For official use only (date received): 01/07/2023 12:24:05

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

"Please accept this email, to my strong opposition and objection to the above and any further Planning application. This relates to the building of 400+ houses, and a car park, along Snatts Road, and the adjacent field as far as the ancient lake wood.

This site is worthy of SSSI status, and we must protect this irreplaceable heritage landscape.

I have been a resident at Claremont Rise just off Snatts Road, Uckfield for 15+ years, and in Ringles Cross for 50+ years, and have opposed the previous schemes for building on this land.

The area of coverage including Shermanreed Wood, Longwood Gill and Lake Wood (Ancient Wood) is an area of real beauty and a classic example of the Weald Landscape. This area is the home to Deer, Sparrowhawks, Buzzards, Herons, Foxes and other creatures. It is a natural wetland habitat, and has real seasonal diversity with all manner of flora and fauna. It is regularly tended to by the Woodland Trust, and I am sure they can give you more details on the ecology.

The development would have particular impact on a number of issues including;

- Adverse Landscape & Environmental impact on the whole area.
- Adverse impact on Lakewood and West Park Nature reserve.
- The Countryside gap between Maresfield & Five Ash Down, would be closed.
- The proposed development is poorly related to Uckfield and will be heavily dependant on car travel. Again this is very bad for the environment. A development of 400+ houses, with two cars per household, could introduce a further 800+ cars onto the local road infrastructure.
- The traffic impact on the surrounding area would be unacceptable. At the moment Snatts Road is thin and not particularly accessible. The bypass on that stretch has also been built to only allow cars passing in opposite directions. During recent works to upgrade Uckfield's Town Centre (new paving etc), the traffic filtered onto the bypass and Snatts Road, meaning major delays, hold ups, and at most times stationary traffic.
- All the above will have an impact on residential communities along Snatts Road, Budletts Common and surrounding areas.
- Adverse risk of flooding particularly at Budletts Common.
- The previous application was rejected on the grounds of Environmental issues, flooding, and a letter from the Secretary of State. All of these objections still exist and still remain unanswered.
- Uckfield has very few open spaces left people can enjoy, particularly with this beauty of this landscape.

It is also worth noting objections already raised by Uckfield Town Council, Woodland Trust, Sussex Wildlife Trust, Downlands Action Group, Dr Martin Stenning and Vivian Blandford.

During a very difficult few years with Covid 19. The Downlands Farm area gave local people & families the chance to go out and exercise, and enjoy the wildlife, have picnics and play. It is important for peoples health, mental welfare and general wellbeing, that we preserve the Downlands Farm area, and do not lose it to Development