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The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/C1435/W/23/3321978

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mrs Rachel Scott
Company/Group Name	Gleeson Land and John Alison Land and Research Ltd
Address	Sentinel House Harvest Crescent FLEET GU51 2UZ

Preferred contact method — Email ☑ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? — Yes ☑ No ☐

Name	Mr Joshua Mellor
Company/Group Name	Barton Willmore LLP
Address	Barton Willmore, now Stantec 26 Kings Hill Avenue Kings Hill ME19 4AE
Phone number	[redacted]
Email	[redacted]

Preferred contact method — Email ☑ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Wealden District Council
LPA reference number	WD/2022/1637/MEA
Date of the application	24/06/2022

Did the LPA validate and register your application?	Yes	☑	No	☐
Did the LPA issue a decision?	Yes	☑	No	☐
Date of LPA's decision	21/04/2023			

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	☐	No	☑
Does the appeal relate to an existing property?	Yes	☐	No	☑

Address

Land at Downlands Farm
Uckfield
Grid Ref Easting: 546619
Grid Ref Northing: 122026

Is the appeal site within a Green Belt?	Yes	☐	No	☑
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	☑	No	☐

Please describe the health and safety issues

Uneven land

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	☐	No	☑

Please enter details of the proposed development. This should normally be taken from the planning application form.

Hybrid planning application comprising: Outline application (with all matters reserved except for access) for the erection of up to 424 no. Residential dwellings including affordable housing, the provision of vehicular, pedestrian and cycle access and separate emergency access from the Uckfield bypass (A22), pedestrian and cycle access from Snatts Road, open spaces including children's play space, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks; and full application comprising creation of a strategic SANG, associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from Rocks Road, associated landscaping, infrastructure and earthworks.

Area (in hectares) of the whole appeal site [e.g. 1234.56]	46 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area?	Yes	☐	No	☑

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.	☑
2. Refused permission to vary or remove a condition(s).	☐
3. Refused prior approval of permitted development rights.	☐
4. Granted planning permission for the development subject to conditions to which you object.	☐

5. Refused approval of the matters reserved under an outline planning permission. ☐

6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐

7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐

2. Hearing ☐

3. Inquiry ☑

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☑ the box below

The Appellant considers the Appeal can only be appropriately determined via a Public Inquiry. This conclusion is clearly supported by reference to the factors set out in Annexe K of the PINS Procedural Guidance – Planning Appeals, including the following in particular:
There are a number of technical issues raised by the reasons for refusal including detailed matters relating to Ancient Woodland, Drainage and Highways which should be tested through formal questioning by an advocate;
The proposal has generated substantial local interest having received over 300 local representations;
The proposals have unresolved objections / concerns raised by statutory and non-statutory consultees, some of whom are likely to become Rule 6 parties; and
The need to test the significant implications of the Council's acknowledged position in relation to its undersupply and lack of a 5-year housing land supply.

(a) How many witnesses do you intend to call? 8

(b) How long do they need to give their evidence?

Each witness would likely give evidence and be cross-examined over the course of 1/2 to 1 days depending on the matter at hand and the format (e.g. some may be able to be addressed through roundtable discussion rather than through formal cross examination).

(c) How long do you estimate the inquiry will last? 12 day(s)

H. FULL STATEMENT OF CASE

☑ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes ☐ No ☑

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes ☑ No ☐

(b) Have you made a costs application with this appeal? Yes ☐ No ☑

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☐

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below. ☑

Certificate C or D

☑ see 'Appeal Documents' section

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding. ☑

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant. ☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below. ☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA. ☑

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form). ☑

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. ☑

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. ☑

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. ☑

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. ☑

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision. ☐

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application. ☐

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application. ☐

07. A copy of the design and access statement sent to the LPA (if required). ☑

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. ☐

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. ☐

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA. ☐

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☐

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application; ☐

(b) all plans sent at outline application stage; ☐

(c) the original outline planning permission. ☐

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☑

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☑

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledege.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature	Mr Joshua Mellor
Date	12/05/2023 10:24:12
Name	Mr Joshua Mellor
On behalf of	Mrs Rachel Scott

