



Problems with the Market Garden Site, Lower Waites Lane, Fairlight Cove, TN35 4DB

Questionnaire Results (Raw Data)

Resident Online Survey published by C Colwell, The Avenue, Fairlight.

Using 'Survey Monkey' / July 2024 / Funded by individual donations.





Q1 Which street in Fairlight do you live in?

Answered: 98 Skipped: 1

#	RESPONSES
1	LWL
2	Fairlight Gardens
3	The Avenue
4	The Avenue
5	Smugglers Way
6	LWL
7	The Avenue
8	Shepherds Way
9	Shepherds Way
10	The Avenue
11	Bramble Way
12	Rosemary lane
13	Stream End
14	Knowle Road
15	LWL
16	Woodland Way
17	Waites Lane
18	Shepherds Way
19	Meadow Way
20	Waites Lane
21	Rockmead road
22	Fairlight gardens
23	Stock Dale
24	Fyrsway
25	Fairlight gardens
26	Gorsethorn Way
27	cliff way
28	Lower Waites Lane
29	Blackthorn Way
30	Meadow way
31	Smugglers Way
32	Briar Close
33	Lower Waites Lane



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SurveyMonkey

34	Fairlight Gardens
35	Broadway
36	Lower Waites Lane
37	Waites lane
38	The Avenue
39	Meadow Way
40	Lower Waites Lane
41	Smugglers way
42	Sea Road
43	Smugglers Way
44	Shepherds Way
45	Meadow Way
46	Shepherds Way
47	Bramble Way
48	Rockmead
49	Rockmead Road
50	Stock Dale
51	The Avenue
52	Waites Lane
53	Waites Lane
54	Moelfre
55	Lower Waites Lane
56	Waites lane
57	The avenue
58	Bramble way
59	Meadow Way
60	Broadway
61	Bramble way
62	TN35 4DQ
63	Broadway
64	Primrose Hill
65	Smugglers Way
66	The Close
67	N/A
68	Broadway
69	Meadow way
70	Meadow Way
71	Smugglers Way
72	Rockmead Road



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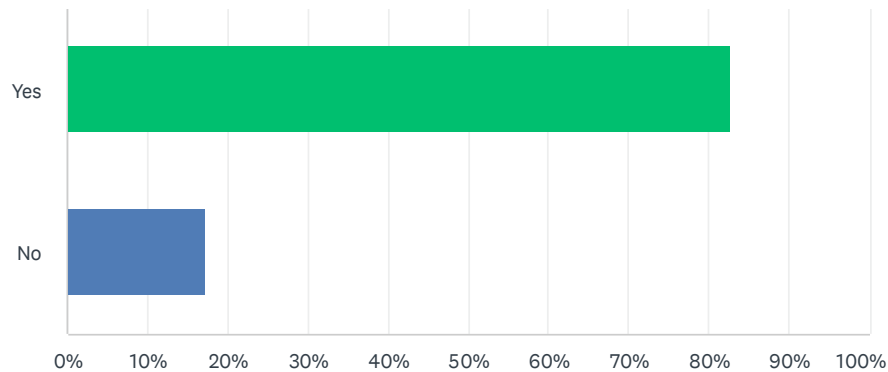
SurveyMonkey

73	Smugglers Way
74	Lower Waites Lane
75	Lower Waites Lane
76	Lower Waites Lane
77	Broadway
78	Waites lane
79	lower waites lane
80	Briar Close
81	Broadway
82	Rockmead Rd
83	Channel Way
84	lower waites lane
85	Pett Level Road
86	Lower Waites Lane
87	Waites Lane
88	Fairlight Gardens
89	Lower Waites Lane
90	Shepherds Way
91	Shepherds way
92	Rockmead road
93	Primrose Hill
94	Smugglers Way
95	commanders walk
96	Broadway
97	Smugglers Way
98	Fairlight gardens



Q2 Do you have concerns regarding whether the Development is with Planning Consent?

Answered: 99 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	82.83%
No	17.17%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Height of buildings. Entrance.
2	Seem very close to our garages
3	The 16 properties that are crammed into the Market Garden site have been developed on a much larger scale than I believe the original plans led us to believe.
4	I cannot believe that any competent authority would have given consent for houses so out of character with the surrounding environment to be built
5	Planning of the site displayed wasn't visible. Not enough care taken of roads leading to site. Not enough info regarding progress of the site.
6	Houses too high
7	Height of the dwellings- also on raised ground so appear even higher. Size of the gardens. Number of parking spaces.
8	Environmental The stream which flows Very close to some of the property
9	Environmental Badgers Sets Garden area per house Sufficient Parking Overdeveloped
10	Environmental Height of houses above original ground level (not actual height), size of gardens, height of surrounding fences, removal of trees and shrubs.
11	Environmental We are shocked that 4 of the gardens behind the tiny terraces appear to be half the length approved by the Planning Inspector. Three houses are perilously close to the stream. One house is missing a 32 ft long garden. All of the houses appear to be too high and have an overbearing presence. Issues with garage doors, bicycle storage, footpaths, fencing, tree removal and Japanese Knotweed.
12	The developers seem to have exceeded their permitted limits and the planning department have not enforced the limitations.

