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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

The proposed development at Downlands Farm is in an ecologically sensitive area with habitats for rare species of plants, insects and animals (dormice, crested newts and bats). It also forms a network of water capture through ghylls and ponds some of which feed into Shortbridge Stream , an internationally important spawning ground for European eels and sea trout. The area is adjacent to ancient woodland and veteran trees..
I am concerned the proposed development will:
• Fragment the existing wildlife corridors between Lake Wood and other nature reserves, which goes against the Government's wish to halt the loss of biodiversity.
• Affect the above mentioned wildlife through light and noise pollution.
• Affect the water capture feeding the ghylls and ponds.
• Contamine the ghylls and ponds through urban run-off.
• Impact and disturb the local wildlife in the nearby nature reserve/ancient woodland habitat due to the increase in the number of recreational walkers, dogs and cats (dogs off leads and predation by cats).

There is already:
• Pressure on the water and sewage network (a current hosepipe ban is in force due to insufficient water supply during the recent hot weather, and in 2021 17,000 hours of sewage were emptied into local rivers in the Wealden District).
• Pressure on doctors' surgeries and schools.

Traffic:
• There will be an inevitable increase in road traffic, not only on the Uckfield by-pass but on the roads of the surrounding villages which are unsuitable for large volumes of cars. The centre of Uckfield is already clogged and busy times such as for school runs will make this situation worse.
• There will be an increase in vehicle traffic through Maresfield, past Bonners School and along Straight Half Mile, from people looking to reach East Grinstead, Gatwick/Crawley and the M25.
• Uckfield is poorly served for rail-links to London which will either result in increased traffic making its way to Haywards Heath via the A272, already a very busy road or travelling to Buxted, as there is little space at Uckfield station.

Lastly, it will set a precedent for infilling and lead to the boundary between Uckfield and Maresfield being removed.