surrounding settlements, retaining the separate identity of existing settlements.

[3e]. Identify local views of importance related to the topography of the town and key view corridors that should be protected / reinforced.

Right: This map shows the broad location where land might be designated as a 'settlement gap' to minimise the risk of coalescence between Uckfield and Maresfield to the north, where additional growth and expansion is proposed in the emerging Wealden Local Plan.

Should we seek to designate a 'gap' between Uckfield and Maresfield to minimise the risk of coalescence?



UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Uckfield Neighbourhood Plan

What community facilities are needed in Uckfield? What improvements could be made to existing facilities?

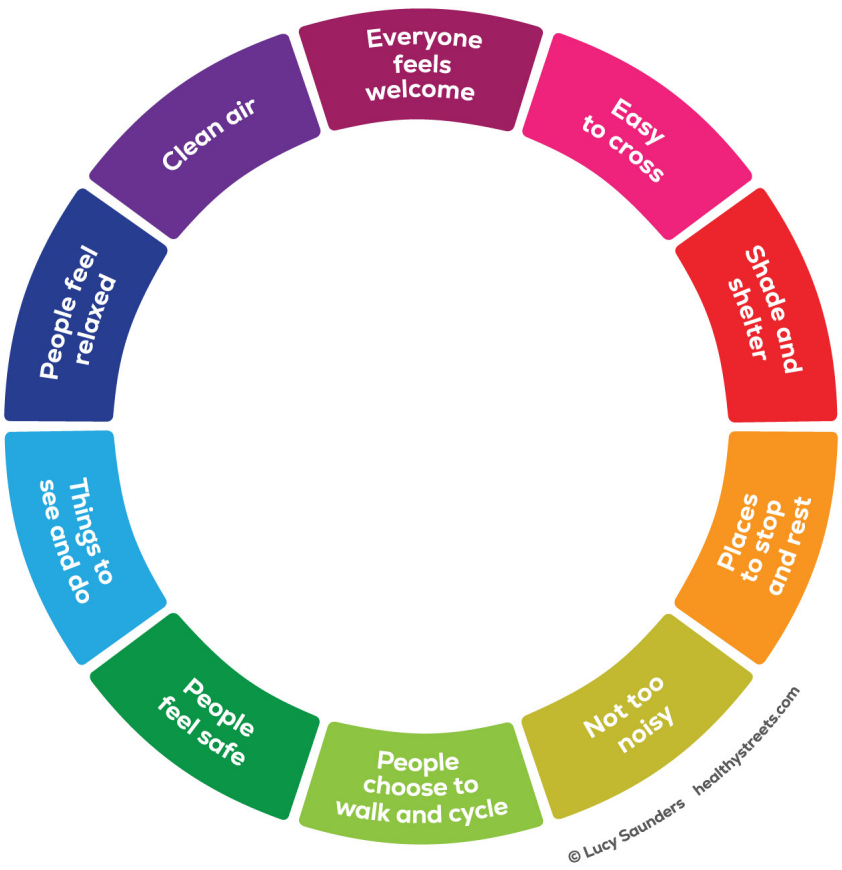
Ideas: Infrastructure & movement

These policy and project ideas relate to Objectives 4 & 5. Please let us know what you think about these.

What if we....:

[4a.] Identify existing facilities in Uckfield that would benefit from improvement (and what those improvements might comprise) and support delivery of new facilities that meet the everyday needs of the community.

[4b.] Identify specific opportunities for intervention in Uckfield (e.g.: junction improvements etc) which could help reduce traffic speed and make it safer for all to travel by a range of means, including by foot and bicycle.



The indicators of a Healthy Street (image source, Lucy Saunders, healthystreets.com), which are intended to encourage street design that is safe and inclusive. Should these be promoted in Uckfield in new development and through the retrofitting of existing streets and spaces?

[4c.] Identify opportunities for new walking, wheeling and cycling routes (as well as improvements to existing routes), and which supports travel by these modes, particularly for short everyday journeys for the young and old alike.





Could green infrastructure be integrated within the street environment in Uckfield? Is there a need to improve connectivity with the railway station?

