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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]G
Address	[redacted]
Company/Group/Organisation Name	Downlands Action Group

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: DAG Statement of Case (final).pdf

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

Appeal Reference: APP/C1435/W/23/3321978 - Land at Downlands Farm

Statement of Case by the Downlands Action Group (DAG)

(in support of WDC's refusal of the Planning Application)

Introduction

1. I, Dr. Martyn Stenning, am submitting this Statement of Case on behalf of the Downlands Action Group (DAG). I am a Chartered Scientist with a Doctorate in Ecology. I did much of my research in Lake Wood which is directly adjacent to the proposed development. I also knew the Streatfeild family, who originally gave me permission to work there, and I am therefore familiar with much of the history of Downlands Farm and The Rocks Estate. I have been an Uckfield Town Councillor, and have served on several local committees including, for many years, the Neighbourhood Plan Steering Group. All of the views expressed below are either mine and/or those of my co-authors, though they are shared by many others, and the scientific and historical facts are from reliable sources, as set out in the text.

2. DAG does not have a formal structure, but is a loose association of many local residents in the Uckfield area who value the habitats and character of that part of our district. Around 400 residents wrote to WDC in opposition to the above proposal, and about 5,000 people signed a petition to this end also. This represents about one third of the current population of Uckfield and should therefore be accorded significant weight.

3. It is not our intention to apply for Rule 6 status as our group could not afford the legal representation required. However, we do have serious concerns, supported by a variety of robust and credible evidence, as to why the proposed development could have significant and tragic environmental consequences for the integrated mosaic of landscapes and habitats found to the north of Uckfield. For these reasons (set out in more detail below), **we respectfully ask the Inspector to dismiss the appeal**.

4. Many of the objections identified in this submission are developments of those which were previously submitted by DAG in its representation to the original planning application (Ref: WD/2022/1637/MEA), and we would ask that those earlier comments are also taken into consideration.

5. If permitted to do so, our intention would be to provide additional, more detailed evidence to support our objections, prior to the 26th September deadline.

Site Context - Recent History

6. As an important context to understanding the likely biodiversity, landscape and heritage impacts of the proposed development, it is useful to be aware of the recent history of the site. Downlands Farm is part of a complex of rural sites to the north of Uckfield consisting of around 89 hectares of mixed ancient woodland, early successional woodland and open grassland. The soil is low grade for farming but high value for biodiversity because there is an inverse correlation between fertility and biodiversity (low fertility reduces competition and can support more species). In former decades, when part of a larger estate, much of the site was used as a dairy farm. It is effectively the green belt that divides the town of Uckfield from the village of Maresfield, and the site spans both of these parish boundaries thus linking the two communities. The farm was purchased during the mid-20th century by an entrepreneur and speculator (Mr Clarence Preston) who apparently built the house, known as Gormanston, on the site and lived there for the rest of his life, during which it appears that he removed some of the original woodland.

7. The site has always been outside the designated development boundary of Uckfield. In his will, however, [redacted] requested that the farm was not to be sold unless it had planning permission for

either a housing or industrial estate. As such, Mr Preston's executors have been trying since then to fulfil those wishes with several applications to Wealden District Council - all of which have been refused. The most recent of these refusals led to a Public Inquiry which concluded in 2009. The Inspector at that Inquiry determined that the site should never be built on and his recommendation to dismiss the Appeal was signed off by the Secretary of State for Housing and Communities. Since then, nothing has happened to change the basis of that conclusion. The high environmental quality of the site remains intact and we contend that this should over-ride any short-term economic or commercial value that the site may have for the developers, and should be preserved in perpetuity for the far greater local, national and international benefits that it currently provides.

8. The very notion that such an environmentally important site should be damaged, simply because it was in somebody's will to do so, is completely at odds with the concept of sustainable development.

The potential for Downlands Farm to be part of a larger Site of Special Scientific Interest (SSSI).

9. Downlands Farm is part of a complex of sites and habitats to the north of Uckfield that have various statutory and non-statutory environmental designations. These designations reflect the earlier findings of specialists in different fields (ecology, geology and archaeology/heritage) providing evidence for the special nature of these sites. New evidence continues to be found and there is now a growing momentum for the recognition of further designations within the area, which should not be overlooked.

