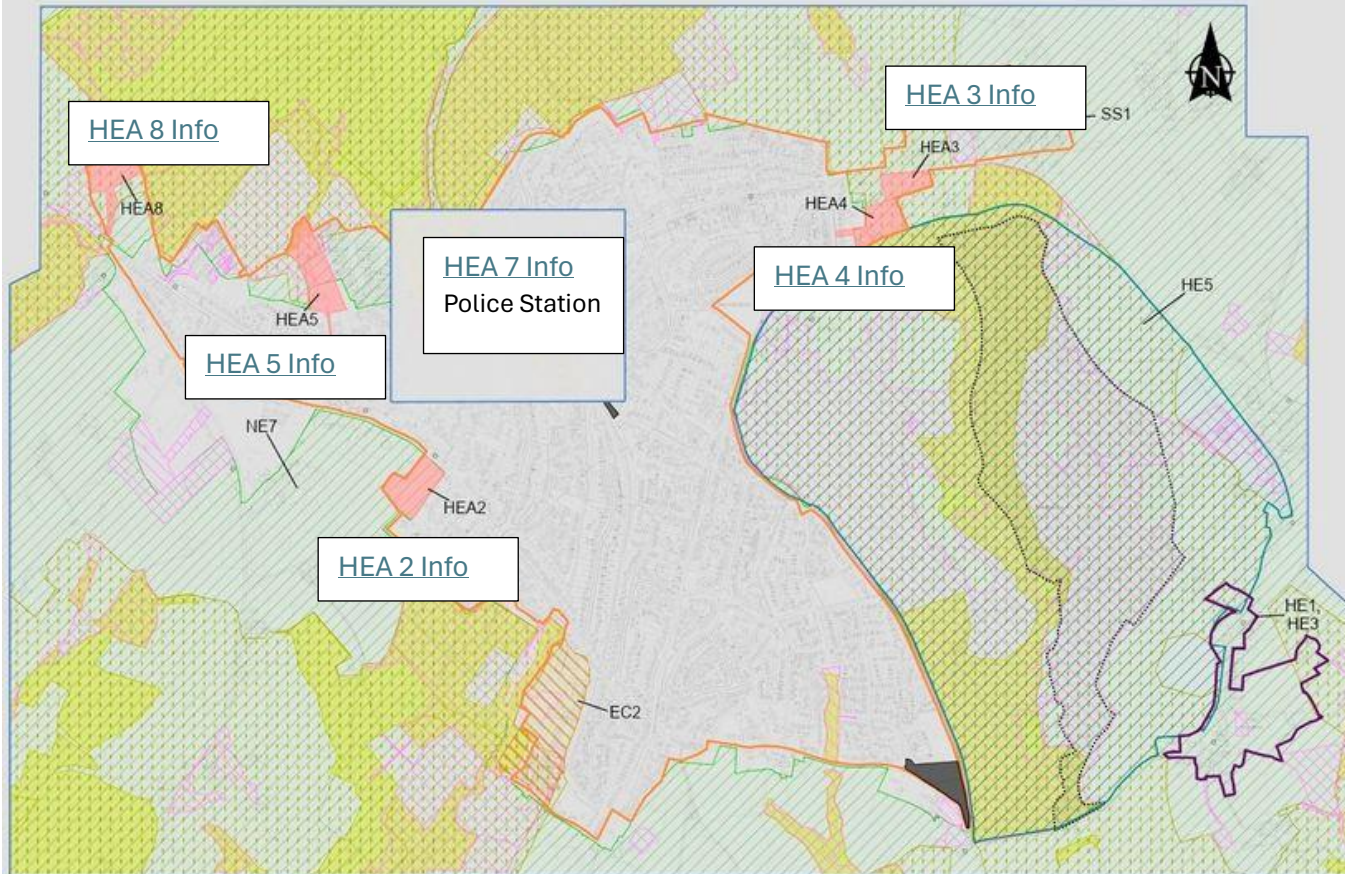


Heathfield and Crossing Hand Local Plan Site Allocation

Comments Document



Heathfield and Old Heathfield

Key

- High Weald AONB
- Ancient Woodland
- Biodiversity Opportunity Areas
- Priority Habitats
- Sites of Special Scientific Interest (SSSI)
- Regionally Important Geological Site
- Historic Parks and Gardens
- Conservation Area
- Development Allocation
- Development Boundary
- Sites with Planning Permission
- Policies Map Boundary

