PHILIP CHRISTENSEN

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

March 3, 2015

Dear Sirs

REVISED PROPOSED SUBMISSION AFFORDABLE HOUSING DELIVERY LOCAL PLAN CONSULTATION – HEATHFIELD

I am a resident of Wealden District Council and live at the below mentioned address and I support the principal for the above mentioned affordable housing consultation, but only in the correct places.

Having read your local plan consultation and looked at the map of Heathfield, I note our property, along with at least twelve of our neighbours properties are located within the "affordable housing policy area". I have attached a map of the specific area I am concerned with.

The main reasons for my opposition to any additional housing, affordable or otherwise, in this specific area are as follows:

1. The site being put forward for consideration is located adjacent to the AONB and outside of the existing housing development boundary. This ridge top site would impact on the AONB and would be disproportionate to a more appropriate site in a valley or within the urban area.

2. The special landscape designation of the AONB has been created to protect areas of rural character such as this neighbourhood, as a safeguard from urban and other inappropriate development. It is my opinion that development such as that proposed would "urbanise" this rural area. It would completely affect the rural characteristic of the locality and adversely and permanently change the sylvan and landscaped rural nature of the neighbourhood.

3. By allowing any significant density of housing to be built in this specific area, it is likely to redraw the development boundary and affect the strategic gap between Cross in Hand and Heathfield, and act as a precedent for future unacceptable development in the area.

4. The 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 working areas outside of Heathfield by car. This would all lead to increased traffic congestion.

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5. There is a lack of rural buses and this site is located on the edge of Heathfield where access would be by car only. The proposed development would therefore be in a clearly unsustainable location, and future development should be focused within the urban area.

6. Any development would require additional highway alterations and increase road traffic in the area. The junction of the A267 and A265 is, despite recent improvements, a well known area for congestion, and has been subject to a very poor accident record, including fatal accidents, in the past.

7. The site has been carefully considered for potential housing in the past by both Wealden District Council and the Secretary of State's Planning Inspector, and found it clearly unsuitable for all the reasons stated above. These reasons continue to apply. There is an undoubted need for more housing, including affordable housing, in Heathfield, but this is not the location for it.

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

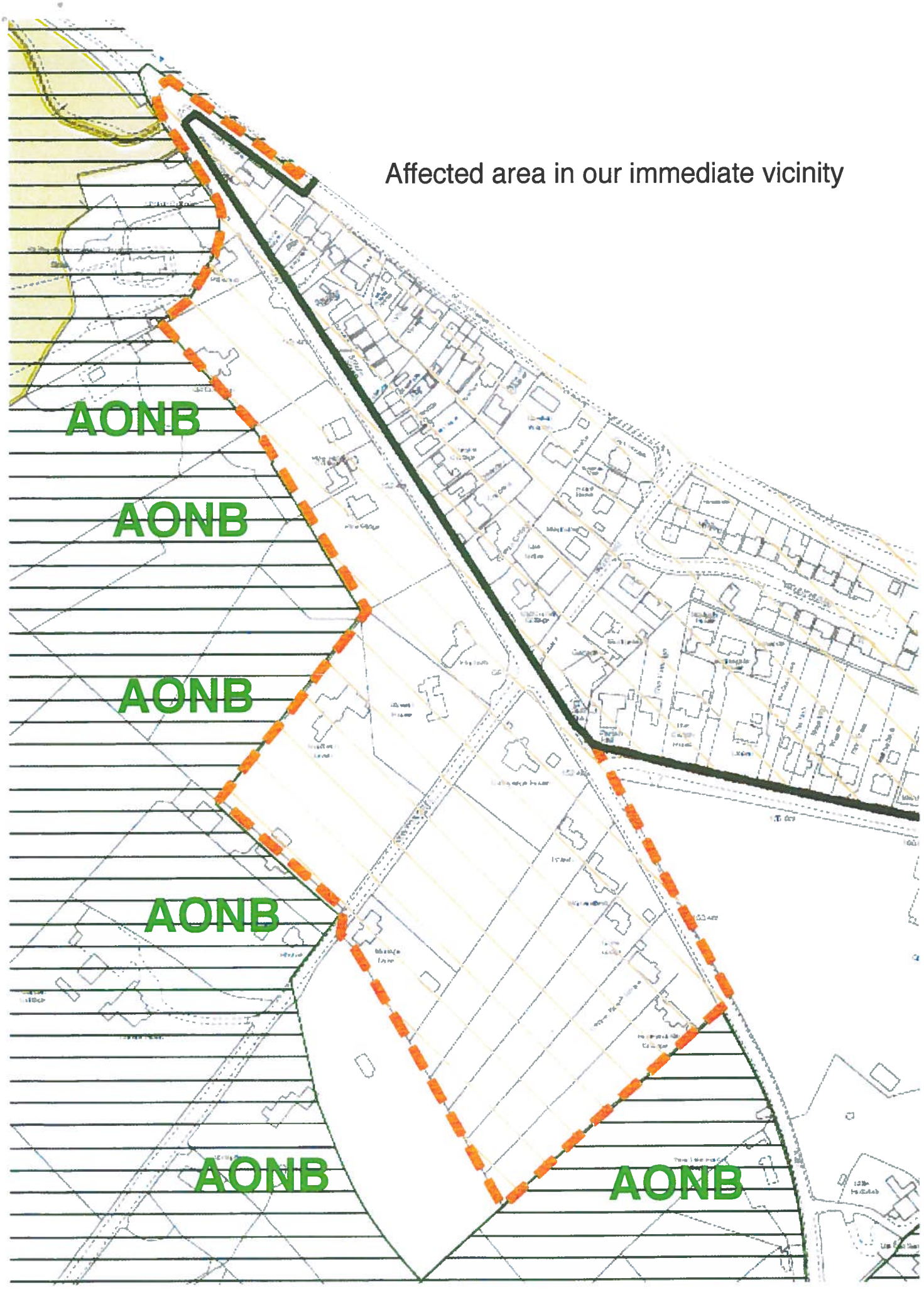
Sincerely

[redacted]

Philip Christensen

[redacted]

Cc Councillor Jonica Fox


Affected area in our immediate vicinity
AONB
AONB
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AONB
AONB