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14/05/2012 18:48 >>>

Dear all,

as a resident of Uckfield I have to make comment to the propsed development at the Ridgewood Farm site. Having no prior knowledge of this, and having not been made aware I am somewhat concerned and worried about this development, due to its sheer size and potential impact it could have on our town.

As we all know there have been some smaller scale developments to the town especially the Fernely Park developments on the Eastbourne Rd and the one off the Lewes Rd. These developments are bad in design. Parking is appauling with cars just everywhere on both developments. Its a maxium 'bang for your buck' development !! To note also, this is not just about extra housing being built within Uckfield, but also the extra 'little' housing developments taking place in the surrounding villages, such as Buxted and Maresfield. Uckfield is the nearest main town so the new residents will naturally come into Uckfield for shopping.

On one hand this may be good business for the High street, but with the very noticeable increase in traffic, and parking problems around the town. This in turn if allowed to increase will have a detrimental effect on the town. Uckfield is not the size of town that can take this size of possible future expansion. It's basic structure and road network simply cannot handle the proposed development.

Currently the traffic in town is such that I avoid the town due to the congestion. At rush hour this is a no-go area for me. There are not enough cross town routes going from the A22 to the Framfield road direction. This potential development does nothing to address this at all. except to make the town a gridlocked parking area. Look at what Waitrose has done to the town for example. Nightmare.

What will the imapct be on Uckfield if this were to go ahead :

1) About an extra 3,000 people.
2) About an extra 2,000 cars. Neither of these figure accouts for their friends and visitors.
3) A gridlocked Town which will put off potential customers and business owners. Bell road Industrial Est is already a problem due to the lack of access roads and parking problems.
4) Huge increase on local Police. Have they been consulted ? Has their Crime Prevention Design Advisor been consulted ? Has a S106 application been considered by the council for extra funds to support the essential services ?
5) Increase on local fire and Rescue Services. Again have they been consulted?
6) Again like wise for the Ambulance service ?

7) Has the increase on the health service been taken into account, like GP's and the hospital ?
8) No plans mentioned for the provision of extra Roads to allow the free movement of traffic around the town. The town is a nightmare now.
9) Extra supermarket stores planned for the extra residents ? And while we are on that subject, what are Waitrose and Tescos doing in the town centre anyway ? Just causes more traffic.
10) Extra business expansion which again will bring more commercial and freight to our already very busy A22. Can it cope ? NO !
11) A complete eyesore while its being built and then everafter due to its location and being on a hillside. YUK
12) This is all without consideration to the environmental impact factors.

i) Area of Ancient woodland within the site.
ii) Flood area in the development site.
iii) Southern Water plant !
iiii) demand on water resources in the area.
iv) extra light polution. i don't think turning the lights off in town will make a dent in the light polution caused by this development.
v) the extra pollution from the extra traffic, and this will be substantial.

13) Have the Highways agency been consulted regarding the increase on traffic and whether the roads can cope. A development can be stopped for this very fact alone, let alone any of the others listed.
14) Has the environmental agency been consulted re the impact to the local wildlife and watercourses. This also includes the potential to increase flooding in the town as 'run off' from all the extra concrete will overburnden the river Uck, instead of the water running into the water table naturally. Perhaps uckfields preferred mode of transport should be boat ! Thats without extra costs and damages to businesses when the river floods again. Will this be claimable back from the planning department if this development gets approved? No i guess not.
15) Parking in town. There is no more room for more commuters, and already highlighted by the deputy Mayor, its a situation which shouldn't have gone on for so long !! And no parking charges are not the answer. They will just park in the surrounding estates !

THE COUNCIL HAS A LAWFUL STATUTORY OBLIGATION UNDER S.17 OF THE CRIME AND DISORDER ACT TO TACKLE ANTISOCIAL BEHAVIOUR AND CRIME. PLEASE DONT COMMITT THE BIGGEST CRIME YOU COULD BY APPROVING THIS DEVELOPMENT.

DONT DESTROY UCKFIELD.

Yours Faithfully

Jacqueline Bradley