The map does not identify specific open space areas. However the Council is seeking to protect the following types of open space: Allotments, Amenity Green Space, Parks and recreation grounds, Children's play space, Youth play space, Natural green space and Outdoor sports space.

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This document contains the 9 Wealden District Council Draft Local Plan site location for proposed housing development 6 in Heathfield and 3 in Cross in Hand in addition to the 151 in the 9 sites there are 74 with current permission and 155 Windfalls (not allocated). Allocations are represented by an HEA reference clicking each box will take you to the comments and map for the particular site. From the site page you access the full sustainability officers report for the site. Full Local Plan information can be found [here](#) at WDC.



Policies Map



200 Metres

Scale 1:10000 @ A2

January 2024

HEA 2 SHELLA149/1210 Site Detail can be found [here](#)

Officers Comments

The site is taken forward for allocation but only for 35 (net) dwellings and only the eastern part of the site (within the proposed development boundary of Heathfield) is allocated.

This is in line with the recommendation of the Landscape Sensitivity Assessment 2023 which stated that if development was to come forward, it should be at the eastern most field that sits along Ghyll Road and better relates with the existing settlement edge.

The rear (western part) of the site is very attractive comprising trees, shrubs, semi-improved grassland and informal paths and is considered to be of moderate to high biodiversity value.

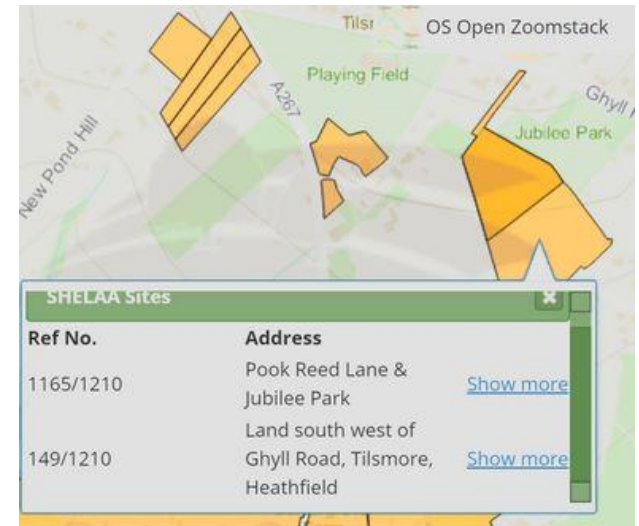
Given the above, it is only considered that the field fronting onto Ghyll Road is suitable for residential development.

Any development of this site will need to take into account its High Weald NL location, as well as seek to protect and enhance the sites biodiversity value include appropriate surveys and mitigation as appropriate.

Given the site's location within the High Weald AONB, any development proposals would be required to meet the requirements of paragraph 177 of the NPPF.

Further off-site works would be required to alter the existing, or introduce new, traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions as well as improve pedestrian connectivity to bus stops.

