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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 am a resident of Ringles Cross, and am deeply concerned at the prospect of this planning application being agreed.

Permission for housing to be built on this site would lead to an irreversible loss of unique natural habitat, which would not be replaced due to having taken thousands of years to develop to its current form. The area proposed for housing is used frequently by local residents as a place of exercise, recreation and enjoyment. Just yesterday I visited the exact location with my children, and two of my neighbours and their children, to be able to take them to an enriching and special natural site where they could explore and learn about their environment. It is clear to anybody who visits (of which there were many such people yesterday) that this is an area teeming with many forms of wildlife, including wild butterflies, bees, and myriad other creatures of importance in the local area. To build on such land for the benefit of a construction company to make profit, is disheartening, as opportunities for such creatures to flourish in this place would be lost forever, along with the opportunity for children and adults alike to be able to safely enjoy, appreciate and learn about their natural environs.

There is already an enormous amount of building work taking place on the South side of Uckfield, it is therefore entirely unnecessary to build an additional several hundred properties on another natural area which is currently enjoyed by many local people, as well as those who choose to travel to this place to enjoy the natural environment there.

Increases in traffic in the general Uckfield area are guaranteed as a result of this building, during the build process and once occupiers move into the houses proposed. Local primary schools are at capacity, doctors appointments have a 3 week waiting time, and it is not possible to register at any local dentists as either a private or NHS patient at this time (myself and family are registered 35 minutes away in aother county due to this issue). Local infrastructure and public services cannot cope with the current demand, and so there will be no capacity to serve an additional 424 households and their needs.

There is already a large amount of traffic in Ringles Cross along London Road heading north, where speeding motorists have caused collisions. These have resulted in cars being written off, persons being seriously injured, and fatalities occurring. To add more housing on the site proposed would introduce hundreds of additional vehicles to the area, as it is separate from the main town, therefore the likelihood of all of these traffic-related issues occurring is set to increase.

Additionally, in the midst of inflated building costs, and inflationary pressure on all business sectors due to the cost of living crisis/economic impacts of the Covid-19 Pandemic and the current War in Ukraine, it would be naive to assume that this would not equate to any houses built on this site being sold at equally more expensive prices, with these extra costs passed on to any prospective purchasers.

Realistically, most people will not be able to afford to buy these houses. The cost of mortgages has become even more prohibitively expensive for people than it was previously due to the current interest rates available. Therefore it follows that houses will either be built and struggle to be sold to anybody living locally due to the cost being out of reach, and they will stand empty; or if they are sold this will be to wealthy individuals from outside of the area, or as investment properties to be rented out - as is common in many parts of London.

I implore the decision making process to take account of these objections, to avoid this special natural environment being destroyed for the sake of lining the pockets of those who do not care for the local area, or it’s community.