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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

YOUR COMMENTS ON THE CASE

Dear Sir/Madame,

Please find below our statement of case.

We live next to the proposed development and strongly object to this planning application based on multiple concerns noted below.

Evidence being provided:
-Batscan Bat survey conducted 21/8/2021
-Mrs T Jacobs BSc Ecology Report dated 16/5/2023
-Arborweald Ecology Report dated 27/4/2023
-Hindsight2000 book

Wildlife:
We are fortunate to be in a beautiful part of the world, blessed with ancient woodland and rare wildlife which is going extinct. To develop here would completely fragment many wildlife habitats between budletts and lake wood. We have reports of great crested newts at lake wood and the centre of this development site and also European eels traveling through our streams. The bats that fly between the woods and door mice that are living all around this site would also be endangered should this development go ahead.

Bats:
We had a bat survey completed about 20 months ago which we will supply as evidence showing Barbastelle Bats (Rare and endangered) flying on the edge of this development, there are two further reports showing this rare bat situated in the middle of the development and at the far end near Budletts.

Ecology:
We also have 2 Ecology reports stating the land along the A22 (which somehow conveniently was downgraded in the developers report) is Ancient woodland and at no point should this have ever been downgraded. Destroying 500m of ancient woodland to put roads and splays in can not be in line with any ecology or sustainability report for the area.

On our property, we have and continue to contribute to conservation habitats. We have put up bat houses and are currently regenerating a pond to support the local wildlife and great crested newts that are in the middle of the development currently.

Heritage:
The surrounding land is of significant historical value dating back over 500 years. Lake wood which is adjacent to the site is a rare and special site dating back prior to the streathfields who created what the lake is today. I am providing as evidence in the book 'Hindsight 2000' the importance of the site to the original history of Uckfield.

Water:
In this area we see a lot of water running off these fields into lake wood and surrounding streams. To build on this land would have significant impact to the waterways and lake wood. Not to mention in the centre of the proposed development site is a waterfall which many animals either use as a primary habitat or utilise the water as a source of survival.

Traffic:
Living on Snatts road and getting in and out of the town on church street is already backed up with the current volume at any given time of day not just peak hours. The B2102 at the roundabout by Tesco around peak times is very congested and can take 15+mins just to get through the roundabout. Also having children and trying to walk into town from Snatts road is extremely dangerous, even currently, there are quite a few cars driving quickly around blind corners.

Community facilities:
The current doctors surgeries are severely under resourced and this is the same for dentists, we have to drive to Ringmer to get on a list with a dentist. Rocks park is over subscribed and despite the fact we are less than 250m from the school (therefore clearly within catchment area) we were unable to get both of our school age children into the school.