For official use only (date received): 02/07/2023 20:36:28

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

Wealden District Council has already, quite rightly rejected this proposed planning development on the basis of the numerous objections raised, the heartfelt concerns of the people, the facts depicted and the scientific evidence given. Surely when dealing with a site worthy of SSSI status 'no' should mean 'no' forever and, we should not be faced with this battle - a battle that costs everyone time and money - every few years! I urge you to re-read all the paperwork and reject this application once and for all.

There have been multiple development applications on this site since 1957 and all have been refused. The last application was mooted in 2006 and dismissed. An appeal by Public Enquiry in 2008 was dismissed in 2009 stating that this land should NEVER be built on so why, oh why are we here again? It is certainly not for the good of the peoples of Uckfield and Maresfield and is purely a commercial venture that is surplus to requirements to all but the greedy developers.
The proposal is outside current planning boundaries and is wholly inappropriate to its surrounding. Indeed, there is no current local plan for Wealden and developers cite the National Planning Policy Framework to get their way. This is simply not sensible and does not serve the needs of Uckfield and Maresfield residents at all.
Uckfield is saturated with recent 'new builds' and many are still yet to be built despite planning being approved. A significant number of the new builds have not been sold and are therefore with Crawley Council to house their 'overspill' and 'homeless' population implying that Wealden itself does not need extra housing for its own residents.
There are many other small developments in the pipeline for North Uckfield, Five Ash Down and Maresfield. Since they are 'small' they fall outside the radar of environmental impact but, if all were granted permission – eventually, with pressure from the developers – they would collectively, impact the area considerably and that is before we consider the added impact of this development.
Much of Downlands is ancient woodland, wet woodland, and ghylls. The area exhibits a rich biodiversity. Given the state of the planet this space should be a revered as an area forming a natural corridor of land, exhibiting rare flora and fauna, a place of beauty and tranquillity that we should treasure for its benefits to the environment and ourselves rather than choose to destroy it forever. Ancient means ancient – the biodiversity seen today can never be replaced even after many generations it will simply be needlessly destroyed.
The local infrastructure is at creaking point already and there are more approved houses still to be built. Uckfield cannot support an increased population in terms of surgeries, dentists and education. Many secondary school pupils are already expected to travel far and wide for their education. Uckfield cannot support an increased population in terms of power, rubbish and water, both fresh and foul. The town centre is often chocked with traffic as most people choose to drive rather than walk. The traffic will increase exponentially with these new residents especially if they are forced to seek essential services out of town. This development will be isolated from the town centre so we know that people will drive into town and the proposed development bus service will never gain traction unless all the occupants are past driving age and get a free pass to the local supermarket!
In conclusion, this application to build on Downlands farm should be refused again on account of it being an environmentally sensitive area, it will not benefit the current residents of Uckfield or Maresfield and, importantly, the housing is just not needed locally by the residents or council– now or in the foreseeable future.