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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 urge you to refuse the planning appeal for land at Downlands Farm on the following grounds:

1. Overdevelopment of the area. Uckfield has been subjected to an extraordinary level of development over recent years without any tangible consideration of the facilities needed to support such development. The roads are already gridlocked, parking is impossible at times, and the schools and doctors' surgeries are at/beyond capacity. Put simply, the town cannot cope with a further influx of residents. A huge development of 1000 dwellings is currently underway at the other end of the town, so forcing another major development on existing residents and already stretched resources is simply illogical.

2. Environmental impact. The site, which contains areas of irreplaceable ancient woodland, forms a valuable environmental resource for the area, providing habitats for an extensive range of wild species, many of which are endangered or rare. This development would cause a major loss of biodiversity and the destruction of a natural wildlife corridor; moreover, the development would essentially remove the green gap between Uckfield and Maresfield, causing the two settlements to merge. The wonderful views across the site towards the SSSI of Ashdown Forest would also be lost.

3. Increased traffic. The area is too far from the town's schools and shops for walking/cycling to be a serious consideration, so residents would undoubtedly use their cars to take their children to school and visit the town's shops. It is simply not realistic to expect that by providing cycling routes/footpaths, people will use them instead of their cars. The only road through the town is often completely gridlocked, so it is inevitable that congestion and the associated pollution will worsen. Traffic modelling does not consider specific local characteristics that may influence car use.

Please consider the extensive negative consequences that development on this site would have for the people and wildlife of the area.