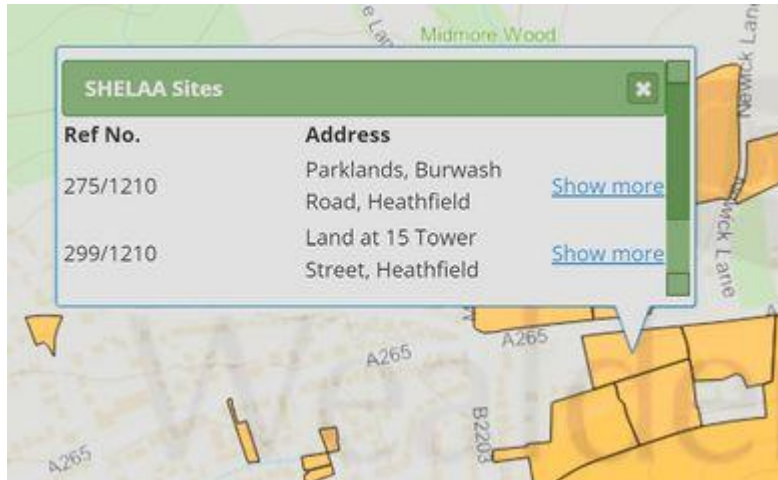
Comments



CLlr Mike Gadd Comments

CLlr Kevin Benton Comments

HEA 3 SHELLA 275/1210 Site Detail can be found [here](#)



Cllr Mike Gadd Comments

As the site was part of the Vines Corner Application and was accepted as a back stop by the action group. I am OK with this site as long as the surface water and drainage can be managed?

It should be noted that the speed limit has changed 30 mph on Burwash original planning permission has lapsed but .

Cllr Kevin Benton

Officers Comments

The site is taken forward for allocation for 20 (net) dwellings. The site previously gained full planning permission for 20 (net) dwellings under planning reference WD/2016/2064/MEA, although this has now lapsed.

As the site is located within the High Weald National Landscape, great care would be required with design, and mitigation likely to be needed, although this was demonstrated in the above approved planning permission.

Any development would need to meet the requirements under paragraph 177 of the NPPF.

This site has good hedge and tree enclosure, and development should not have an adverse impact on the wider landscape due to the site's location and topography.

The site is subject to a further ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ.

The setting of the Grade II listed Old Half Moon pub to the southeast of the site will need to be considered as part of any development scheme.

Comments

HEA 4 SHELLA 299 1201 Site Detail can be found [here](#)



Officers Comments

The site is taken forward for allocation for 10 (net dwellings).

The recently completed development to the north may offer vehicular and pedestrian access to the site; however, this can also be achieved via Tower Street to the west through the demolition of a single dwelling.

The site is in a sustainable location and is located in in close proximity to the services and facilities in Heathfield along the A265.

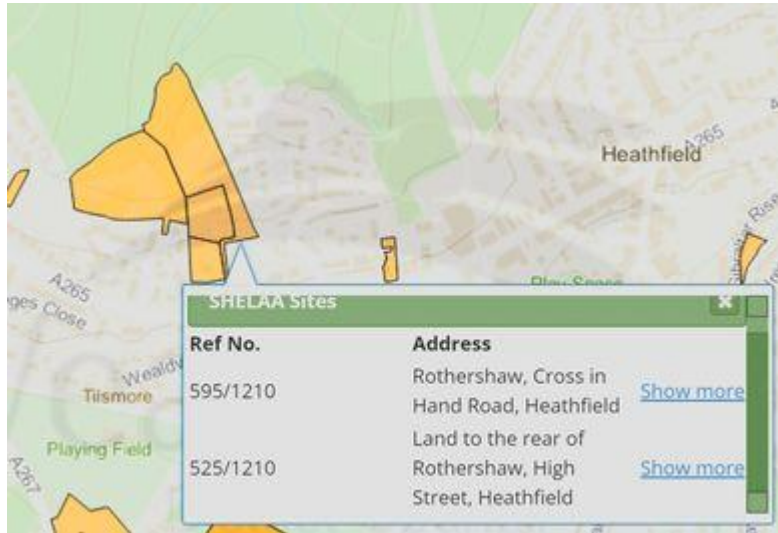
The site is relatively enclosed from the wider AONB landscape, therefore with careful design; the development of this site would have a limited impact on the wider area, although it is acknowledged that there would be a loss of land within the designated landscape. Any development would need to meet the requirements under paragraph 177 of the NPPF.

