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PLANNING POLICY

Simon Mellor
[redacted]

Planning Policy Team
Wealden District Council,
Vicarage Land
Hailsham
BN27 2AX

March 15th 2015-03-15

To Whom It May Concern:-

REVISED PROPOSED SUBMISSION AFFORDABLE HOUSING DELIVERY LIOCAL PLAN CONSULTATION - HEATHFIELD

We are residents of Wealden Council and live adjacent to the proposed site being considered as a location for affordable housing on New Pond Hill.

Whilst we support the principle of affordable housing we are strongly of the view that it should be developed in the correct locations – we consider this is not the correct location for the reasons given below.

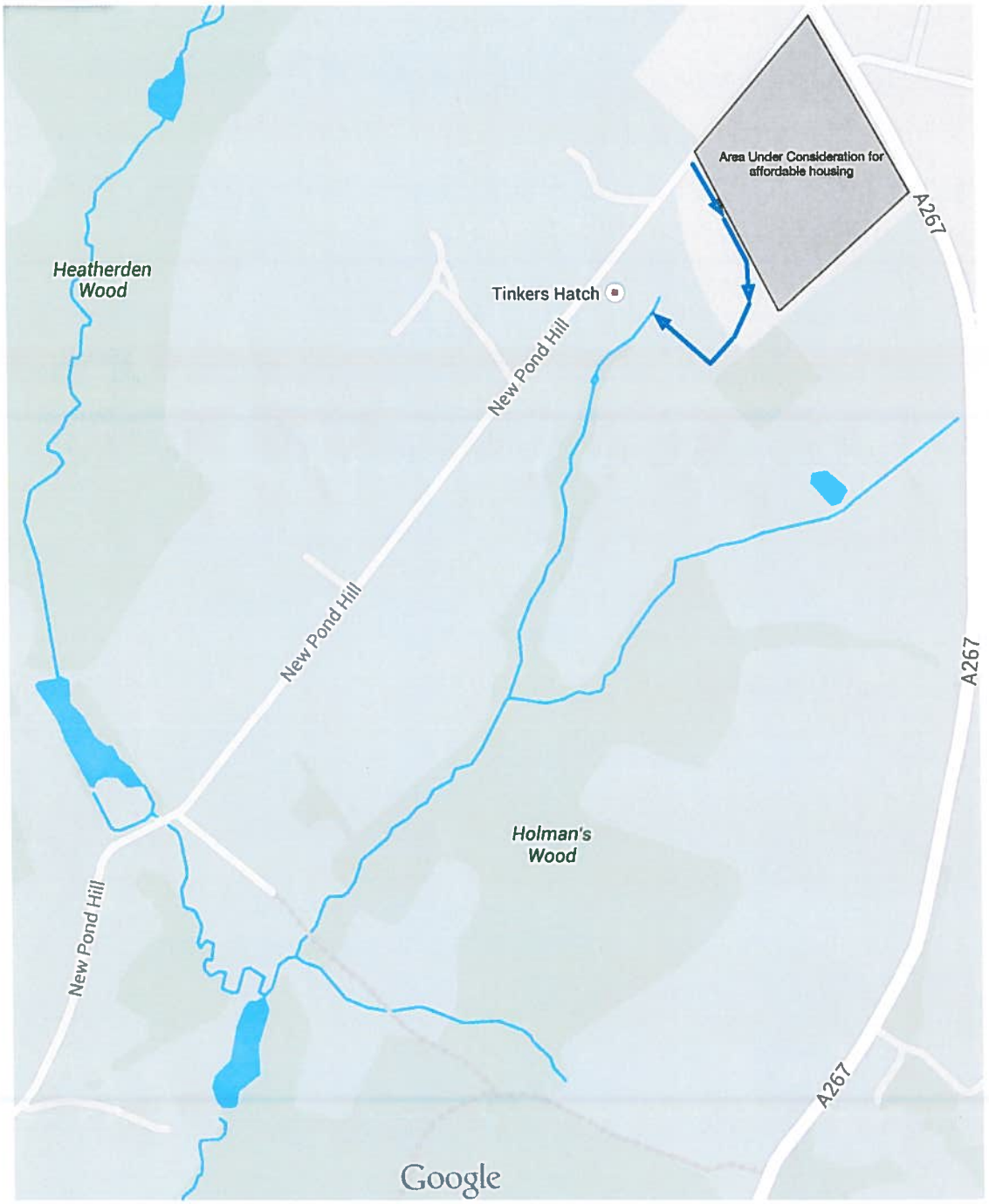
1. **Ref: The Sustainability Appraisal Framework – Environmental Objectives**