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our

privacy notice.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

  https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case - Final.pdf
Relates to Section:	SITE OWNERSHIP CERTIFICATES
Document Description:	Certificate C or D.
File name:	Cert C Notice.pdf
File name:	NMC6243043-PDF.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	CD2.2 Outline Planning Application Form.pdf
File name:	CD2.1 Full Planning Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
File name:	CD2.3 Certificate C Press Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	CD5.1 Decision Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	CD2.5 Site Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	CD2.104 Proposed Emergency Access.pdf
File name:	CD2.112 Technical Note Response to Drainage Comments.pdf
File name:	CD2.116 Green Infrastructure Parameter Plan.pdf
File name:	CD2.110 Snatts Road Access.pdf
File name:	CD2.4 Covering Letter.pdf
File name:	CD2.5 Site Location Plan.pdf
File name:	CD2.9 Green Infrastructure Parameter Plan.pdf
File name:	CD2.8 Land Use and Access Parameter Plan.pdf

File name:	CD2.2 Outline Planning Application Form.pdf
File name:	CD2.10 Scale Parameter Plan.pdf
File name:	CD2.15 SANG Detailed Hard and Soft Landscape - to follow.pdf
File name:	CD2.11 Plan Showing Boundaries for Outline and Detailed Planning Applications.pdf
File name:	CD2.12 Dark Areas Map.pdf
File name:	CD2.109 Site Access Roundabout.pdf
File name:	CD2.16 Proposed SANGAccess and Pedestrian Crossing Point.pdf
File name:	CD2.13 Site Access Roundabout.pdf
File name:	CD2.14 Proposed Emergency Access.pdf
File name:	CD2.21 Pedestrian Cycle Route Cross Sections.pdf
File name:	CD2.19 Fir Tree Grove Proposed Boardwalk.pdf
File name:	CD2.18 Fir Tree Grove Proposed Ramp Steps Arrangement.pdf
File name:	CD2.17 Overview of Fir Tree Grove Pedestrian Cycle Route.pdf
File name:	CD2.115 Air Quality Assessment.pdf
File name:	CD2.107 SANG Overview Plan.pdf
File name:	CD2.111 Woodland Park SANG and Woodland Management Plan_Part2.pdf
File name:	CD2.114 Noise Assessment.pdf
File name:	CD2.26 Economic Benefits Statement.pdf
File name:	CD2.1 Full Planning Application Form.pdf
File name:	CD2.20 Pedestrian Cycle Route Long Sections.pdf
File name:	CD2.91 Scale Parameter Plan.pdf
File name:	CD2.22 Pedestrian Cycle Route Earthworks Cut and Fill Feasibility.pdf
File name:	CD2.92 Lighting Strategy Plan.pdf
File name:	CD2.93 Plan Showing Boundaries for Outline and Detailed Applications.pdf
File name:	CD2.99 Response to Natural Englands Consultation Response.pdf
File name:	CD2.28 Transport Statement Appendicies_Part3.pdf
File name:	CD2.27 Transport Assessment.pdf
File name:	CD2.25 Design and Access Statement_Part3.pdf
File name:	CD2.97 Technical Note Response to Drainage Comments.pdf
File name:	CD2.100 Response to Comments for NonStatutory Ecological Consultees.pdf
File name:	CD2.98 Technical Briefing Note 08 Potential for Hydrological Connectivity to Sphagnum Bed at Lake Wood.pdf
File name:	CD2.113 Updated Drainage Strategy Drawing.pdf
File name:	CD2.86 Biodiversity Net Gain Assessment.pdf
File name:	CD2.30 Lighting Impact Assessment_Part2.pdf
File name:	CD2.29 Framework Travel Plan.pdf
File name:	CD2.95 Illustraitve Masterplan Movement and Access Strategy.pdf
File name:	CD2.94 Illustrative Masterplan.pdf
File name:	CD2.87 Downlands Woodland Park SANG and Woodland Management Plan.pdf
File name:	CD2.32 Downlands Woodland Park - SANG and Woodland Management Plan.pdf
File name:	CD2.31 Arboricultural Submission_Part1.pdf
File name:	CD2.31 Arboricultural Submission_Part2.pdf
File name:	CD2.31 Arboricultural Submission_Part3.pdf
File name:	CD2.30 Lighting Impact Assessment_Part1.pdf
File name:	CD2.28 Transport Statement Appendicies_Part1.pdf
File name:	CD2.28 Transport Statement Appendicies_Part2.pdf
File name:	CD2.25 Design and Access Statement_Part1.pdf
File name:	CD2.25 Design and Access Statement_Part 2.pdf
File name:	CD2.24 Planning Statement.pdf
File name:	CD2.23 Fir Tree Grove Detailed Soft Landscape_Part 2.pdf
File name:	CD2.23 Fir Tree Grove Detailed Soft Landscape_Part 1.pdf
File name:	CD2.7 Illustrative Masterplan - Movement and Access Strategy.pdf
File name:	CD2.6 Illustriative Masterplan.pdf
File name:	CD2.3 Certificate C Press Notice.pdf
File name:	CD2.111 Woodland Park SANG and Woodland Management Plan_Part1.pdf