Comments

Cllr Mike Gadd Comments

Cllr Kevin Benton Comments

HEA 5 SHELLA 595/1210 – 525/1210 Site Info [Here](#) and [Here](#)



Cllr Mike Gadd Comments

Cllr Kevin Benton Comments

Officers Comments

Comment 595/1210 - The site is taken forward for allocation in combination with Site 525/1210 for 22 (net) dwellings.

The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference WD/2015/1782/MRM and has now been completed (Millennium Way).

The site is also adjacent to a few other SHELLAA sites to the south and west that may be suitable for residential development (references 307/1210 and 530/1210).

In combination with Site 595/1210, suitable mitigation for landscape and biodiversity is considered achievable.

Comment 525/1210 - The site is taken forward for allocation in combination with Site 595/1210 for 22 (net) dwellings.

The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference WD/2015/1782/MRM and has now been completed (Millennium Way).

The site is also adjacent to a few other SHELLAA sites to the south and west that may be suitable for residential development (references 307/1210 and 530/1210).

Development would, however, be limited to the south of this site due to the landscape constraints in the northern field.

In combination with Site 595/1210, suitable mitigation for landscape and biodiversity is considered achievable.

Comments

HEA 7 SHELLA 750/1210 Site info [Here](#)



A map showing a location with a popup window titled 'SHELLA Sites'. The popup window contains a table with two columns: 'Ref No.' and 'Address'. The first row shows '750/1210' and 'Land at Snatchells Farm, Cross in Hand Road, Heathfield' with a 'Show more' link. The second row shows '605/1920' and 'Land at Fairfield Lodge,' with a 'Show more' link.

Ref No.	Address
750/1210	Land at Snatchells Farm, Cross in Hand Road, Heathfield Show more
605/1920	Land at Fairfield Lodge, Show more

Officers Report

The site is taken forward for allocation for 6 (net) dwellings.

The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield.

The development of the site would be required to take into consideration neighbouring residential amenity and to retain existing vegetation on site boundaries.

Comments

Cllr Mike Gadd Comments

Cllr Kevin Benton Comments

HEA 8 SHELLA Site 750/1210 Site Info [Here](#)



A map showing a green area representing a site. A popup window titled 'SHELLA Sites' is overlaid on the map. The popup contains a table with two columns: 'Ref No.' and 'Address'. The first row shows '750/1210' and 'Land at Snatchells Farm, Cross in Hand Road, Heathfield' with a 'Show more' link. The second row shows '605/1920' and 'Land at Fairfield Lodge,' with a 'Show more' link.

Ref No.	Address
750/1210	Land at Snatchells Farm, Cross in Hand Road, Heathfield Show more
605/1920	Land at Fairfield Lodge, Show more

Cllr Mike Gadd Comments

Cllr Kevin Benton Comments

Officers Comments

The site has been selected for allocation for residential development of 24 (net) dwellings.

The site is located within the proposed development boundary for Heathfield and has access to sustainable public transport, therefore it conforms with the overall spatial strategy for Wealden.

However, the uncertainty for the provision of vehicle access on to the A265, due to the proximity to the existing junction to the A267, will need to be overcome.

Additionally, the land to the southeast has planning permission (WD/2020/2540/F) for 4 (net) dwellings along the frontage of the A265, would further screen the site to views from the highway.

