



**Uckfield Neighbourhood Plan – DRAFT Policies  
As presented at the 16 April 2016 Neighbourhood Plan Policies event**

This documents lists the policies developed and presented at the 16 April 2016 Neighbourhood Plan Policies event. They were split into themes:

- [Housing](#)
- [Community](#)
- [Environment](#)
- [Transport](#)
- [Retail](#).

## Housing

**All the policies presented at the 16 April 2016 Neighbourhood Plan Policies event are  
WORKING DRAFTS ONLY  
They are not finalised and work continues to refine the content**

### Housing Policy Ho1

All new housing shall be of designs that respect the established sense of place and local character of the existing buildings in the area of the development and its surroundings. Compliance with these requirements shall be proven at the planning permission application stage, by demonstrating that the building designs meet the criteria within local development guidance. Equally the builds must meet the highest national standards of sustainable construction and energy efficiency.

### Housing Policy Ho2

Development of windfall housing within the existing urban boundaries will be supported. The use of brown field sites for such development is to be encouraged. All such developments should address flood issues as in [Environment Policy En9](#).

Speculative development proposed on land adjoining the current urban environment will not be supported if the local infrastructure is not there to support it and the urban spread leads to loss of and harm to the local environment.

Local plan requirements to meet the national housing stock requirements must be subjected to the closest scrutiny and consultation and will not be supported without clear evidence that every other alternative siting option, for such developments, has been rigorously examined.

### Housing Policy Ho3

To ensure community vitality and cohesion the national policies on the provision of smaller and affordable homes should be the single most important criterion in the consideration of any proposed development. This is critical to satisfy the needs of older residents, single parent families and young couples.

Proposals to develop more social housing for the community will be supported and encouraged as a long term objective for the town.

### Housing Policy Ho4

All new housing shall have an adequate provision of on-street parking spaces for residents. In addition, in the case of each of the developments permitted by Policies H1, H2 and H3, an off-road area shall be provided for visitors' parking.

Building design standards will require all new build properties have garages large enough to accommodate modern family cars and including an electric charging point. Developments that provide on-drive parking for a second car will be supported.

### Housing Policy Ho5

New developments should be designed such that blocked off cul-de-sac layouts do not become no through routes for pedestrians. Cul-de-sacs layouts with safe pedestrian routes between the houses, within a wider network of footpath/cycle routes provides better access and encourages exercise.

## Community

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### Community Policy Co1

Residents have told us these facilities are important. Any application for development of any of the facilities listed below, or change of use of any of their premises or grounds, will not be supported unless it will improve the facility or provide an equivalent local facility or the community no longer requires the facility:

- New Barn Playing Fields
- The Victoria Sports Pavilion and Victoria Playing fields
- The Luxford Centre
- Hempstead Playing Fields
- Luxford Field
- Uckfield Bowls Club
- Victoria Tennis Courts
- Uckfield Cinema
- Children's play areas
- Ridgewood Playing field and village hall
- The Dene
- The Rugby Club
- Buxted Park.

## Community Policy Co2

Any application for housing development should demonstrate how it will help to support the social core and community spirit of the town by connecting to and/or supplementing the existing twittern and footpath network of the town.

For developments of more than six homes, it should also provide and/or develop recreational space and/or equipped play space for use by those of an appropriate age from the whole community and/or provide allotments, to supplement the community's stock of these facilities.

## Community Policy Co3

In deciding how to spend the Town Council's share of the Community Infrastructure Levy that will accrue from development, priority should be given to provision of improved facilities for sports including provision of play facilities for the very young and recreational facilities for the youth, and consideration should be given to also assisting supporting the continued feel of community with support of events and other community facilities.

## Environment

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### Environment Policy En1

Recognised places for nature (e.g. Nature reserves) and recreation (e.g. Luxford Field, Victoria Park) are essential for our town's enjoyment and sense of community. These areas must be protected so:

- the public can enjoy them freely
- they can strengthen the community by enabling informal encounters between people and organised events
- they can support wildlife and biodiversity.

### Environment Policy En2

The more informal greens/places for nature on the housing estates etc. are important because they are part of Uckfield's character.