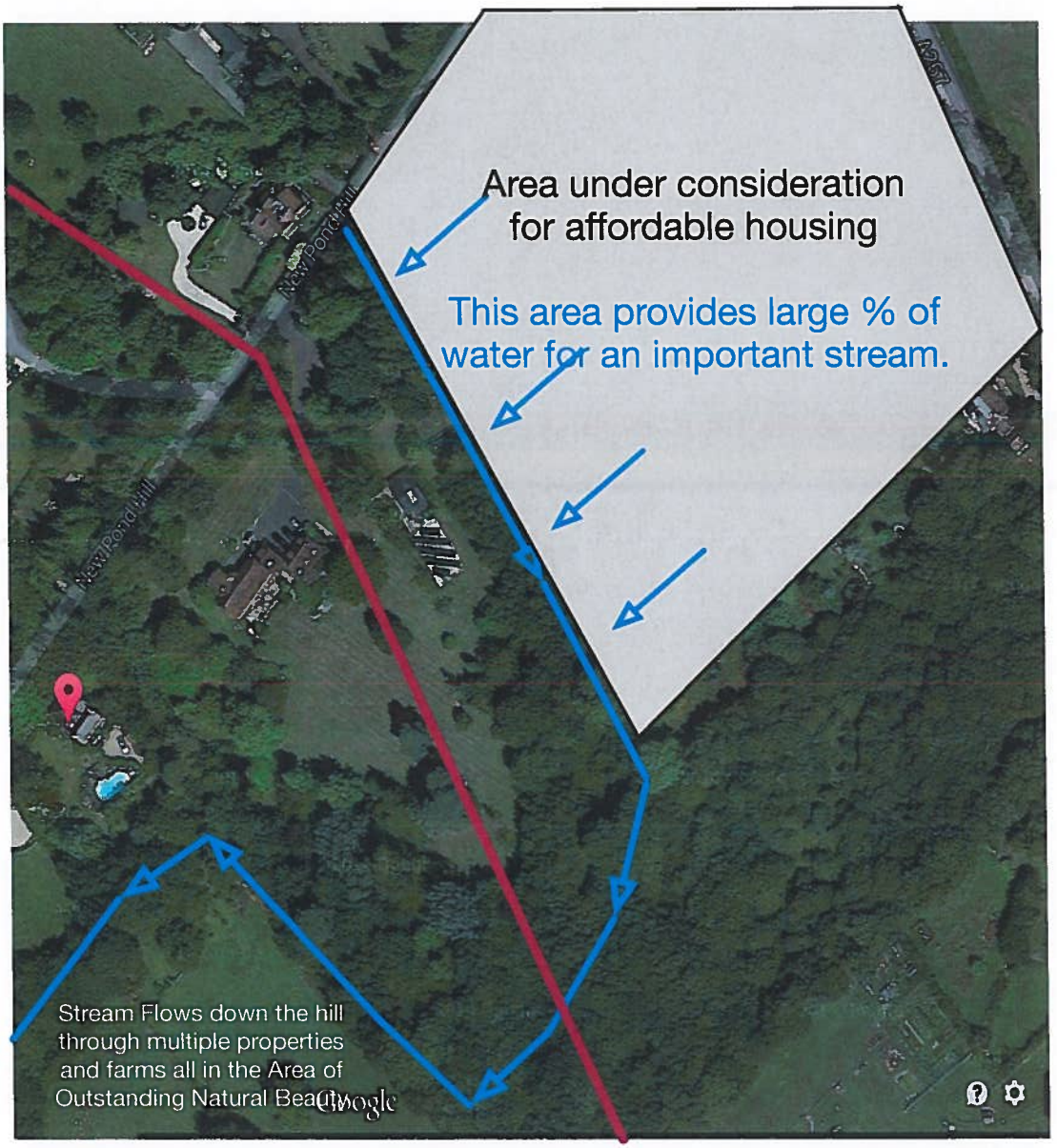
   14 : Objective - Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency

We would like to bring to your attention that one of the 2 sources of the stream which flows all the way down the hill from our properties to the ponds at the bottom of the hill – through many acres of farmland – is located at the boundary of the area under consideration for affordable housing. Please see enclosed maps.
We are extremely concerned that any developments in the area under consideration will without question negatively affect ground and surface water flow and quality into this stream.

Hence we consider that the objective to *"Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency"* is un-achievable.

Please note local OS maps do not show this stream flow so a desktop analysis will not highlight this issue – hence our bringing it to your attention.


Area Under Consideration for affordable housing
A267
Heatherden Wood
Tinkers Hatch
New Pond Hill
New Pond Hill
A267
Holman's Wood
New Pond Hill
A267
Google



2 Ref: The Sustainability Appraisal Framework – Environmental Objectives

10 : Objective - Conserve and Enhance the biodiversity of the district.

We would also like to bring to your attention the negative effect of the changes to stream flow and water quality on biodiversity on our land and the land of our neighbours lower down in the valley is of great concern to us. Please bear in mind there are many farm animals and horses that inhabit the land though which the stream flows.

We therefore consider this objective to be unachievable in the context of the change to flow and quality of the water in the stream – this will affect multiple areas below us on the hill within the Area of Outstanding Natural Beauty.

3 **Ref: The Sustainability Appraisal Framework – Environmental Objectives**

12 : Objective - Reduce the need to Travel by car and promote alternative methods of transport.

We live on New Pond Hill, we both travel to work by car and both have daily experience of the congestion at the following junctions

1 New Pond Hill and Little London Road A267
2 Pages Hill and A265
3 Little London Road (A267) with A265.

All 3 junctions are already under considerable pressure during the morning rush hour – Pages Hill is already being used as a cut though to avoid the A267/A265 junction. These junctions – despite recent improvements maintain a poor accident record including fatal accidents.

We consider that any development at the proposed locations would simply make a bad situation worse. More particularly residents of New Pond Hill would in all likelihood when faced with even heavier congestion at New Pond Hill and Little London road Junction begin to take an alternative route to the A265 by going down New Pond Hill and then up Back Lane to the cross in hand Pub Junction on the A265. This would have a detrimental effect on New Pond Hill and Back Lane – making walking more hazardous, causing more erosion to the road surfaces, increasing travel times – and generally making this route congested and unsafe for all users – this would include the many horse riders who use the road.

<u>We therefore consider this objective unachievable</u>

Please can you take these considerations into account during the consultation – and please can you confirm receipt of this letter by return.

Yours sincerely

Simon Mellor [redacted]

John Chappell [redacted]

[redacted]