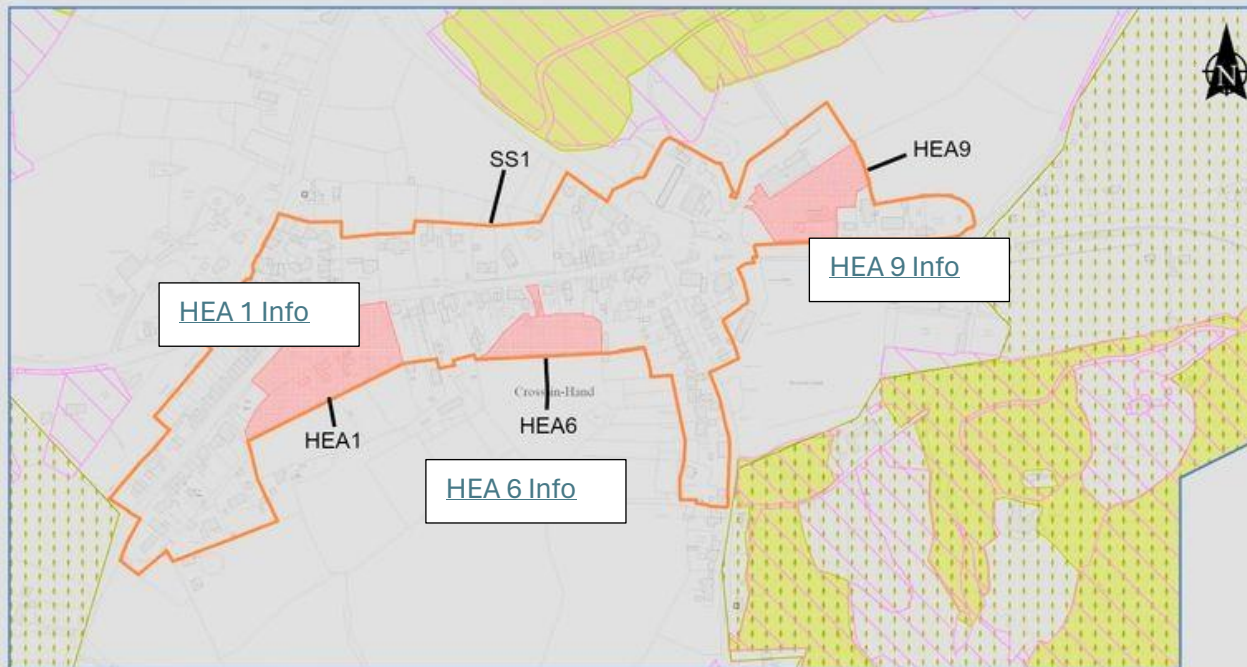
Comments

This document contains the 9 Wealden District Council Draft Local Plan site location for proposed housing development 6 in Heathfield and 3 in Cross in Hand in addition to the 151 in the 9 sites there are 74 with current permission and 155 Windfalls (not allocated). Allocations are represented by an HEA reference clicking each box will take you to the comments and map for the particular site. From the site page you access the full sustainability officers report for the site. Full Local Plan information can be found [here](#) at WDC.

Cross in Hand

Key

Ancient Woodland	
Biodiversity Opportunity Areas	
Priority Habitats	
Town Centre Boundary	
Development Allocation	
Development Boundary	
Policies Map Boundary	



The whole of this Policies Map is within the High Weald Area of Outstanding Natural Beauty (Policy NE 7).

The map does not identify specific open space areas. However the Council is seeking to protect the following types of open space (Policy INF 8): Allotments, Amenity Green Space, Parks and recreation grounds, Children's play space, Youth play space, Natural green space and Outdoor sports space.

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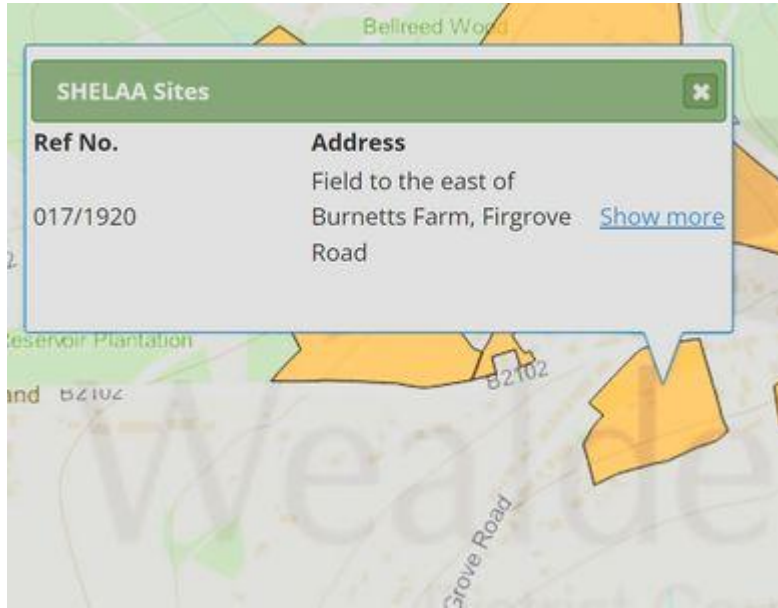
Policies Map