10. The complex that includes Downlands Farm extends from the area known as West Park Local Nature Reserve (LNR) Local Wildlife Site (LWS), Rocks Park Local Geological Site (LGS) which is to the south of Rocks Road and Buckswood Grange (formerly known as 'The Rocks' or 'Rocks House'). These grounds are connected by two tunnels and previously by a foot-bridge to Lake Wood LWS, LGS currently owned by the Woodland Trust and thereafter to Downlands Farm. These sites are all part of what has been shown (Hemingway 1979, 1980) to have been a Mesolithic community due to the rock shelters and flint tools found there. To the East of the road going North out of Uckfield there is Views Wood - an ancient woodland reserve managed by the Woodlands Trust which, in turn, is contiguous with Buxted Park SSSI.

11. This overall crescent of land to the north of Uckfield has been shown to contain a particularly comprehensive assemblage of species, not only special to the Sussex Weald, but also representing a stronghold of historic British flora and fauna. Evidence was provided at the previous Inquiry by Professor Trevor Beebee of the University of Sussex. Professor Beebee represented the British Herpetological Society and the Herpetological Conservation Trust. His evidence concluded that the site known as Downlands Farm was an "*astonishingly good site*" eligible to be an SSSI on herpetological grounds, independently of other potential justifications. The data revealed that all herpetological species that could be there, were there, including great crested newts (*Triturus cristatus*).

12. Since then many other factors have emerged and evidence obtained that would justify such a designation. In addition to the herpetofauna, a large proportion of the site consists of ancient riparian ghyll valley woodland hosting hazel dormice (*Muscardinus avellanarius*). The Woodland Trust (woodlandtrust.org.uk) has noted that "*the dormouse population is in serious danger, with numbers estimated to have fallen by 52% since 1995. The loss of ancient woodland and hedgerows across the UK is thought to be a major reason for this decline, as dormice will not leave the safety of trees to cross large, open spaces*". This means populations become isolated, lose genetic diversity and are therefore more vulnerable to extinction. This has already started to happen in the Uckfield area, due to construction of the A22 bypass, and will be exacerbated by these proposals.

13. In recognition of this area's ecological importance, DAG have submitted applications to Natural England, on 23 March 2021, for amendments to the Ancient Woodland Inventory and, on 23 May 2021, for the area between Lake Wood and Budlett's Common to be designated as a new Site of Special Scientific Interest (SSSI). The latter included an application for Lake Wood to be designated a Special Area of Conservation due to its low pH peat-fed lake in the ghyll valley. Whilst we understand that, unless and until they are so designated, these areas will not enjoy the benefits of statutory protection, the fact that they have been put forward (quite independently of our objection to the current development proposal) is testimony to their importance.

14. We would also suggest that the overall crescent of land from Lake Wood to Buxted park should form part of the local Nature Recovery Strategy, due to its intimate combination of ancient woodlands, geodiversity, habitats and species.

15. It is also pertinent to note that Downlands Farm is within the designated 7 km shadow of Ashdown Forest which places constraints on built development in that area, to ensure that visitor pressures are adequately controlled[1]. This is because Ashdown Forest is an area of European ecological importance. It is also designated as a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA), a Special Area of Conservation (SAC) and a Nature Conservation Review site.

Biodiversity Impacts

16. I have been conducting scientific research in Lake Wood for many years and have listed a large number of species encountered there and in adjacent land (this can be provided on request). These include 24 species of fungi, 16 species of lichen, 178 species of plant, 249 species of invertebrate, 5 species of fish, 5 species of amphibian, 4 species of reptile, 23 species of mammal (excluding humans) and 72 species of birds. I have monitored the dormouse population there for 8 years which contributed to the National Dormouse Monitoring Program (NDMP). I have also been monitoring up to 50 bird nesting boxes since 1987 when the then owner, Commander Norman Scarlett Streatfield DSC, gave me permission to do so. I subsequently assisted the transfer of ownership to the Woodland Trust. Since then I have written a book published in 2018 by Bloomsbury Publishing entitled 'The Blue Tit' using data collected from Lake Wood and Fir Tree Grove. The site has also been used by other University students for ecological research during the last 40 years.

