

**RESPONSE TO CHAPTERS WITHIN THE LOCAL PLAN DIRECTION OF TRAVEL
CONSULTATION DOCUMENT – 18 JANUARY 2021
Uckfield Town Council**

CHAPTER 14 GROWTH

Are there any spatial options we've missed?

New developments should be **primarily infill and brownfield sites should be prioritised.**

Do you agree with the proposed policy options?

Option 2 would minimise the need to encroach into new green land and seems to provide a better option for developing appropriate infrastructure.

Do you disagree with any of the options?

We question whether any of these options are necessary, especially where there is currently a huge backlog of properties that have been granted planning permission and not built. If the properties that have already been granted planning permission haven't been built, why is there such a push to force further development, especially when it goes against national planning policy by potentially building on the AONB?

The UK Govt also seems obsessed with ensuring that local authorities support their neighbours with meeting their housing need, but is there any evidence that someone from, say, Lewes or Eastbourne would want to move to Wealden, when our public transport infrastructure is poor, our roads are congested during rush hour and we don't have the infrastructure (schools, doctors' surgeries etc.) to cater for the current population.

The risk with options 2 and 3, in particular option 3 is that local villages need support to stop them dying but do they just become places you live with no identity?

What views do you have about the possibility of a new settlement?

If such a development had to be created, it would need to be **self-sustaining** in terms of access to employment, leisure facilities etc. As the consultation document states that it is unlikely that such a location could be served by a railway station, we consider that this is not a particularly 'green' option, as it would necessitate more car travel for those not working within the new area.

The other point to make, is that a new town would have between 2,000 and 5,000 new houses. Based on that quoted in para 6.15 it would provide two to four years of growth, if all new units were built in a new town. Or four to eight years of growth if only half built in a new town. This is not a viable option. It would only provide houses for half the lifespan of the plan.

Possible location

It would not be right of one parish/town to comment on another potential parish or town as a potential location. But transport connections are vitally important – public transport and rail links on main line, and a good road network. It would also need to be outside of the AONB and close enough for people to travel to work in nearby towns.