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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 wish to add my voice to the objections to the application to develop the site at Downlands Farm to build 42 dwellings on the site and the appeal lodged by the applicant. Wealden District Council refused permission for the development of this site and objections have also been raised by Uckfield Town Council, the Woodland Trust, Sussex Wildlife Trust, and Downlands Action Group.

The biodiversity of this site needs to be safeguarded and habitats of wildlife and endangered species need to be protected in perpetuity. We share this planet with animals and nature, it is not the sole domain of man and we have no right to decimate the landscape. We have a duty to preserve these spaces not destroy them. It is a beautiful area enjoyed by the residents of Uckfield and its loss would be detrimental to nature and wildlife.

Uckfield does not need any more housing developments. The site at Ridgewood has yet to be completed and will comprise over 1000 homes when fully developed. Hundreds of new homes are being built in Crowborough, some 6 miles north of Uckfield. Who is going to buy the properties when we are in a recession, when recent increases interest rates are having serious impacts on people's ability to pay existing mortgages and there are few "affordable" homes available for sale? Notwithstanding the financial aspects, no provision is being made for extra strain on the local area in terms of extra school places or doctors surgeries.

This development will impact residents of North Uckfield. Traffic will increase and residents of Snatts Road which borders this site, will experience a significant increase in traffic and road where motorists will take a short cut. Snatts Road is a very narrow road, with blind bends and motorists do no respect the speed limits. My property is located in Snatts Road, directly opposite this proposed development and apart from the huge amount of traffic which uses this road as a shortcut, we will be subject to more noise and intrusion.

The A26 was modified to incorporate a new roundabout at the south end of the town for the Ridgewood development with new roads being built within the estate, pavements, streetlights, but no houses have been built on this area in 2 years. Access is blocked off by large concrete bollards on the roundabout. Would it not be prudent to complete the Ridgewood development before embarking on building more houses and further disrupting traffic on the A26, as the development at Downlands would involve more major roadworks?

It is foolish to embark on any new housing developments when we have serious problems with the supply of water in this area. South East Water has not invested any money in improving the infrastructure and despite a huge increase in the population, no new reservoirs have been constructed in decades. Large areas of Kent and Sussex were without water for more than a week in June this year, which dominated the news for days. Water supply to a great many homes was also cut off in December 2022. Climate change is having a severe impact in this area and every time there is heavy rain or periods of drought there is a problem. It is sheer insanity to allow any further property developments to be built when South East Water is struggling to maintain a supply to their existing customers and unlikely to resolve the problems for a great many years to come. This not only affects residential properties, but businesses, agriculture and farmers struggle to feed their livestock. It's totally unacceptable so why exacerbate the problem.