17. The following vulnerable habitats and species groups threatened by the proposed development have been recorded by the author within and adjacent to the site.

    a. Ancient Woodland
    b. Riparian woodland including alder and willow carr
    c. Early successional woodland
    d. Ancient woodland ground flora
    e. Wooded ghyll valleys
    f. Orchid-rich meadow
    g. Species diverse meadows
    h. Lowland heath
    i. Amphibian ponds
    j. Lower cretaceous lichen-rich sand-rock outcrops
    k. Insect-rich habitats
    l. Small mammals and birds

[1] https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/

m. Insectivorous vertebrates such as amphibians, reptiles mammals and birds
n. Migratory eels (*Anguilla anguilla*) and sea trout (*Salmo trutta*) in the EU designated salmonid Shortbridge Stream into which the ghylls flow.

18. Data from Lake Wood has been published in several scientific papers in international journals that use those data to illustrate the progress of climate change among other phenomena (see reference list).

19. Other records have been made for the site that can be obtained from the Sussex Biodiversity Record Centre. Bats are particularly plentiful over the site with records for many years of annual counts kept by the Sussex Bat Group. Species include the rare Barbastelle (Barbastella barbastellus) and Bechstein's bats (Myotis bechsteinii, B. Reed, pers. Com.). Wealden District Council have designated the area in the North of Uckfield progressing towards Ashdown Forest as a Biodiversity Opportunity Area (BOA).

20. Given the very high quality and diversity of these areas, partly within and directly adjacent to the proposed development site, it is inevitable that there would be serious and irreversible adverse effects if the development were allowed to go ahead. Raising the human population and their predatory pets will inevitably lead to a progressive degradation of habitats and reduce the biodiversity of native species significantly. This will not only be true for Downlands Farm, but also for the adjacent habitats such as Lake Wood LWS, West Park LNR, Butchers Wood LWS and Buxted Park SSSI.

21. Ecological impacts would also be seen on the fields of Downlands Farm itself. These would become full of houses which, despite having small gardens, would soon become depauperated of insects and native meadow flowers. Additionally, I have observed curlews (*Numenius arquata*) stopping over on migration on Downlands Farm fields, presumably to roost and feed on the insects there. These birds nest on high hills and used to breed on Ashdown Forest until relatively recently. These very habitat-specific birds and others would certainly cease to use Downlands Farm if it was built on.

22. Quite apart from these likely direct impacts on fauna and flora, access roads would cut through and fragment an extant woodland corridor that runs from Lake Wood in the south to Budletts Common in the north. This corridor is mostly ancient Woodland, but some is regenerating woodland that replaces removed timber. All of it contains ancient woodland soils that still support obligate ancient woodland ground flora such as bluebells (*Hyasinthoides non-scripta*), wood anemones (*Anemone nemorosa*) and wild daffodil (*Narcisus pseudonarcissus*) amongst many others.

23. Britain is still subject to the European Water Framework Directive which states that: "*It requires Member States to use their River Basin Management Plans (RBMPs) and Programmes of Measures (PoMs) to protect and, where necessary, restore water bodies in order to reach good status, and to prevent deterioration. Good status means both good chemical and good ecological status*." This requirement applies to Shortbridge Stream into which the runoff and ghylls of Downlands Farm flow.

Landscape and Geodiversity Impacts

24. Sussex is known for its downland. As established in the evidence submitted to the South Downs National Park public inquiry (Thompson, 2004), 'downs' are not restricted to chalk landscapes, but are also found in many parts of the Sussex Weald, as is evident in the names of places near Uckfield such as Ashdown Forest, Hadlow Down, Five Ash Down and Piltdown. The landscape of Downlands Farm is modest in scale, at only 60 metres or so above sea level, but is a characteristic feature and is visible from both the Ashdown Forest SSSI and the South Downs National Park.

25. A particular and unusual feature of the landscape around Downlands Farm is the presence of short, steep-sided valleys, known locally as 'ghylls' which cut into the sandstone and clays that form the otherwise gently-rounded topography. These valleys, including the much larger feature of Lake Wood,

have a primeval feel about them due to the fact that they have steep slopes and are hard to manage for timber. They also have a higher humidity all year round being slightly cooler in the summer than the surroundings and milder in the winter. Because they have a more constant physical environment and are rarely disturbed by humans, they provide a good habitat and refuge for animals and plants at all levels. They also provide a source of fresh water which seeps out of the sandstone aquifer for much of the year. They provide a classic example of the integration of biodiversity, geodiversity and landscape and, as such, they need to be preserved.

