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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 Mr Salter,
My husband [redacted] both strongly object to any form of building on any part of Downlands Farm for the following reasons.
It is an attractive & unspoilt swaythe of countryside worthy of protection from development. (Words taken from the Sectretary of State in a previous appeal process. This has not changed over the years. It can be seen from the Ashdown Forest & from Maresfield village & currently offers a relatively pristine area of ancient woodland, other woodland & grassland all interconnected amongst itself but also with adjacent land, ancient woods, ghylls & various watercourses & habitats. It is home to many species of wildlife, many endangered, whose populations would be lost or seriously depleted due to building on or near their habitat.
We have lived in East Sussex for 10 years and in that time we have seen the size of Maresfield & Uckfield increase substantially, so much so that the two are becoming perilously close to being joined together. Maresfield as a village would lose its identity & with it the reason why most people moved here. Like us to escape urban living & live within an area of fields and woods.
Already there are approved applications for some 7000 dwellings in the Wealden area which have not yet been built, surely these are enough & would, if built provide over & above any shortfall Wealden might have in its 5 year plan.
This wonderful area of countryside would not, due to its location, provide any form of cohesion to Uckfield being as it would be a self contained new settlement ill related to the existing town.
In the application, there are words about providing a pedestrian & cycle link to Uckfield which in reality is likely to be little used, if at all during winter months when people would be walking it in the dark. A sad fact of our modern society, who would feel safe walking alone in darkness.
Travel through Uckfield would be far more challenging with the increase in traffic, almost every household has at least one vehicle, include deliveries, visitors & the like would mean an increase of 2400 approximately vehicle journeys in& out of Uckfield per day (based on time & motion study conducted on our land where we are bound to provide right of way to land now containing 8 houses when previously there was one). . Any of them using Church Road which is not wide enough for one vehicle to pass an oncoming vehicle by the church. The footpath there is dangerously narrow.
Although maybe 4km from the Ashdown Forest the extra traffic will have an effect on the forest, many residents would commute over the forest as the development is so accessible to the A22.
Uckfield as an area does not need more housing, the vast development at Ridgewood has not been completed as there is little appetite for moving to this area & even less for big developments where housing is squeezed in cheek by jowl as if in the centre of any urban jungle.
In 2002 an enforcement notice was issued after unauthorised alterations were made to a listed barn on this site. Shows contempt for the planning process & listed buildings by those who control this land. Would they comply this time?
Thank you for your consideration of the points we raise
Yours faithfully
[redacted]