These areas must be protected so that Uckfield continues to have a green and open character and people can enjoy encountering green spaces and the associated wildlife as part of their daily life.

### Environment Policy En3

Community gardens such as Selby Meadow and Keld Close should be encouraged as they provide a focus for community groups and provide spaces for people and nature.

### Environment Policy En4

Places for nature have been recorded on the "Uckfield – Environment" map.

These places should be protected so they can:

- support and protect wildlife and biodiversity
- provide opportunities to encounter and enjoy nature.

### *Environment Policy En4.1*

Downlands Farm is a special case because it has already been subject to a Planning Application refusal, appeal and, in 2008, an Inquiry led by P E Dobson, Inspector appointed by the Secretary of State.

His report gave various reason for refusing the appeal including: "The proposed development would result in the unacceptable loss of ancient woodland and wetland habitats and lead to the unacceptable fragmentation, isolation and disturbance of natural habitats that support protected wildlife species and other flora and fauna of acknowledged nature conservation importance."

### **Environment Policy En5**

Residents want to be able to walk to and through a network of green spaces, particularly along rivers and streams.

Where possible, footpaths will be available to help people enjoy and care for green spaces particularly:

- Rivers and streams
- Nature reserves and Woods.

This particularly applies to opportunities created by new developments and other changes.

### **Environment Policy En6**

Residents want green spaces be connected. The concern was for public access but such connections can be for wildlife too.

Wildlife corridors and 'stepping stones' will be protected. This includes:

Rivers, streams and ditches  
Greens and gardens  
The railway line (used and disused)  
Hedgerows  
Spaces between houses  
Green open spaces with trees  
Grass verges to roads.

### **Environment Policy En7**

Residents appreciate access to the countryside around Uckfield.

Where possible, footpaths and other types of transport will link into the surrounding countryside. Barriers should not be introduced (roads without crossings, fences without gates/stiles) that prevent people accessing the surrounding countryside. Where such barriers already exist, crossings should be created when the opportunity arises.

### **Environment Policy En8**

Residents appreciate Uckfield's 'recognised' woodlands such as Boothland's Wood, Nightingale Wood and Lake Wood, its wooded surroundings and areas with trees within estates.

All changes should respect the local landscape character, of which trees, hedges and woods are an important part.

## Environment Policy En9

Residents have concerns about flooding.

Historically the river Uck has flooded. There are also problems with 'flash flooding' due to too much surface water from rain overwhelming local drains and ditches.

All developments and changes should implement sustainable urban drainage measures to reduce the risk of surface water and river flooding. Open areas within the estates are important for reducing the risk of flooding and should not be infilled, unless accompanied by schemes to reduce overall flood risk.

## Transport

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### Transport Policy Tr1

Seek to develop new and improve and repair existing cycle paths and footpaths to provide a network for health and social benefits together with encouraging similar facilities on new developments.

### Transport Policy Tr2

When a new school is being established or highway changes around existing ones, serious consideration given to vehicle parking provision and road safety measures including a 20mph speed limit.

### Transport Policy Tr3

Support the re-instatement of the Uckfield to Lewes rail line.

## Retail

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### Retail Policy Re1

To retain and protect the current appearance, character and variety of shops in the High Street the consolidation of smaller units into a larger one will not be supported.

Ways will be investigated to encourage Landlords and owners to ensure their external property maintenance is such that it is complementary to the High Street as a whole.

### Retail Policy Re2

To promote a greater range of choice and variety of retail offering to meet community need, applications that add to the retail offering and particularly have the appeal to draw more customers into the High Street will be supported.

The development of retail sites away from the High Street will not be supported as it could result in trade loss and closure of existing High Street businesses.

### Retail Policy Re3

The High Street area must be kept as a lively, vibrant 'living' centre of the Town which supports local services. Residential use of floor levels above the existing shops is to be retained and supported.

In addition a degree of non-retailing business around the High Street is desirable. These would include hi-tech companies, service providers, financial and legal service all complementing the current successful businesses. The change of residential use to other classifications would not be supported.