26. Rock outcrops are an important feature of the High Weald National Character Area (NCA 122)[2], and Uckfield North is especially rich in these, including on and adjacent to Downlands Farm. The outcrops of Cretaceous Ardingly Sandstone surrounding Lake Wood and those within Rocks Park are already designated as Local Geological Sites (LGS). Even though these fall just to the south of the NCA 122, boundary, they are part of a continuum of similar outcrops which, as illustrated in Figure 1, below, surround the proposed development site. Logically, they should form part of the same NCA. Further outcrops are seen within each of the ghylls, as well as within two old building stone quarries in the areas (at the southern end of Snatts Road and at The Warren, to the north of Ringles Cross, each of which provides additional linkages with the built heritage of the town).

27. The sandstone which forms these outcrops is notoriously vulnerable to damage caused by recreational climbing and scrambling. As noted in our previous evidence, submitted in response to the planning application itself, there have already been impacts on some of the more accessible outcrops, and the introduction of new housing on adjoining land would inevitably increase those recreational pressures.

28. The Ardingly Sandstone is not only important for its geodiversity value on this site; it also acts as an aquifer which supplements surface runoff from the site to provide an important base-flow component to the Shortbridge Stream (see figure 2).

Heritage Impacts

29. I previously submitted two written representations (named on the WDC Planning Portal) relating to this proposal at the planning application stage and would refer the Inspector to those documents. They provide a detailed account of the history of the extensive land holding, of which Downlands Farm is part, but which includes surrounding areas of ancient woodland, ghylls and rocky outcrops that are all important to this case. It also includes references to Chicory Cottage which the developers are proposing to demolish in order to construct an access to Downlands Farm from the Rocks Road and through Fir Tree Grove[3].

30. A very pertinent historic landscape assessment of the area was prepared by Vivienne Blandford and submitted as an objection to this development proposal in 2022. The details are not repeated here but can readily be accessed at: https://1drv.ms/b/s!AsAmYhlEmDas4FSnfTZiuyr7UgJy.

31. Reference has already been made (in paragraph 10, above) to the evidence of Mesolithic occupation around Lake Wood. Additional evidence regarding the heritage importance of the site can be illustrated with reference to historical maps and photographs, which we propose to submit as supplementary information in September.

[2] https://nationalcharacterareas.co.uk/high-weald/description/

[3] For further information about the history of the site, see: https://theweald.org/P3.asp?PId=Uc.Rcks

Conclusions

32. Downlands Farm represents a mosaic of landscapes and habitats that have been allowed to develop and thrive over many thousands of years, but which are now under threat from inconsiderate development. The intimate landscape of steep-sided wooded ghylls and sandstone outcrops, which have evolved over millennia, provide the foundation for a rich diversity of habitats and species. Mesolithic people once used the rocky terrain to hunt their meat by chasing them over the cliffs, and the names Butchers Wood LWS and Hunters Pit still survive there to this day. The hay meadows and forage fields have been the place where wildlife thrived with domestic cattle and other animals during the last millennium or so. The recent owners have had a low input into the habitats, allowing them to persist and thrive. This haven of biodiversity, views and history is now under threat from the potential influx of new settlers and their pets, who will be oblivious of the history and environmental value of the site, just feeling that it is a nice house in a picturesque location. I, and thousands like me in Uckfield, humbly and respectfully ask you to reinforce the decision made at the previous Inquiry to help ensure that the natural assets of Downlands Farm are not lost to thoughtless modern development.

[redacted]

Acknowledgements

I would like to thank [redacted] of Cuesta Consulting Limited – a former resident of West Park in Uckfield – for his conscientious contributions to this paper. I also thank other members of the Downlands Action Group for their valuable input.

