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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

I objected to the original planning application to Wealden Council reference WD/2022/1637/MEA by letter dated 26/8/22 and reasons for this objection remain unchanged.
We live on the north side of Uckfield and in common with many residents we have used the open spaces of Downlands Farm for recreational pursuits over a number of years. The area is an important wildlife habitat including rare wet woodlands and ancient rock landscape and the network of waterways flowing through the area connect with Shortbridge Stream which is used by endangered European eels.
A previous application for development of this site was rejected on appeal by the Minister of State in 2009 and reasons for that rejection apply with equal force today.
The current Appeal application has no provision for improving the infrastructure of the area and cannot be described as a "sustainable" development. Since the 2009 rejection of the development application appeal Uckfield has seen considerable housing growth and the town is under strain in terms of availability of doctors' surgeries, school places, shopping and transport infrastructure. A further development of 424 properties without plans for reducing the incumbent strains on the current creaking infrastructure would severely damage life for local residents. A new development would increase car use in the town considerably and Snatts Road in particular (which is very narrow and inadequate for current car usage) would become even more of a traffic pinchpoint.
There are large numbers of housing applications looking to fill green spaces in and around Uckfield and we run the risk of losing the semi-rural character of the town's surroundings. Downlands Farm is part of an important wildlife corridor and we cannot afford to lose such areas to urban sprawl. I therefore urge the Inspectorate to reject this appeal.

Yours sincerely

Alan Barnes