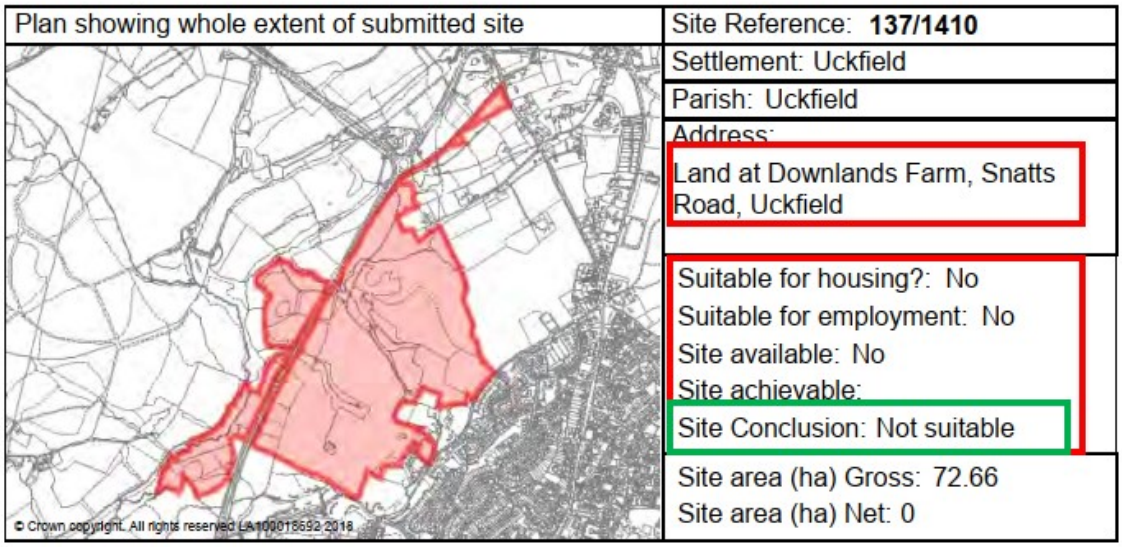
Do you Wealden and Uckfield Planners and Councillors want your legacy to be that you helped to ruin East Sussex for evermore? You should throw this out without further thought and save yourselves time, effort and *our* money.

In 2006 it wasn't suitable for development. It isn't suitable now, because the only thing that's changed is that Uckfield has thousands more houses, *so where's the need?* And if there isn't the need, it must be declined.



Reasons: This is an area of attractive rural landscape on the fringes of Uckfield, containing much ancient woodland. Development of the site would entail considerable adverse landscape impact and would compromise its nature conservation integrity and biodiversity interests. In addition, development of the site is unacceptable on transport sustainability grounds and because of its relative inaccessibility from the town centre. The site was also subject to an appeal which was dismissed by the Sectretary of State in 2008 due to specific site constraints.

"The proposed development represents an unjustified and unacceptable form of development of a site that lies in open countryside outside of the defined development boundary for Uckfield, contrary to Policies S5 and SIO of the East Sussex and Brighton & Hove Structure Plan 1991 - 201 1, Policies GD2 and DC17 of the adopted Wealden Local Plan (1998) and Policies GD2 and DC15 of the Non-Statutory Wealden Local Plan (2005)."

"The proposed development would result in the unacceptable loss of ancient woodland and wetland habitats end 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, contrary to Policies Sl and ENI 7 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011, Policies ENI, EN13, and EN16 of the adopted Wealden Local Plan (1998), and Policies NE 14 and NE 16 of the Non-Statutory Wealden Local Plan (2005). "

"the Secretary of State agrees with the Inspector that whilst there may be some truth in these assertions, the Downlands scheme would 'spill out' into a new and relatively pristine area of countryside and, because of its scale, would appear as a separate and self- contained new settlement ill-related to the existing town. She agrees with the Inspector that no amount of tree screening or the quality design compensate for that."

"the Secretary of State agrees with the Inspector that the Snatts Road Link would have some adverse impact on the landscape, and that the proposed roundabout would have a considerable visual impact."

"Downlands would have a far greater and more harmful impact on landscape than BIEN or BIES, and that its landscape impact would be contrary to relevant development plan policies. She shares the Inspector's

view that this amounts to a major planning objection sufficient on its own to justify refusal of planning permission OR690)."

In addition, the countryside around the north of Uckfield is of outstanding conservation value as indicated by WDC Biodiversity Opportunity Area.

Within the application's area are pockets of ancient woodland - key habitats - linked to areas of open grassland. The application has root protection zones of 15mwhich is insufficient. A minimum of 50m is needed to ensure no impact is made to the woodland by soil compaction, pollution, water drainage and soil excavation.

The Downlands scheme would 'spill out' into a new and relatively pristine area of countryside and, because of its scale, would appear as a separate and self- contained new settlement ill-related to the existing town. No amount of tree screening or the quality design compensate for that.

It's already acknowledged by locals that the Snatts Road area has to be driven, cycled, walked carefully otherwise it is dangerous. Adding to traffic and changing the layout would make it even worse.

Any changes to the Snatts Road area would have an adverse impact on the landscape, and would have a considerable visual impact.

Downlands Farm development would be contrary to relevant development plan policies. This amounts to a major planning objection sufficient on its own to justify refusal of planning permission.

In addition, the countryside around the north of Uckfield is of outstanding conservation value as indicated by WDC Biodiversity Opportunity Area

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.

Loss of wildlife corridors would be affected causing arm to various species of wildlife including bat, reptile and amphibians, rare acid grassland, Sussex rare wet grassland, and ancient wet woodland. This would cause a risk to the biodiversity of the Ashdown Forest, due to its close proximity and potential increased use by householders and High Weald Characteristics (NCA 122), as referenced in Wealden DC's Adopted Local Plan 1998 EN6 and EN15 and Core Strategy 2013 Policy WCS12 Biodiversity.

Sewage
Southern Water's responses to existing proposals suggest that the existing treatment works/sewage system would be unable to cope with further development. This has already created fly issues in which persist a year after being reported.

Southern Water have said that additional flow will lead to an increased risk of foul flooding from the sewer network. Buxted sewage works only has a further 200 properties capacity (75 granted and 39 under appeal since this figure was stated and only 1000 further at Uckfield sewage works).

Drinking water capacity and water availability
There are concerns as to the availability of drinking water to the whole of Uckfield and the town regularly has low pressure occurrences partly due to aged network issues and system capacity.

Medical provision within Uckfield and the surroundings is totally inadequate.

Primary School provision in the North of Uckfield is already inadequate.

Transport access and current footpath capacities. If it wasn't so serious an issue the current Downlands Farm proposal's suggestions about the limited negative impact on local transport are laughable to the point of rib-tickling.

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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

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section:	REPRESENTATION
Document Description:	Your comments on the appeal.
File name:	Steve Simons' Downlands Farm objection 2022 v001a.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US