References

Bailey, L.D. & Stenning, M.J. … 2022: Bird populations most exposed to climate change are less sensitive to climatic variation. ***Nature Communications***. **13** (1), 2112

Hemmingway (1979): ***Sussex Archaeological Society Newsletter*** **31**

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Stenning, M.J. 1996: ***Hatching asynchrony in a population of blue tits: Parus caeruleus obscurus Prazak***. D.Phil. Thesis 1996. University of Sussex

Stenning, M.J. 2008: Hatching asynchrony and brood reduction in Blue Tits *Cyanistes caeruleus* may be a plastic response to local oak *Quercus robur* bud burst and caterpillar emergence. ***Acta Ornithologica*** **43** (1), 97-106

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Vaugoyeau, M. & Stenning, M.J. … 2016: Interspecific variation in the relationship between clutch size, laying date and intensity of urbanization in four species of hole-nesting birds. ***Ecology and evolution***. **6** (16), 5907-5920

Stenning, M.J. 2018: ***The Blue Tit*****.** Bloomsbury Publishing.

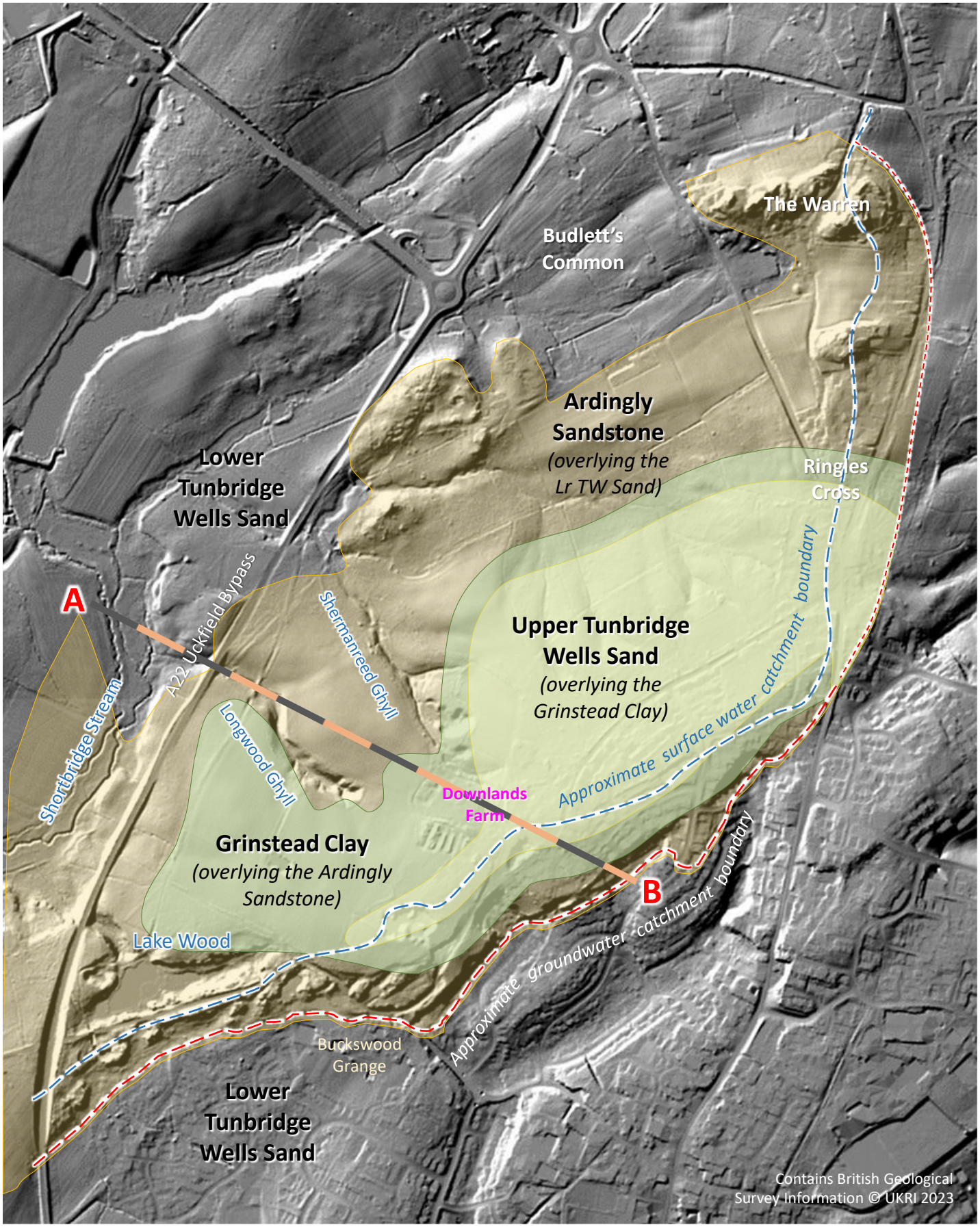


Figure 1: Geology and approximate surface water & groundwater catchment boundaries on LiDAR base
(produced on behalf of the Downlands Action Group by Cuesta Consulting Ltd.)

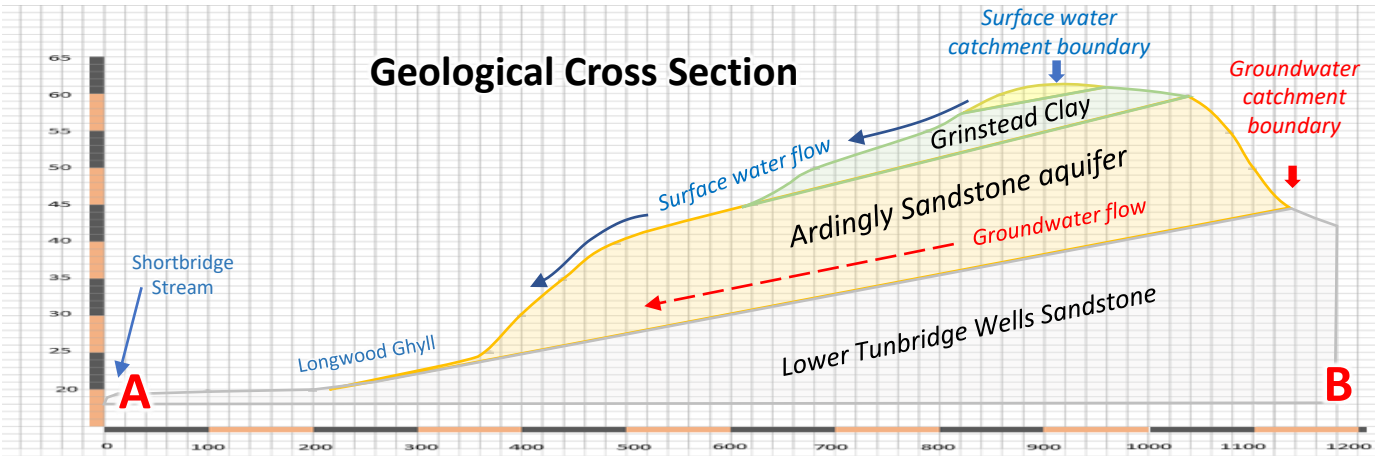


Figure 2: Geological cross-section between points A and B on Fig. 1
(produced on behalf of the Downlands Action Group by Cuesta Consulting Ltd.)

