

# FRAMFIELD PARISH COUNCIL

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## Planning Committee Details of Delegated Comments March III

Decisions can be delegated to the Chairman (or Vice-Chairman) plus two other members if agreed by the Chairman.

The following decisions were made under delegated authority by Keith Brandon (Chairman), Tony Hall and Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2021/0573/MAO** – Outline application (all matters reserved, aside from principal means of access) for up to 58 new homes (including 35% affordable housing), new access road, open space and soft landscaping.  
**Land at Old Nursery House, Framfield TN22 5PN**  
<http://planning.wealden.gov.uk/plandisp.aspx?recno=153179>

The Parish Council strongly opposes this application. Whilst the outline proposal has merit in quality, it has no respect for the setting in which it is sited. Framfield is a small village, characterised by a limited road network, predominately the B2102 that runs through its centre. The entire village setting is surrounded by open countryside with many visual aspects across the valley to the south and north. The applicant has submitted a proposal that is equivalent to an expansion of the village near 50% of the core area. This is totally unacceptable on what is a greenfield site.

The outline proposal would be a significant impact to the area in every sense. It would not respect the current setting which has a multitude of Listed Buildings and detached properties surrounding the area and beyond. To put it simply, the location is not suitable for this kind of development. The Parish Council appreciates the need for more housing but it has to be in the right place. Digging up greenfield sites that are not part of the core area of an established setting is damaging. It is deplorable that the mantra taken by determining councils and developers is to build anywhere as long as open green space is added to offset development. How can it be justified that you dig up open countryside, only to then add an open space? – this is ironic. The village already has green open space and a network of PRow throughout the area, so it is not a benefit to the current settlement.

The proposed development does not respect the adjoining established settlement, and the application even goes as far to say that extensive planting will be carried out to protect it from the existing properties. This then makes it an isolated growth of the parish and would amount to an unacceptable back land or tandem form of development.

The application pays little regard to the access to this site. Currently it is a dirt track to a couple of houses. The applicant shows photographic and sketched images of the access area but only from strategic points. What it does not show is that this access is on a bend in the road almost at a 90-degree sweep, at the bottom of a hill with S bends limiting visibility both ways. There have been many minor accidents at this bend resulting in cars upturned or in residents' gardens. It is unfathomable that ESCC Highways would deem this suitable as an access to a housing estate.

With limited visibility in both directions, it has the potential to cause a serious or fatal accident. The applicant may 'fluff up' their report to show it as a safe access but it is not.

Currently, and as the applicant has suggested, there is a flood plain run-off through the site. For several years there has been an issue with flooding around the access on the B2102. Rainwater runs down the hill and amalgamates in a dangerous pool just around the bend to the proposed access. ESCC are aware of this and have had difficulty in managing the issue for several years. By concreting over several hectares of the run-off area is only going to exacerbate the issue. Two small ponds at the bottom of the proposed site are simply not adequate to protect the adjoining neighbours.

This proposal does not protect or enhance the natural and built environment. By their admission, work is required by the applicant to provide mitigations to limit effects. With other current applications either approved or in the system already, this one will present further environmental and ecological damage across the parish and district. It seems that arguments of damage to the Ashdown Forest SAC, Lewes SAC and Pevensey Levels are considered with planning applications, albeit with limited weight. However, they seem to be considered in isolation and perpetuity of each application. At what point will the overall effect of mass building be considered on such areas? Blackboys (within the same parish) has already approved a 50-house development. The Parish Council are aware of another developer looking to submit an application for 290 houses within the parish. The network and infrastructure cannot cope with this. There are no sustainable features to support this kind of over development in a rural area. The applicant refers to services such as a car repair garage – this has since closed. The bus service is limited to almost office hours and does not run every day. The village has a school that can support approximately 100 children and is full every year. There are no shops in the parish, and the ones referred to in Uckfield are not accessible by footpaths, as not all the road network in and out of the village has adjacent pathways. This will mean that everyone will need to travel by vehicle to use any form of service or amenity as public transport is severely limited and the countryside lanes are not suitable for children to cycle on. It can also be dangerous for adults as the majority of roads are unlit, and there has been a big increase in traffic flow over the years, often accompanied with antisocial driving.

This application does contravene local and national policies. It is no fault of the parish and residents that the Wealden District Council Local Plan failed, and it should not result in mass developments in small rural areas as a result. Whilst not wishing to push development to other areas, how are villages and hamlets going to be protected if there is disregard for their existence? Framfield Parish has an extensive historic and environmental past. For centuries it has offered visible evidence of this and still does to this day. The applicant uses modern examples to support their application such as the houses on Becketts Way. Whilst this was an expansion, it was built along the corridor through the village, not in an isolated field.

This application will provide no benefit to current residents but will impact them negatively. It is an over development of isolated greenfield with a plan to remain isolated.

- **WD/2018/1759/F – Construction of a new 2 bed dwelling. (Amended plans) Granary Cottage, Framfield Road, Blackboys TN22 5LR**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=143329>  
*(Councillor Tony Hall took no part in the deliberations on this application because he is an adjacent neighbour).*

The Parish Council continues to strongly object to this application. It is disappointing that the applicant keeps amending this proposal to suit some comments made, but not all of them. In this latest rendition there is still no regard for the damaging effect that this infill dwelling would have on the adjacent and awfully close, Listed Building. It pays no consideration to its surroundings and would look out of place and not in keeping with the street scene, and the applicant has offered no mitigations to protect the environmentally valuable area in which it is proposed.

It would be distasteful to build a house in this location which would be more representative of an urban setting. This area of Blackboys is a settlement of mainly detached open spaced buildings, not houses divided by a few metres.

This proposal is not within the core area of Blackboys, which has seen far too much development in recent years. There is an extant approved application for 50 houses, Whilst one more house may seem insignificant, a line must be drawn to prevent further harm to our village and Parish. This application for one house offers no benefit to the community and will exacerbate an already intolerable level of development. Therefore, the Parish Council cannot support it.

The Parish Council's previous comments still stand.

- **WD/2021/0434/F – New two storey extension and part of single storey extension. Amendment to existing roof. Gatehouse Cottages, Gatehouse Lane, Framfield TN22 5RS.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=152977>

The Parish Council supports this application. It will present little impact to the street scene with no negative impact on the local area.

*Circulation: Planning Committee/All other Parish Councillors.*

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