File name:	CD2.108 SANG Detailed Hard and Soft Landscape.pdf
File name:	CD2.106 Report to inform a HRA.pdf
File name:	CD2.103 Heritage Addendum.pdf
File name:	CD2.101 Response to WDC Ecology Consultation.pdf
File name:	CD2.105 Letter in Response to Natural England.pdf
File name:	CD2.102 Response to ESCC Highways Comments.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	34784 A3 AW 230420 Core Documents.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	CD2.25 Design and Access Statement_Part3.pdf
File name:	CD2.25 Design and Access Statement_Part1.pdf
File name:	CD2.25 Design and Access Statement_Part 2.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	13. A copy of any Environmental Statement plus certificate and notices relating to publicity (if one was sent with the application, or required by the LPA).
File name:	CD2.88 Environmental Statement Volume 1 Figure 3.2 Scale Parameter Plan.pdf
File name:	CD2.90 Environmental Statement Volume 1 Figure 3.5 Dark Areas Map.pdf
File name:	CD2.34 Environmental Statement Volume 1 Chapter 1 Introduction.pdf
File name:	CD2.35 Environmental Statement Volume 1 Chapter 2 EIA Methology.pdf
File name:	CD2.38 Environmental Statement Volume 1 Chapter 5 Construction Methodology and Programme.pdf
File name:	CD2.36 Envirnonmental Statement Volume 1 Chapter 3 Site and Development Description.pdf
File name:	CD2.37 Environmental Statement Volume 1 Chapter 4 Alternatives and Design Evolution.pdf
File name:	CD2.45 Environmental Statement Volume 1 Main Text and Figures Contents.pdf
File name:	CD2.44 Environmental Statement Volume 1 Chapter 11 Summary.pdf
File name:	CD2.43 Environmental Statement Volume 1 Chapter 10 Land Contamination.pdf
File name:	CD2.49 Environmental Statement Volume 1 Figure 3.2 Scale Parameter Plan.pdf
File name:	CD2.50 Environmental Statement Volume 1 Figure 3.3 Green Infrastructure Parameter Plan.pdf
File name:	CD2.46 Environmental Statement Volume 1 Figure 1.1 Site Location Plan.pdf
File name:	CD2.41 Environmental Statement Volume 1 Chapter 8 Water and Flood.pdf
File name:	CD2.52 Environmental Statement Volume 1 Figure 3.5 Dark Areas Map.pdf
File name:	CD2.48 Environmental Statement Volume 1 Figure 3.1 Land Use and Access Parameter Plan.pdf
File name:	CD2.42 Environmental Statement Volume 1 Chapter 9 Cultural Heritage.pdf
File name:	CD2.40 Environmental Statement Volume 1 Chapter 7 Biodiversity.pdf
File name:	CD2.39 Envionemntal Statement Volume 1 Chapter 6 Landscape and Visual Effects.pdf
File name:	CD2.70 Environmental Statement Volume 2 Appendicies Contents Page.pdf
File name:	CD2.71 Environmental Statement Volume 2 Appendix 1.1 Location of Info within ES.pdf
File name:	CD2.72 Environmental Statement Volume 2 Appendix 1.2 Statement of Expertise.pdf
File name:	CD2.77 Environmental Statement Volume 2 Appendix 6.1 Landscape Visual Baseline - to follow.pdf
File name:	CD2.74 Environmental Statement Volume 2 Appendix 2.2 EIA Scoping

