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# David Miller

Lynette Benton

Wealden District Planning Department
Core Strategic Development Feedback,
Pine Grove, Crowborough
TN6 1DH




23rd February 2012

Dear Sirs,

I have recently heard from a neighbour that a significant development, containing housing, industrial units, a school and some shops has been designated for an area in south Uckfield below the Victoria Pleasure Grounds.

I am appalled by this news on a number of levels:-

**Failure to Inform.** There has been no obvious or certainly no consistent process to include residents of Uckfield in line with whatever your designated process is. I believe you have a duty to ensure that nearby residents and other interested parties likely to be affected, are aware that a process to explain the plan/s and seek views is underway. There is a clear failure here. I know of no-one who has been engaged – only of some people who have found out. The most obvious way to engage with those likely to be impacted is by posting leaflets through letterboxes!

**Failure to listen and act to views.** There are likely to be many views about the plans unheard as a result of this failure to inform and engage. Therefore, you should not move onto any next step in your process until you are 100% sure that you have done all in your power to ensure that nearby residents and other interested parties are aware of your plans and have had the chance to provide feedback.

Otherwise many will think you are attempting to move your plans to further develop in our countryside "underneath the radar".

In my case, I should register that I have not been consulted, nor had an opportunity to discuss these plans with any agents representing the government, local authorities, planners or designated developers.

I already have some feedback and some questions I would like answered :-

**East Sussex Highways.** There is already a high level of unemployment in Wealden. Adding houses without a commensurate number of local jobs is only going to add to the need for local people to seek employment outside the area – generally adding further strain to the highways and roads in East Sussex. What studies have been conducted to understand the likely overall environmental impact to East Sussex roads and highways increased numbers of cars due to increased housing in Uckfield will have? What studies have been done to understand the impact of the likely increase to traffic levels to the highways in Sussex?

**Uckfield Traffic and Parking.** More housing at the southern part of Uckfield will cause further traffic problems to a Town that already regularly suffers during many parts of the week. Moving by car through the town at certain parts of the day is already a nightmare. Parking at certain during peak hours Monday – Saturday is often more than difficult. Adding further local cars into this area is just not

sensible. What studies have been conducted to understand the likely impact of increased numbers of cars due to increased housing in south areas of Uckfield will have on the town of Uckfield?

**London Railway Service.** The local railway service to London is already under stress through steadily increasing numbers of passengers and I am aware that plans to increase the service are heavily constrained by a number of factors. What studies have been conducted to understand the likely impact that increased passenger numbers due to increased housing in Uckfield will have on the railway service?

Also, there is insufficient parking for rail users already. Many rail users are already making use of unsafe parking areas in local estates and roads. What studies have been conducted to understand the likely impact that increased car parking requirements due to increasing passenger numbers due to increased housing in Uckfield will have?

**Water Shortages in the South East.** I have recently heard on the news about the near certainty of another Water Shortage affecting Wealden this summer. Adding more housing in the Wealden District against this growing problem is irrational. What studies have been conducted to understand the likely impact caused by increased housing in Uckfield and surrounding districts will have on the water supply?

**Wind Turbine and Noise.** Apparently a Wind Turbine is due to be erected in Victoria Pleasure Ground very soon. What thought has been given to the impact of this on nearby housing? Planned housing and / or existing? What studies have been conducted to understand the likely impact that the Wind Turbine will have on noise levels to potential nearby housing?

**Schooling.** Why would you consider building another infant school in the south part of Uckfield, when the existing schools uptake is not 100%. What plans are there to increase the intake of secondary schools in the area? What studies have been conducted to understand the likely impact of more children through increased housing in Uckfield will have against both these criteria?

**Surface Flooding.** The designated area south of Uckfield contains some rivers and streams. How will these be fitted in to the development plans, so as not to disturb views and wildlife? Furthermore, Uckfield is subject to surface flooding away from the existing flood plain indicated by Environmental Agency plan. What studies have been conducted to understand the likely impact increased housing in this part of Uckfield will have?

**Destroying Areas of Natural Beauty 1.** Who is personally responsible for continuing to develop in areas of natural beauty that house indigenous species of wildlife such as badgers, owls and bats? What studies have been conducted to understand the likely impact on wildlife caused by increased housing in the south of Uckfield?

**Destroying Areas of Natural Beauty 2.** Centuries old views of the South Downs are enjoyed by many hundreds of people each week from the Victoria Pleasure Ground. Who personally is or will be responsible for deciding that these precious views could be obliterated for ever?

I look forward to hearing from you in due course.

Yours faithfully,

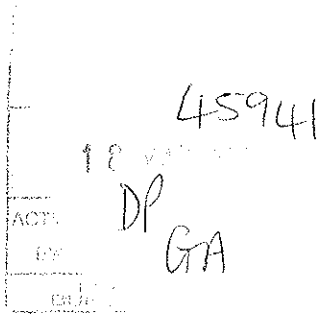
David B Miller



# David Miller

Mr. D. L. Phillips

Head of Planning Policy and Environment
Wealden District Council
Pine Grove, Crowborough.
TN6 1DH




15th May 2012

Dear Mr.Phillips,

Thank you for your letter dated 9th May and for taking the time to explain the background and status.

Thank you for your suggestion – I would be grateful if you would treat my letters both as comments on the SSDPD and also on the core strategy modifications.

Yours sincerely,

David B Miller