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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<br>Uckfield<br>TN22 3PU<br>Grid Ref Easting: 546619<br>Grid Ref Northing: 122026 |

### SENDER DETAILS

| | |
|---|---|
| Name | [redacted] |
| Address | [redacted] |
| Company/Group/Organisation Name | [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**

[redacted] would request the Planning Inspector to take the following information into account and refuse the Appeal against the decision of the Wealden District Council to refuse Planning Application WD/2022/1637/MEA:

1. The site forms part of the Strategic Gap between Uckfield and Maresfield. Its loss to housing would reduce the space between the two communities and help create a single sprawling conurbation.
2. A site of this size will have a disproportionately high impact on the traffic through and around Maresfield and the surrounding rural lanes including across the Ashdown Forest.
3. The lack of investment in the infrastructure by the water companies has lead to a significant under provision for domestic water (reference the current hosepipe ban when the reservoirs are full). This makes the current application premature.
4. The provision of permission for 424 additional houses in the area would exceed the government requirements for the housing land supply, and should be seen in the light of the failure of the major developments in Uckfield to sell their current stock.
5. The development includes the demolition of buildings that are considered locally protected assets
6. The site has importance in the local biodiversity balance and a housing development would create further in-balances in the local flora and fauna.
7. The application fails to adequately show that their development will not exacerbate flooding in surrounding areas.
8. The application fails to prevent the direct and indirect degradation of Ancient Woodland.

Because of these factors we urge the inspector to reuse the Appeal.