100 Metres

Scale 1:5000 @ A3

January 2024

HEA1 SHELLA Site 017/1920 Site Info [Here](#)



Cllr Mike Gadd Comments

Cllr Kevin Benton Comments

Officers Comments

The site is taken forward for allocation but only for 10 (net) dwellings and only the northern part of the site (fronting Fir Grove Road) is allocated.

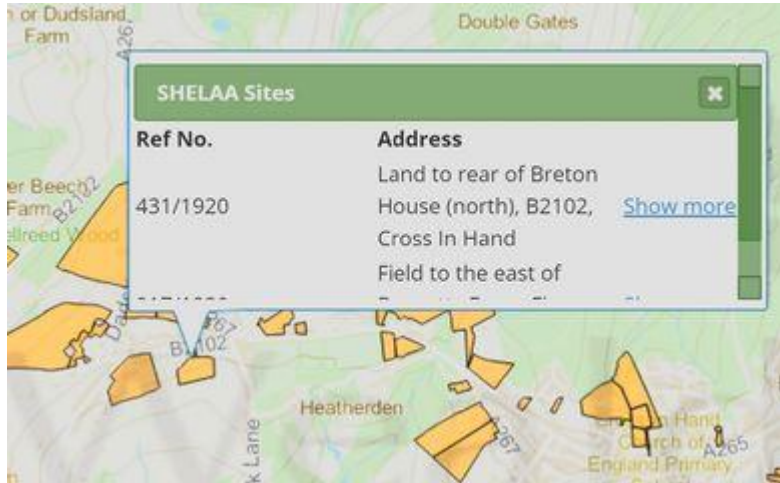
This will limit the visibility of any development through focusing it in the north of the site but significant landscape mitigation would be required.

A lower quantum of development would also be more acceptable in terms of the site location within the High Weald NL and place less pressure on the road network.

The site is sustainably located with good access to public transport and services and facilities within Heathfield. It is also not at risk of flooding from any source.

Comments

HEA 6 SHELLA Site 431/1920 Site Info [Here](#)



Cllr Mike Gadd Comments

Cllr Kevin Benton Comments

Officers Comments

The site is taken forward for allocation but only for 15 (net) dwellings.

This will limit the visibility of any development by allowing suitable landscape mitigation measures to be implemented.

A lower quantum of development would also be more acceptable in terms of the site location within the High Weald NL and place less pressure on the road network.

The site is sustainably located with good access to public transport and services and facilities within Heathfield. It is also not at risk of flooding from any source.

Comment

HEA 9 SHELLA Site 941/1920 Site Info [Here](#)



Cllr Mike Gadd Comments

Cllr Kevin Benton Comments

Officers Comments

The site is selected for allocation for 9 (net) dwellings.

The site is located within the sustainable settlement of Cross in Hand and benefits from close proximity to existing services and amenities.

Furthermore, the bus stops adjacent the site provide good connections to Heathfield to the east. The development of the site would be required to provide a new vehicular access from the A267 to the south.