	Opinion.pdf
File name:	CD2.75 Environmental Statement Volume 2 Appendix 2.3 Scoping Correspondence with WDC .pdf
File name:	CD2.82 Environmental Statement Volume 2 Appendix 8.1 FRA & Drainage Strategy - to follow.pdf
File name:	CD2.65 Environmental Statement Volume 1 Figure 7.1 Ecological Designations.pdf
File name:	CD2.83 Environmental Statement Volume 2 Appendix 9.1 Archaeological Heritage Assessment - to follow.pdf
File name:	CD2.67 Environmental Statement Volume 1 Figure 7.3 Eco Features.pdf
File name:	CD2.66 Environmental Statement Volume 1 Figure 7.2 European Designations within 25km.pdf
File name:	CD2.78 Environmental Statement Volume 2 Appendix 6.2 Assessment of Effects Schedules.pdf
File name:	CD2.76 Environmental Statement Volume 2 Appendix 3.1 Energy Waste Sustainability Statement.pdf
File name:	CD2.47 Environmental Statement Volume 1 Figure 2.1 Cumulative Schemes Plan.pdf
File name:	CD2.96 Environmental Statement Volume 1 Figure 6.4 Fir Tree Grove Detailed Soft Landscape_Part2.pdf
File name:	CD2.68 Environmental Statement Volume 1 Figure 9.1 Designated Heritage Assets.pdf
File name:	CD2.57 Environmental Statement Volume 1 Figure 6.5 Site Character and Local Context.pdf
File name:	CD2.33 Environmental Statement - Non-Technical Summary.pdf
File name:	CD2.69 Environmental Statement Volume 1 Figure 9.2 Non-Designated Heritage Assets.pdf
File name:	CD2.73 Environmental Statement Volume 2 Appendix 2.1 EIA Scoping Report.pdf
File name:	CD2.81 Environmental Statement Volume 2 Appendix 7.3 Fir Tree Grove Botanical Report.pdf
File name:	CD2.64 Environmental Statement Volume 1 Figure 6.12 Night Photoviewpoints.pdf
File name:	CD2.59 Environmental Statement Volume 1 Figure 6.7 Relevant Planning Designations and Con.pdf
File name:	CD2.60 Environmental Statement Volume 1 Figure 6.8 Published Landscape Character Units.pdf
File name:	CD2.58 Environmental Statement Volume 1 Figure 6.6 Topography.pdf
File name:	CD2.61 Environmental Statement Volume 1 Figure 6.9 Findings of EDPs Visual Appraisal.pdf
File name:	CD2.79 Environmental Statement Volume 2 Appendix 7.1 Ecological Appraisal.pdf
File name:	CD2.80 Environmental Statement Volume 2 Appendix 7.2 Habitat Regulations Assessment.pdf
File name:	CD2.77 Environmental Statement Volume 2 Appendix 6.1 Landscape Visual Baseline_Part1.pdf
File name:	CD2.84 Environmental Statement Volume 2 Appendix 10.1 Phase 1 Geo-Environmental Desk Study_Part2.pdf
File name:	CD2.84 Environmental Statement Volume 2 Appendix 10.1 Phase 1 Geo-Environmental Desk Study_Part1.pdf
Completed by	MR JOSHUA MELLOR
Date	12/05/2023 10:24:12