[redacted]

From: Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>
Sent: 13 July 2023 09:44
To: [redacted]
Subject: RE: Downlands Farm

Dear [redacted]

I can confirm receipt & your representations have been added to the file for the Inspectors consideration.

I will keep you appraised of the Inspector response to your evidence & how she intends to incorporate it into the Inquiry.

Kind Regards

Tim Salter

Major Casework Team
Planning Inspectorate
3rd Floor
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel [redacted]

Twitter @PINSgov

E-Mail tim.salter@planninginspectorate.gov.uk

From: [redacted]
Sent: 13 July 2023 09:40
To: Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>
Subject: Re: Downlands Farm

Dear Mr Salter,

I hope you received my document safely yesterday.

This is just to let you know that I have posted our representations onto the Planning Inspectorate portal as well. I have also registered with the Planning Inspectorate so that I can keep up with events.

With kind regards,

Martyn Stenning.

From: "Salter, Tim" <TIM.SALTER@planninginspectorate.gov.uk>
Date: Wednesday, 12 July 2023 at 12:10
To: [redacted]
Cc: [redacted]
Subject: RE: Downlands Farm

Good Afternoon [redacted]

I am sorry I missed your call, but I was in a meeting.

I can confirm that we will accept your evidence document & there is no need to amend the number of words.