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/



Uckfield Neighbourhood Plan

Next steps

How to respond

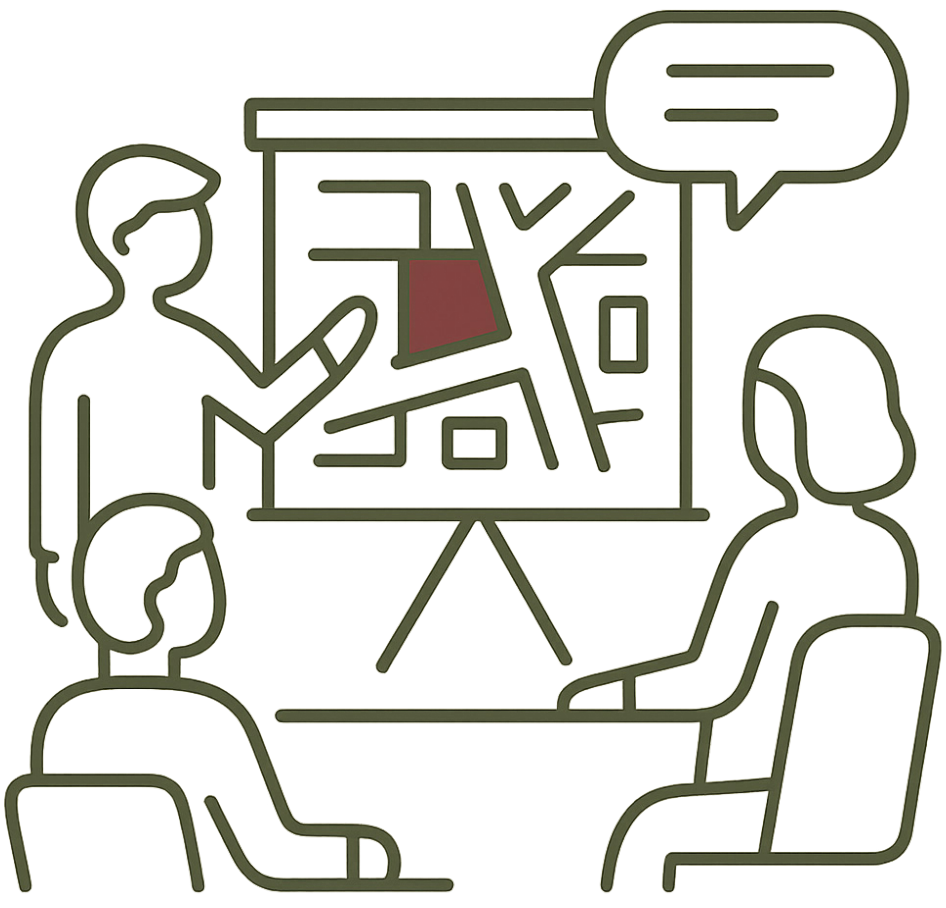
Thank you for viewing the consultation material.

Please do let us know what you think about the emerging ideas by completing the questionnaire.

The questionnaire can be completed online via the Neighbourhood Plan page of the Town Council website:

www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/

Alternatively, you can complete a paper version of the questionnaire and return to the Town Council.



The ideas presented here have been informed by feedback to previous consultaiton. Please now let us know if the ideas are heading in the right direction.

Drafting the Plan

We will review all comments received and then prepare the Draft Plan. Once prepared we will ask for your views on this.

Following any amendments made as a result of consultation comments, the Plan will then be submitted to Wealden District Council who will appoint an independent examiner to review it. They will advise whether the Plan should proceed to a referendum or not.

At the referendum, everyone of voting age living in Uckfield will have a chance to say whether the Neighbourhood Plan should be adopted ('made').

If more than 50% of people who turn out to vote are in favour of the Plan being made it can then be used to inform and determine planning applications as well as opportunities for future investment across the town.

Consultation runs until Sunday 20th December 2026.

Please let us have your comments by then.

Thank you!

UCKFIELD Neighbourhood Plan

to find out more and complete a questionnaire, scan here or visit: www.uckfieldtc.gov.uk/your-council/uckfield-neighbourhood-plan/