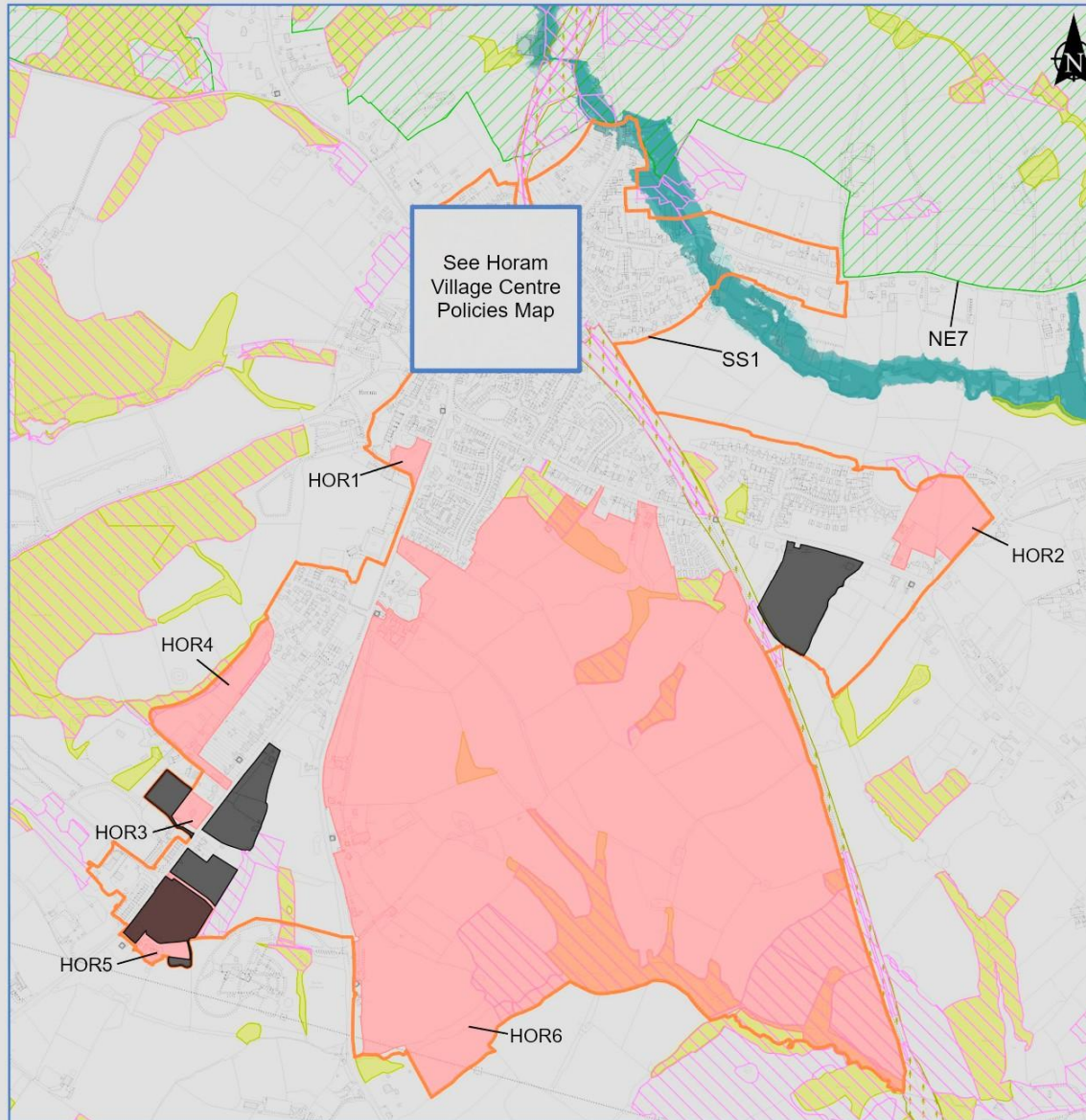
Development would also be required to take into the consideration the sites position within the High Weald National Landscape and ensure the scheme is designed that takes into consideration this high-quality landscape.

The site would require the provision of an enhanced landscaping across the site to enclose development from the neighbouring uses to the west and to protect the residential amenity of existing dwellings.













Subject to meeting these constraints, development of approximately 9 (net) units could be appropriate and the site is allocated accordingly.

