

# FRAMFIELD PARISH COUNCIL

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## **Planning Committee** **Details of Delegated Comments** **January 2025**

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 Maria Naylor (Chairman), Keith Brandon and David Jenner. (The Chairman has the casting vote in any tie).

- **WD/2024/1409/MAJ – Creation of 5 No. ponds and associated works as part of a habitat bank.**  
**Brownings Farm, Lewes Road, Blackboys TN22 5HG**  
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/1409/MAJ>

The Parish Council supports the application in principle, as the proposal to introduce a habitat-friendly area would offer clear ecological benefits. However, the PC has two key concerns that they believe should be addressed:

### 1. Quantity and Validity of Biodiversity Credits

There is no reference to the quantity of biodiversity credits that will be generated and made available to developers from this site. This raises concerns, particularly if a relatively small site were to be used to justify excessive development in other areas.

Has the site been assessed using the statutory biodiversity metric to ensure compliance with regulatory requirements?

The proposal highlights the creation of ponds, but the site is already a biodiverse area. Therefore, it is likely to be classified as low-to-medium tier for biodiversity enhancements. Simply adding ponds seems a relatively limited enhancement compared to the broader range of improvements that could be made.

### 2. High Spatial Priority for Woodland

This location is identified as a High Spatial Priority area for woodland development. If the intention is to convert the area into ponds, has an Environmental Impact Assessment (EIA) been carried out to assess the potential consequences of this change? Woodland creation has significant long-term benefits, and it is important to consider these in comparison with the proposed alterations.

- **WD/2024/2684/LB – Replacement windows to south west elevation. Palehouse Oast, Palehouse Common, Framfield, TN22 5QY.**  
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2684/LB>

The Parish Council supports the proposals in principle.

- **WD/2024/2262/F & 2263/LB – The proposed installation of 10 No. AIKO solar panels to the south facing roof to an existing storage barn. Hobbs Barton, Streele Lane, Framfield TN22 5RY.**  
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2262/F>

The Parish Council supports the proposals but the application talks about the preservation of the 16<sup>th</sup> Century dwelling's sustainability balance. Would a ground array away from the protected listed building not be more appropriate?

- **WD/2024/2853/DC – Installation of an air source heat pump, whereby 1 air source is already installed to Flat 9 (directly below). 10 Maple Leaf Cottages, School Lane, Blackboys TN22 5LJ.**  
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2853/DC>

The Parish Council supports the application in principle subject to the proposals being acceptable with the accumulative sound levels it will create (with another co-located unit) on neighbours.

- **WD/2024/2623/F & 2624/LB – Double storey rear extension with internal alterations and associated works. Hope Cottage, Lewes Road, Blackboys TN22 5LG**  
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2623/F>

The Parish Council supports the proposals which have no impact on the visual appearance to the street scene, and is of a more sympathetic design than the previous withdrawn application.