

# URGENT LOCAL THREAT

There is an urgent developer threat on the A272 and A22 from a **HUGE** 77 acre business park planning application. This proposes 60,000 sq metres of business park space fronting the A272 and adjacent to the A22 by Batts Bridge roundabout. This expansion is coming on top of the approximate 30 acres of existing park. This application is way above Wealden DC's employment land policy targets and would destroy valuable green land and habitat. It would enormously increase traffic levels on the A272 and A22.



**DESTRUCTION OF  
AGRICULTURAL  
LAND EQUIVALENT  
TO 45 FOOTBALL PITCHES  
OR THE SIZE OF  
MARESFIELD**



**Attention residents of Newick, Piltdown, Fletching, Maresfield, Uckfield, Chailey, Isfield, Little Horsted, Five Ash Down, Nutley and Buxted. Please read our planning objection guide below, and read more about Ashdown Business Park proposal. If you wish to support our campaign, you must object before 2nd March 2023 to stop this happening. The substantial adverse impacts of the development would breach national policy and certain policies of Wealden DC's 1998 Local Plan which have been saved in the 2013 Core Strategy because:-**



## LOSS OF STRATEGIC GAP

This development would cause the loss of the strategic gap/buffer between Maresfield/Uckfield and the rural hamlet of Piltdown and set precedents that would affect Isfield, Little Horsted, Coopers Green and Five Ash Down.



## SUBSTANTIAL INCREASE IN TRAFFIC

The impact of the development would cause substantial adverse effects on the local highway network, especially the A272 and A22 which are already congested, especially at peak times, and push traffic avoiding congestion/queues onto country lanes north, west and south of Uckfield.



## LOSS OF AGRICULTURAL LAND

The application would cause unacceptable loss of agricultural land that has never been previously developed land, outside any development boundary.



## SUBSTANTIAL HARM TO THE LANDSCAPE

The proposal would create substantial harm to the character of this part of the Low Weald Landscape Area.



## APPLICATION IS PREMATURE

This application is premature and completely negates the properly planned and managed provision of employment land across the District, not only around Maresfield and Uckfield, but also across the whole District.

continued overleaf...



## EXCESSIVE PROVISION OF COMMERCIAL LAND USE

The development would cause excessive provision of commercial land uses, and would substantially exceed development plan provision to 2027 and lacks any justification of mix especially of out of town offices.



## UNJUSTIFIED CLIMATE CHANGE IMPACT

The development would cause completely unjustified and unquantified impacts for climate change both in aggregate and specifically in respect of Ashdown Forest, without any offset or remedy.



## IRREVERSABLE DAMAGE TO PRIORITY HABITATS

The proposal would cause irreversible damage to priority wetland habitats with springs that percolate into the unique, fragile, rare and irreplaceable ancient ghyll woodland ecosystems whose micro-climate regulates river temperatures. The unpolluted waterways are essential for the reproduction of river lamprey, trout and critically endangered European eels (IUCN's red list). Other threatened and protected species include hazel dormice, otters, water voles, eight species of bats and multiple breeding pairs of skylarks.



## DOWNSTREAM FLOOD RISK

The site is at the extreme upper reaches of the River Ouse Catchment. The healthy fields and woodlands help to capture, store and slowdown rainfall to the wider catchment, reducing flooding further downstream in areas like Lewes. No assessment of the downstream flooding risk has been carried out in the application. The run-off of contaminated water from proposed roads, car parks and rooftops would have an irreversible detrimental impact on the delicate ecosystems and significantly increase the likelihood of flooding downstream.



## INAPPROPRIATE DESIGN

The application includes an inappropriate design of buildings lacking any contextual approach; a design that has no fixed definition given the lack of binding parameter plans and design codes – anything could be built; no full assessment of the embodied emissions of construction has been made nor of rendering the soil, beneath hard surfaces, ecologically dead and incapable of carbon capture.



## INSUFFICIENT POWER SUPPLY

The power supply to such a large site will require a substantial upgrade and new routing by UKPN from Uckfield. The site itself and the west side of Uckfield are surrounded by sensitive Ancient Woodlands and other delicate ecosystems and water courses. This application cannot be permitted until how such supply is to be provided, without causing substantial harm, has been proved.

### ACT NOW AND PUT IN YOUR OBJECTION \*DEADLINE IS 2ND MARCH 2023\*

*Pre application community consultation with this application has been minimal. Now is **your** opportunity to research this application on line and support the local objection campaign by submitting an objection to Wealden Council even if you are not a resident of Wealden . Please personalise your objection, and list reasons why you seek to object and wish to see this application refused.*

[Search here](#) to view application and object using the Planning Portal

OR email [planning@wealden.gov.uk](mailto:planning@wealden.gov.uk)

Ref: WD/2022/3319/MA0, include your name & address.