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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]
Company/Group/Organisation Name	[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 am writing to urge you to refuse the Appeal for development at Downlands Farm.

I have been a resident of Uckfield for 13 years, and it is no exaggeration to say that Downlands, which is in the countryside and lies outside the Uckfield development boundary, is one of the most beautiful landscapes in the area where I, and countless other residents and visitors, enjoy the ancient woodland, the pastureland, the views and the abundant wildlife.

This development would cause permanent destruction of irreplaceable Ancient Woodland. Given 70% of ancient woodland in the UK has already been lost, we must fiercely protect what little remains.

Downlands is part of a network of wildlife corridors between Woodland Trust sites which stretch from Lake Wood to Views Wood via Downlands to Budletts Common and Mockbeggar Farm to Buxted Park SSI. These corridors would be fatally fractured by the proposed new roundabout, access roads and up to 424 houses and their surrounds.

The wildlife that lives and moves through these corridors is extraordinary and must be preserved – there are over 100 species of birds at Downlands; endangered hazel dormice live there, as do very rare Barbastelle bats and a plethora of rare invertebrates, reptiles and amphibians. Water from Downlands flows into the Shortbridge Stream, which would affect the water quality of important downstream freshwater ecosystems including a migration path for the UN Critically Endangered European eel and multiple other protected species. The development would represent the clear and present danger of a catastrophic contamination event.

Downlands is also the site of Mesolithic rock outcrops which characterise this part of the High Weald and must be preserved.

This is not a sustainable development: residents would rely on private cars and put further stress on an already heavily over-burdened and dangerous road infrastructure throughout Uckfield.

In addition the development would cause unacceptable impact on a number of designated and non-designated heritage assets.

Yours sincerely, [redacted]