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PLANNING POLICY

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9 March 2015

Ms Emma Garner,
Wealden Planning Policy Team,
Wealden District Council,
Vicarage Lane,
Hailsham,
East Sussex
BN27 2AX.

Dear Ms Garner

Re: REVISED PROPOSED SUBMISSION AFFORDABLE HOUSING DELIVERY LOCAL PLAN CONSULTATION – HEATHFIELD

I would like to start this letter by saying that I have tried to make a representation by using the WDC website but found it very difficult to navigate and use, therefore I have decided to write instead but trust my comments will be taken into account.

Having read your local plan consultation on the WDC website and looked at the pdf map of Heathfield, I note there are a number of properties that are located in the proposed "affordable housing policy area" (indicated by the orange dotted line), the area that I have a concern about is the area to the west of the A267, Little London Road including New Pond Hill.

The reasons for my opposition to any additional housing in this area are as follows;

1) My first point addresses the area as a whole, and as a resident of New Pond Hill using the local road network on a regular basis I note the following:

   a) The A267 is a narrow and at times dangerous highway carrying a large amount of traffic, it suffers congestion on the junction of New Pond Hill/Pages Hill/and the A267, also at the junction of the A267 and A265, and still does suffer the same despite recent road improvements. Any housing development in the area without major additional highway alterations would exacerbate the situation.

   b) Some residents who reside at the top of New Pond Hill and wish to travel towards Tunbridge Wells on the A267, choose to travel west down New Pond Hill turning right into Back Lane exiting into Cross in Hand High Street, and finally turning left onto the A267 rather than take their chances exiting on to the A267 from New Pond Hill, this indicates that there still is a serious problem of congestion, and furthermore helps to overload unsuitable roads in the area.

2) The proposed site is not near to any railway links and it is highly likely that all occupiers would travel to and from the housing development to work in areas outside of Heathfield by

car. This would all lead to increased traffic congestion and would do nothing to improve our carbon footprint.

3) The landscape designation of the AONB shown on the WDC website map has been created to protect areas of rural character such as this neighbourhood as a safeguard from urban development. This plan would be the first step to "urbanise" this rural area. Furthermore the site being put forward for consideration is located adjacent to the AONB and outside of the existing housing development boundary. This potential ridge top site would impact on the AONB and would be disproportionate to a more appropriate site in a valley.

4) By allowing any significant density of housing to be built in this specific area is likely to redraw the development boundary and affect the strategic gap between Cross in Hand and Heathfield.

5) The primary school in Sheepsetting Lane is already at capacity and more children attending the school would mean more cars accessing to and from Little London Road. Doctors and Dentists are to my knowledge also working at capacity.

6) There is natural rainwater drainage from Little London Road westwards from the ridge down towards Waldron where there are numerous underwater streams and springs, if building work were undertaken these streams/springs would probably be contaminated, and more worryingly could cause them to be diverted from their natural route possibly threatening the foundations of dwellings built on this slope, either by drying out or flooding. Any insurance claims for damage to these dwellings caused by development might well be controversial.

I would be grateful if you would acknowledge receipt of this letter.

Yours sincerely

[redacted]

Martin Bowden