For official use only (date received): 13/07/2023 00:20:23

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

To whom it concerns:

You will no doubt have read countless objections based on the need to safeguard biodiversity and ancient woodlands, a lack of suitable infrastructure (schools, doctors, dentists, roads, water, etc) in Uckfield and concerns about increased traffic in and around Uckfield/Maresfield. Whilst I wholeheartedly agree with these points I would like to raise 3 other issues of significance to be considered as part of the objection to the appeal submitted by Gleeson and John Allison Land.
1) Mental health
2) Car park on Snatts Road
3) Surveys by Aspect Ecology

1) Recent headlines suggest that over 8 million people in the UK are on anti-depressant medication, and many more will be struggling with depression and anxiety and not wanting to resort to medication. It has been proven time and time again that exercise and nature are natural anti-depressants (https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3674785/ and https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6085576/). Downlands farm - as it is - provides the people of Uckfield with the opportunity to not only exercise, but exercise in nature, all without driving miles (and the resulting environmental impact that has). This should not be taken away from us, nor replaced with a SANG. A SANG will provide limited scope for long walks and runs, will be too manicured to be considered "nature" and too busy (given the number of houses that will be nearby) to provide the breathing space that being out in Downlands farm currently allows us. Furthermore, the distant views to Ashdown forest and the South Downs will be spoilt, depriving Uckfield of something truly beautiful. You cannot underestimate the benefits of a place like Downlands farm for the mental health of the people of Uckfield.

2) Snatts Road. I live on Snatts Road, and have done for nearly 18 years. There is a sign at the end of the road (IMG_3047.jpeg, attached) which epitomises another reason why Downloands farm should not be built on. Snatts Road is a place in it's own right. It has a very rural nature, lots of trees in danger of falling down (in fact part of one did yesterday!) and does not need more traffic and least of all a car-park. It needs a 20 mile/hour limit, enforcing!

3) Reptile surveys. I often walk my dog on Downlands farm and was very disappointed to notice that the mats for the survey were often inspected quite early in the day, before the sun was on them. Whilst not an ecologist, I did study biochemistry at degree level and know enough about reptiles to appreciate that the surveys should be done in the warmer parts of the day. "Air temperature need only be between 10-20°C, and in fact these are the best temperatures to survey." (http://surrey-arg.org.uk/SARG/02000-Activities/SurveyAndMonitoring/SRS2008 /Reptile%20survey%20methods%20guide.pdf). These are not the temperatures we experienced when the surveys were being done at 7am in the morning! Or if later, from areas the sun hadn't reached. Further more, Downlands Farm is surrounded by ancient woodlands so how come Gleesons are using an ecology company with very little knowledge of this environment (IMG_3055.jpeg, attached)?
I don't like to be cynical but can't help but notice (from the internet) that Gleeson and Aspect have worked on many projects together and am somewhat suspicious of the ecological surveys being truly independent especially given my observation of the reptile survey mats being assessed at a time of day when no one would expect to find anything.

Gleeson land have a headline on their LinkedIn page - "100% appeal success rate in 2022". Please don't let this be the same in 2023. For the reasons I have detailed, for the reasons others have written about (both against this appeal and against the original planning application), for the reasons the Secretary of State said, in 2008, that this land should never be built on... This planning application cannot be allowed to go through.

Thank you for reading,

[redacted]

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section:	REPRESENTATION
Document Description:	Your comments on the appeal.
File name:	IMG_3055.PNG
File name:	IMG_3047.jpeg

