

# FRAMFIELD PARISH COUNCIL

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## Minutes of a Planning Committee Meeting held on Monday, 26 September 2022, at 6 pm in the Village Hall, Blackboys.

Present: Committee Members: Keith Brandon (Chairman), Tony Hall (Vice Chairman), Peter Friend and Maria Naylor.  
In attendance: Ann Newton (Parish Clerk).  
Public: 13.

*At the meeting, the order of the items on the agenda may be varied in line with public speaking. However, the minutes are detailed in the order of the agenda.*

### 1. Apologies.

There were none.

### 2. Declarations of Interest.

*Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. There were none.*

### 3. Minutes of the Last Meeting/delegated comments for Approval.

It was agreed that the minutes of the last meeting held and delegated comments having been circulated, be approved, adopted and signed as a correct record. (TH/KB).

### 4. Planning applications for consideration

- **WD/2022/2216/MAO – Outline application proposing the development of land for the erection of up to 400 dwellings with the creation of a new roundabout access from Lewes Road, 16.45ha of new open space and SANG provision alongside new pedestrian linkages. Horstedpond Farm, Lewes Road, Little Horsted TN22 5TR.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=159163>

*There was one member of the public in attendance who made her objections known to the Committee.*

#### **The Parish Council strongly objects to the Outline application.**

The site is stretching the boundary of Uckfield into Framfield Parish.

The Parish Council has a fundamental problem with the position and scale of the development which is also too close to ancient woodland and would create an ecological nightmare.

The location is too remote and segregated from the main town. There is currently no footway proposed from the eastern perimeter of the site to adjoin Uckfield. This will create an unacceptable distance to commute from the far western areas of the proposed site, along the A22 new footpath and back onto the Lewes Road to meet up bus stops.

The grade II Listed Building and farmstead will lose all of the characteristics of its heritage when 400 houses are surrounding it on 3 sides. There is no regard to the preservation of this farmstead setting.

It is disgraceful that for some time, the applicant has been removing hedgerow and trees which will have had an impact on the biodiversity. This

will be impacted further by the development of the rich ecological environment.

In the Design and Access Statement it states that ESCC have approved the access! This is premature in the very least.

In the Statement of Community Involvement, it states that there has been engagement with the Parish Council. This is an exaggeration of the worst kind – there have been two emails advising of the submission of the application from the agent and that is all.

Having listened to local residents at our own planning meeting, there appears to be discrepancy in the ecological impact, especially of birds that live or migrate to and from the area. It would appear that there is a substantially richer wildlife presence than the reports state.

This is not an enhancement to Uckfield or the surrounding parishes, villages and hamlets. This is an isolated build with little supporting infrastructure, where the majority of residents will have to commute by car to get to any service. By virtue of the fact that this is a haphazard site, avoiding Grade II Listed buildings, Ancient Woodlands and streams is evidence enough to show that this is not a sustainable location for 400 dwellings.

- **WD/2022/2182/MRM – Reserved Matters pursuant to outline application WD/2020/0700/MAO (Outline application for the erection of up to 50 dwellings) – appearance, landscaping, layout and scale. Land South of Framfield Road, Blackboys.**

<https://planning.wealden.gov.uk/plandisp.aspx?recno=159126>

*Various members of the public present made comments, some of which were discussed by the Committee and incorporated in their response.*

The Parish Council understands that this is a Reserved Matters application, the Outline application having been approved.

They support the layout of the scheme, keeping the development away from the front of the site and retaining the hedge/screening, especially to the frontage of the B2102.

They support the proposals for three shared ownership properties – there is a very low requirement for ‘affordable housing’ in the Parish and are happy that the remaining quota is for First Time Buyer homes for which the Parish is in great need and will enable people to get on the housing ladder.

The Parish Council objects to the design of the properties within the development and is very disappointed that their previous comments and views appear not to have been taken into account when they met and discussed the same with the applicant several months ago. The designs are crude, too simple and characterless – not in-keeping with the village or surrounding streetscape. For a prestigious site at the entrance to the

village, the applicant could do a lot better. New developments should blend into the village and not give the appearance of an isolated estate.

Play areas – the Parish Council objects to the play areas designed for the site. These will be to the exclusion of the rest of the village which does not create an inclusive environment. One is also proposed very near to a pond! They would ask for the play areas to be deleted and an appropriate commuted sum to be agreed to be passed over to the Parish Council so that they can enhance the play area on the recreation ground.

Public space, trim trails etc. Who will own these going forward? Who will maintain them? Should they not be offered to the Parish Council first with a commuted sum?

Streetlighting – they wish the site to be a dark site with no streetlighting.

Queries are raised about the surface water run off – where will it all go? Is what they have proposed, substantive enough especially as there have been several incidents of water run-off issues from the B2102 and cascading flows through fields and allotments and causing flooding at properties in Terminus Road.

Foul water capacities. Have Southern Water proved that there is capacity at the treatment works? The pipeline is currently blocked between Framfield (pumping station) and the Blackboys treatment works, and all effluent has (and still is) taken away in tankers from Framfield for many months. There are many faults in the current system. The condition of the system must be thoroughly investigated.

Internal roads – will they be to an adoptable standard or maintained by a residents' association.

Speed limit – the Parish Council understands that the applicant is in dialogue with ESCC to implement a 30-mph speed limit from the access point of the site in Framfield Road through to the junction with the Lewes Road. This should be conditioned into any approval due to the cumulative impact of the 50-house site, the potential 7-9 in Framfield Road adjacent to the recreation ground, 2 approved at the top of Tickerage Lane, 2 adjacent to Acre Mead nearer to the crossroads (plus the approved 5 on the same site, Gun Road, west side), 2+1 in Gun Road (east side), 3 on the site of Pure Plants, plus the house built at Simla almost opposite the access to the site. This will be a missed opportunity for the village if County does not agree to this speed limit reduction of which the Parish Council have been in full dialogue with the applicant, agent, ESCC officers and the ESCC County Councillor. Every stakeholder is aware of the proposal and should not be surprised by it.

The Parish Council suggests that the laybys proposed for Stonebridge Lane in the Outline application are deleted from the approval and a no left turn put in place from Framfield Road to Stonebridge Lane (an impossible move for anything other than a bicycle). These will alleviate the impact of the traffic from the site on the lane.

*The Parish Council would appreciate continual dialogue with officers in order that this RM application can be improved for the benefit of the residents of the village, and the residents who will be occupying the news houses.*

**5. Any Other Planning matters for reporting at the Discretion of the Chair.**

*To include any other planning applications which may arrive after the agenda has been published at the discretion of the Chairman in line with the terms of reference of the Committee.*

The Chairman mentioned that notification of the appeal procedure had been received for the Old Nursery House site. This is to be held via an Informal Hearing on a date yet to be advised. Anyone who wishes to be involved can attend the Hearing.

**6. Next Planning Committee Meeting – to be advised.**

*The meeting closed at 7.40 pm.*

AEN/21.10.2022

*Circulation: Planning Committee.*