For official use only (date received): 04/07/2023 09:47:10

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

As a resident of Uckfield for over 20 years, and a regular user of Lake Wood and the adjoining green spaces of Downlands Farm and West Park nature reserve, I feel the proposed development would be extremely detrimental to the varied flora and fauna currently found within those spaces. Aside from the obvious damage to, and loss of, ancient woodlands, if the development were to go ahead Lake Wood would in effect become an isolated environmental island, with the Uckfield bypass on one side and housing on all other sides; migration of species to and from Lake Wood would therefore become difficult and biodiversity would decrease over time.

In addition to the environmental concerns, Uckfield is already oversubscribed with new developments (both in progress and planned) with no additional local infrastructure being provided. The secondary school is at maximum capacity, the town centre is often full of queuing traffic at all times of the day, and with the previously approved solar farm/service station development on the western side of the bypass, Uckfield is in danger of expanding into more green spaces and losing its identity (as well as local villages becoming subsumed into the wider Uckfield area and becoming nothing more than suburbs of the town).

Following Wealden District Council's refusal of the original development proposal, at a time when they are being pushed to approve all planning applications to meet targets (having previously done so on numerous other local developments), their rejection of this application shows the clear importance of the site to the local landscape, wildlife, and people of Uckfield.