For official use only (date received): 03/07/2023 16:59:53

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

This particular development will most certainly impact negatively on Lake Wood's very special biodiversity and the tranquility enjoyed by its wildlife and Uckfield residents, including families, who go there to enjoy this magical spot. Creating a 'woodland spot' on the new development spot is in no way comparable to what Lake Wood has. The plan has been rejected by Wealden DC. Local parish councils have objected including the Town Council. There have also been objections from the Woodland Trust and Sussex Wildlife Trust.

Snatts Road and Rocks Road have very difficult terrains and are not suitable for heavy traffic and certainly not for pedestrians with little capacity for providing a safe pavement area. As for ANOTHER roundabout on the A26/22 by pass: the inspector needs to come down here and see the roads to fully understand that this really is not a viable scheme. This northern end of the town is close by the Ashdown Forest and is all part of the High Weald area of Outstanding Natural Beauty. Its ancient biodiversity needs to be protected.

Safeguarding the biodiversity of this area is critical and this alone despite all the typical issues about infrastructure and services, is sufficient to reject this appeal. Once lost this ancient woodland cannot be replaced as it has taken millennia to form.

Of course there is also the question of developing the infrastructure to cater for the new influx of residents; schools, GP surgeries, etc. WATER is a particularly contentious area. SE Water has failed on several occasions to supply sufficient water to the northern part of the town. Many residents and farmers were without water for a week at Christmas and it has happened again more recently. All sorts of excuses have been offered but how will they cope with all these extra houses. Will these houses have a means of harvesting rainwater to flush toilets etc? I doubt it.