For official use only (date received): 13/07/2023 09:58:41

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	MRS HANNAH THOMAS
Address	18 Hunters Way UCKFIELD TN22 2BB

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

Dear Sirs,

We are objecting to this planning application for the following reasons:

1. Damage to ancient woodland for the proposed footpath/cycle path to Rocks Road is totally unacceptable. To cut and fill/earthworks would destroy a protected area of land.

2. We have severe concerns over the report from Southern Water. The nearest adoptable drainage for the site leads into the drainage for Hunters Way. As residents of Hunters Way, who are already experiencing unpleasant sewage smells along our road year-round, we fear that the increase in wastewater and sewage will adversely effect not only us, but also the rest of the town. We would have expected a full drainage plan to have been submitted along with this planning application and failure to do so leaves the application for 424 homes extremely vague.

To follow on from this, Wealden District Council has already expressed an objection in reference to surface water/drainage and full details of surface water drainage required. The increase in a non-permeable surface would naturally flow towards the busy A22 bypass road as that is the natural lie of the land but no provisions for surface drainage have been indicated.

3. Great Crested Newts, hazel doormice, and Barbastelle bats have been identified in this area which are endangered and a full survey would be required before damaging their habitat. As residents of the nearby Hunters Way, we have bats, owls, slow worms, toads, hedgehogs, and Munt Jacks in our garden. We would suggest that given our close proximity to the proposed development, these species would also be present on the proposed site. Development in close proximity would adversely affect the biodiversity of Rocks Lake and the adjoining ghylls due to the disturbance of the development, increase of population, and recreational tourism. When building this close to such rich biodiversity, the site should be surveyed as it is part of the surrounding ancient woodland.

4. As Marsefield Parish Council have already identified in their objection, no provision for necessary community facilities has been made in the application. There is no provision for new schools, doctors' surgeries, dentists, shops, etc in a region which is already very stretched with the current dwellings.

5. Although the A22 was surveyed, the addition of the access roundabout and the increase in vehicles using the route would congest the local road network further, including slowing access for emergency vehicles. The A22 is the main thoroughfare from north to south for this area.

6. There have already been multiple objections and refusals for building on this site previously.

Thank you for your time.

[redacted]