



18th August 2023

Dear Resident,

Re: Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield (Ref: WD/2021/2198/MAO) – Proposed Access Arrangement

In August 2021, Croudace Homes submitted an outline planning application to Wealden District Council for a proposed new development of up to 290 units on land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield (planning ref: WD/2021/2198/MAO).

A formal appeal against Wealden District Council's failure to determine the application was lodged in September 2022 (PINS ref: APP/C1435/W/22/3307828). The appeal is due to be heard at a Public Inquiry beginning on Tuesday 12th September 2023.

At the time of lodging the appeal, the proposed access arrangement was shown on drawing 5330/021 revision H. During the appeal process, discussions continued with the Highway Authority which resulted in some minor amendments to the access proposal which are illustrated on drawing 5330/021 revision K. This was the plan recently consulted upon by Wealden District Council.

The changes between revisions H and K of the access proposal can be summarised as follows:

- Removal of central splitter island located to the west of the site access and replacing this with a solid white line to achieve the same result.
- Removal of 30mph speed limit extension with Bird in Eye Hill remaining de-restricted as at present. The access has been designed based on recorded vehicle speeds which are just above 40mph in both directions.

Discussions have continued with the Highway Authority and further very minor amendments have been made to the site access proposal. These can be seen on drawing 5330/021 revision P and will be provided to the Local Planning Authority, Planning Inspector and Rule 6 Party.

The proposed amendments introduced with this revision can be summarised as follows:

- Further widening along the northern side of Bird in Eye Hill of 0.5m over a distance of approximately 38m to facilitate 3m through lane widths over the length of the right turn pocket. The previous scheme (revisions H and K) included 2.75m through lane widths.
- An increase of the access junction radii from 8m to 10m.
- A very minor realignment of the northern kerb line to achieve a minimum clearance of 450mm between the kerb line and highway boundary.
- A suggested location for providing a 'side road ahead' sign for westbound vehicles approaching from the east.
- A solid white centre line to the east of the access.

If you have any comments on these changes, please email info@bellamyroberts.co.uk or write to the postal address at top of this letter. You can also view the amended plan at www.bellamyroberts.com/uckfield-access-plan

We propose to raise these plans with the Inspector at the forthcoming Inquiry.

PLEASE NOTE THAT THE DEADLINE FOR COMMENTS IS NOON on 11th SEPTEMBER 2023.

Yours sincerely

Matt Twinberrow BEng MCIHT
Associate Director, Bellamy Roberts



Director:
IT Roberts MCIHT
Associate Director:
MJ Twinberrow BEng MCIHT
Consultant:
GD Bellamy BSc CEng MICE

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