Comments

Horam



Key

Flood Zone 2	
Flood Zone 3a	
Flood Zone 3b	
Future Flood Zone 3a	
High Weald AONB	
Ancient Woodland	
Biodiversity Opportunity Areas	
Priority Habitats	
Development Allocation	
Development Boundary	
Sites with Planning Permission	
Policies Map Boundary	

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Policies Map




200 Metres

Scale 1:10000 @ A3

Heathfield Parish Permission Granted

Site Address	Net Dwellings Committed
Huggetts Farm, Hanging Birch Lane	1
Cadence, Battle Road, Punnetts Town	5
Land north of Whitehouse Lane, Waldron	1
The Old Dairy, Burwash Road, Broad Oak	1
Land at Old Barklye, Swife Lane, Broad Oak	2
Star Lodge, Waldron	1
Former Apex Mill Site, Heathfield	9
Rutherford, Cross in Hand Road, Heathfield	1
Laurel Cottage, Street End Lane, Broad Oak	1
Pond Farm, Nettlesworth Lane, Vines Cross	1
Buildings north of Scallow Wish, Moat Lane, Waldron	1
Little Bigknowle Farm, Bigknowle Hill, Broad Oak	1
Barklye Farm, Broad Oak, Heathfield	1
Friars Oak, Possingworth Close, Cross In Hand	1
The Round House, Lewes Road, Cross In Hand	1
14-18 High Street, Heathfield	4
Heatherlea, Newick Lane, Heathfield	5
The Boiler House, Heathfield Park	1
The Implement Shed Broad Oak	1
Tottingworth Old Farm Barn	1
Kensington D A Ltd, Tilsmore Road, Heathfield	9
Land to the north of Upper Greenwoods Lane	1
2 Station Approach, Heathfield	1
Little Coldharbour Farm	1
Land Adjacent to Meadow Cottage	4
Jones Britain, Mutton Hall Hill	2
2 Thorn Cottages, Pook Reed Lane	1
Land East of Sandy Cross Lane, Heathfield	8
Taylors Farm, Knowle Lane, Broad Oak	1
Cadence, Battle Road, Punnetts Town	3
Paines Corner Farm, Swift Lane, Broad Oak	1
Lower Sandhills Farm, Sandhill Lane, Warbleton	2
Total	74

Here are the dwelling locations that have permission and count toward the total Heathfield number, the 151 allocations can be seen above and the 155 windfalls can fall anywhere within the HWPC area.

Comments

Notes from Reg 18 Document – Heathfield

1. Heathfield 20-minute Neighbourhood?
2. The FEMA mirrors the HMA, (Map 2), with the strongest links identified between Eastbourne and the south of Wealden District (Hailsham, Polegate, Willingdon, Westham, Stone Cross and Pevensey) followed by the north of the District (Crowborough, Wadhurst and Heathfield) being associated with Tunbridge Wells.



3. The evidence base shows that there were 19 existing strategic employment sites that are suitable for protection for employment uses that are located in various parts of the district, but predominantly within or adjacent to the district's main towns, including Uckfield, Polegate, Crowborough, Uckfield and Heathfield.
4. In terms of their location, the areas outside of the High Weald AONB account for 67% of bedspaces, with the remainder inside the High Weald AONB (or in the towns surrounded by it, i.e. Heathfield and Crowborough).
5. District centres: Uckfield, Hailsham, Crowborough and Heathfield all of which have a good level of retail provision (100 plus units) with a wide range of shops (supermarkets and some comparison retailing including that provided by national retailers). The centres also provide hubs for public transport and offer a good level of car parking. District centres provide jobs, services and offer a range of community facilities for the population of the town as well as surrounding settlements.
6. 12.26 The Wealden Town Centre Study (July 2022) focused on our seven main district/service centres that are included within the District, Service and Local Centre Hierarchy (namely Uckfield, Hailsham, Crowborough, Heathfield, Polegate, Forest Row and Wadhurst) and all these centres have recommendations within the evidence base for both a wider defined centre boundary¹⁸⁸ and primary shopping area boundary. In general, areas that are isolated, or operate as a distinct separate parade of shops, or where they do not function as part of the collective retail, leisure, commercial and service offering of 'main town centre uses' have not been included within the relevant defined centre boundaries.