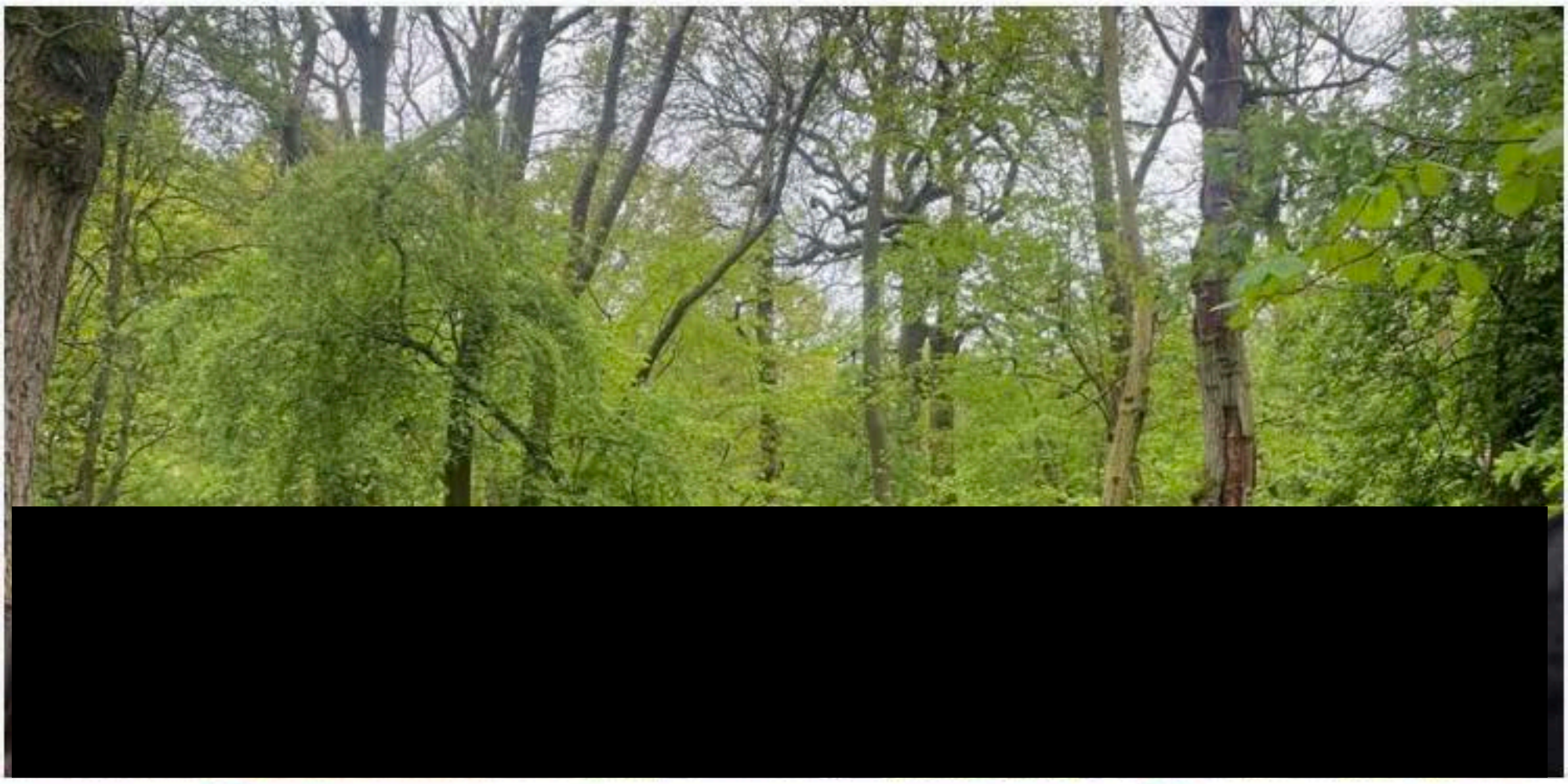
PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

O2-UK 10:26 pm 52%
linkedin.com
Search

Aspect Ecology Ltd.
2,118 followers
2mo

Ancient Woodland Training: Earlier this week our team visited Stoke Wood for a botany training session focusing on Ancient Woodland Indicator (AWI) species identification and how to assess woodland quality. We were treated to a spectacular display of spring flowers including the fan favourites of Bluebell and Early Purple Orchid. We've found the best way to learn is to get out in the field with a book to key it out!

#team #training #ecology #ancientwoodland



Home My Network Post Notifications 4 Jobs

SNATTS ROAD

UCKFIELD