For official use only (date received): 01/07/2023 20:39:49

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

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

DETAILS OF THE CASE

Appeal Reference	APP/C1435/W/23/3321978
Appeal By	GLEESON LAND AND JOHN ALISON LAND AND RESEARCH LTD
Site Address	Land at Downlands Farm Uckfield TN22 3PU Grid Ref Easting: 546619 Grid Ref Northing: 122026

SENDER DETAILS

Name	[redacted]
Address	[redacted]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☐ Interested Party / Person
- ☑ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☑ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Subject: Objection to Planning Application Appeal - Proposed Housing Development near Paygate Wood
Ref: WD/2022/1637/MEA

I am writing to register my strong objection to the proposed planning application for a large housing development near Paygate Wood, which has now been appealed to your office. Paygate Wood, an ancient woodland of significant ecological importance, is privately owned by a number of individuals who share a deep concern for its preservation.

The initial refusal of the planning application was a sound decision that recognized the potential irreparable harm that would be inflicted upon this cherished woodland and its surrounding countryside. The proposed development, as outlined in the planning application summary, seeks to erect up to 424 residential dwellings, including affordable housing, while claiming to address access and infrastructure concerns. However, I firmly believe that approving this appeal would have severe and far-reaching negative consequences that should not be ignored.

One of the most concerning issues is the inevitable displacement of wildlife that currently thrives within the Paygate Wood area. Species such as the Lesser Spotted Woodpecker and Barbastelle Bat, among others, have found a safe haven within this ancient woodland. Approving the proposed housing development would undoubtedly disrupt their habitats, significantly reducing their chances of survival. This not only undermines the ecological integrity of the area but also disregards the importance of preserving biodiversity.

Furthermore, the cumulative impact of the proposed development on the already strained road network, flood risk, and water supply/treatment infrastructure cannot be overlooked. The area surrounding Paygate Wood is already experiencing heavy demand on these crucial systems. Adding such a large-scale housing development without adequate provisions to mitigate these impacts would only exacerbate existing problems, leading to increased congestion, flood vulnerability, and compromised water resources for both existing and future residents.

Additionally, the planning application summary mentions the creation of a strategic SANG (suitable alternative natural green space), which is intended to compensate for the loss of green areas resulting from the development. However, it is crucial to recognize that no artificially created green space can replicate the intricate ecological balance and historical significance of the area surrounding Paygate Wood. Attempts to replace these with a man-made substitute would be an inadequate and inappropriate response to the loss of such a valuable natural asset.

In light of the aforementioned concerns, I urge you to carefully consider the long-term implications of approving the appeal for the proposed housing development near Paygate Wood. It is imperative that we prioritize the preservation of our natural heritage, safeguard vulnerable wildlife species, and ensure the sustainable management of our infrastructure and resources.

I trust that you will thoroughly evaluate the objections raised against the planning application appeal and make a decision that upholds the principles of ecological stewardship, environmental protection, and sustainable development.

Thank you for your attention to this matter.