Kind Regards

Tim Salter

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Planning Inspectorate
3rd Floor
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel [redacted]

Twitter @PINSgov

E-Mail tim.salter@planninginspectorate.gov.uk

From: [redacted]
Sent: 12 July 2023 11:46
To: Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>
Cc: [redacted]
Subject: Re: Downlands Farm

Dear Mr Salter,

We have now completed our evidence document, but it is currently at 3335 words. Please would you confirm whether this is acceptable.

Many thanks,

[redacted]g.

From: [redacted]k>
Date: Monday, 10 July 2023 at 08:35
To: "tim.salter@planninginspectorate.gov.uk" <tim.salter@planninginspectorate.gov.uk>
Cc: [redacted]
Subject: Downlands Farm

LAND AT DOWNLANDS FARM, UCKFIELD
Description of development: HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, THE PROVISION OF VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND SEPARATE EMERGENCY ACCESS FROM THE UCKFIELD BYPASS (A22), PEDESTRIAN AND CYCLE ACCESS FROM SNATTS ROAD, OPEN SPACES INCLUDING CHILDREN'S PLAY SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS; AND FULL APPLICATION COMPRISING CREATION OF A STRATEGIC SANG, ASSOCIATED LANDSCAPING AND CAR PARKING, AND DEMOLITION OF EXISTING RESIDENTIAL PROPERTY AND OTHER BUILDINGS AND PROVISION OF PEDESTRIAN AND CYCLE ACCESS FROM ROCKS ROAD, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS.
Application reference: WD/2022/1637/MEA
Appellant's name: Gleeson Land and John Alison Land & Research Ltd
Appeal reference: APP/C1435/W/23/3321978
Appeal start date: 7 June 2023

Dear Mr Salter,

On behalf of the Downlands Action Group which is a loose association of concerned residents of Uckfield, I would like to make representations concerning the above appeal.

We note that representations of less than 3000 words must be with you by 13th July (this Thursday).

Please would you be kind enough to let me know whether it is possible for us to submit our summary of evidence by email to this address, or whether it has to be by post. We will be supporting the position of Wealden District Council in their refusal of permission.

At present we are not planning to apply for Rule 6 status, but wish our position to be examined by the inquiry.

With kind regards,

[redacted]

Please take a moment to review the **Planning Inspectorate's Privacy Notice** which can be accessed by clicking this link.

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DPC:76616c646f72



Woodward, Amy

From: [redacted]
Sent: 12 July 2023 17:02
To: Salter, Tim
Cc: [redacted]
Subject: APP/C1435/W/23/3321978 - Land at Downlands Farm
Attachments: DAG Statement of Case (final).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Salter,

Please find attached the representations document submitted on behalf of the Downlands Action Group (DAG) in response to the appeal referenced above.

I would be most grateful if you would be kind enough to pass this on to the relevant Planning Inspector who I believe is Mrs Anne Jordan.

We would also be grateful if you would send us a timetable for the public enquiry, including the venue(s) involved, when available. I understand the inquiry is in October. Also, please send us any further information that you think we may require in order to take part.

With many thanks.

Yours sincerely,

[redacted]

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BS1 6PN

Tel [redacted]

Twitter @PINSgov

E-Mail tim.salter@planninginspectorate.gov.uk

From: Martyn Stenning <m.j.stenning@sussex.ac.uk>
Sent: 12 July 2023 11:46
To: Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>
Cc: Bernadette Reed <ben@budletts.com>; Alan Thompson <alan.thompson@cuesta-consulting.com>
Subject: Re: Downlands Farm

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On behalf of the Downlands Action Group which is a loose association of concerned residents of Uckfield, I would like to make representations concerning the above appeal.

We note that representations of less than 3000 words must be with you by 13th July (this Thursday).

Please would you be kind enough to let me know whether it is possible for us to submit our summary of evidence by email to this address, or whether it has to be by post. We will be supporting the position of Wealden District Council in their refusal of permission.

At present we are not planning to apply for Rule 6 status, but wish our position to be examined by the inquiry.

With kind regards,

Dr Martyn Stenning.

Please take a moment to review the **Planning Inspectorate's Privacy Notice** which can be accessed by clicking this link.

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