13	gardens appear too small
14	We understand the development was permitted by Govt Planning Inspector after it was originally refused by Rother Council.
15	Environmental The height of the buildings seems excessive, overbearing views into neighbours gardens, position of buildings to the stream
16	Environmental houses too high surely, impact on drainage/stream, the list goes on
17	Too many houses in such a small area.
18	The parking for several cars is of concern.
19	Buildings are to high and very little room on the site for the specified gardens and parking .
20	Too dense; hideous to look at; foundations appear far too high; no infrastructure to support it; little local public transport. No gardens and the whole development is out keeping with surrounding properties.
21	Height of the buildings
22	Environmental Height of properties appear far in excess of planning and we have observed ground being made up over the last two weeks. Drainage gullies have been filled in. Banking alongside the stream has been undermined.
23	Houses too tall.
24	There has been a total disregard of the Construction Management plan and it would appear that the housing built does not follow the original plan that were submitted.
25	Environmental Size of gardens, height of houses. Closeness to stream and removal of trees. Particularly relating to badger sets
26	Extra traffic Lack of parking
27	Height of houses being bigger than the permitted height. Drainage of surface water and wastewater needs to be carefully inspected.
28	The height of the rooftop, lack of garden space, inadequate parking spaces
29	Lack of proper size gardens. Problems with water and stream.Problems with parking. Different to plans. Houses too tall as ground raised.
30	Height of buildings, size of gardens, parking area, access to site ie., roads for cars, delivery vehicles, dustcarts
31	Environmental Major concerns with parking , it's built so close that drain risk of flooding as the extra pressure of drainage
32	Although the hight of the buildings may be to plan, my concerns are that the ground levels are at least 1m higher than expected. Also, the position of the buildings and garden lengths are not to plan.
33	There are to many houses on the site, all the houses are far to big for such a small site
34	Not been built to the building regulations.
35	To keep planning rules relevant
36	Environmental At the Appeal the Planning Inspector granted permission for Plots 2, 4, 6, 8, 10, 12, 13, 14, 15 and 16 to have 32ft 9inch gardens. Plot 2 as just one example has no garden and a wooden decking area with steps into the stream. Plots 3, 5, 7, 9 and 11 were approved with approx 22 foot 11 inch gardens, these appear shorter. Plot 12 is worryingly leaking water from the new build brick work and the stream bank has collapsed. A Site Worker told us the new builds are 3 feet 2 inches taller than approved.
37	Community wellbeing The size of the houses and them not being in keeping with surrounding, mainly single story units, and how miserably close the newly built house at the far end of the development is to the bungalow in Lower Waites Lane, and how wrong it is that the house owner has lost privacy and light. Plus when the properties begin to be occupied, the impact of increased noise from the small outside space provided with the new



builds, and this will also impact on the other bungalows on Lower Waites Lane. The rural feel of that part of the Lane has sadly been lost.

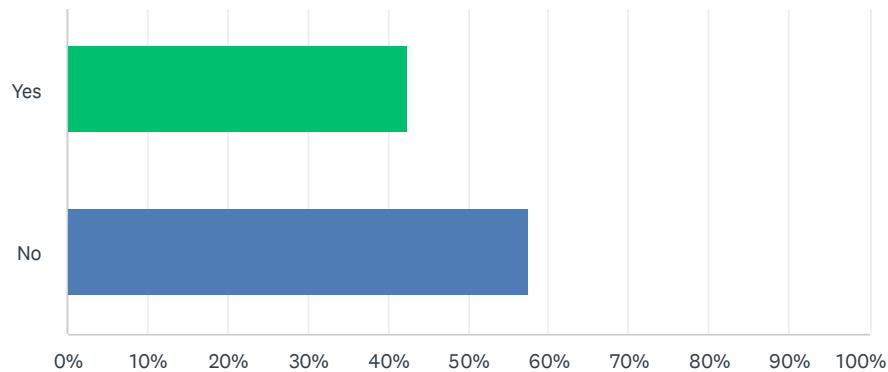
38	Environmental Houses too close to edge of stream Drainage appears inadequate based on water loss - even without residents Height of buildings appear to be intrusive Still no adequate exit for vehicles onto main road
39	Environmental Buildings seem very tall. One property has a corner practically overhanging the stream - a disaster in waiting
40	Appears to be a larger development in house scale and amount of houses than originally applied for.
41	Over development out of keeping with village. Houses seem excessively high.
42	I thought that all new properties had to have adequate parking for cars. These clearly have not.
43	Environmental Don't think it complies to the planning application on garden sizes, and height and closeness to other properties, proximity to the stream.
44	Environmental Safety Trees which we understood were being retained have been cut down. When this happened and the workers were questioned we were told by them that they were acting on the instructions of the construction company, The properties that are near the road are very overpowering as their height is totally out of keeping with existing surrounding properties . Parking is going to be a problem as there will no doubt be more than one car per house. One of the conditions agreed as part of planning was that the badger setts would not be disturbed. What safety measures have been made regarding the stream as there will presumably be children living in these houses.
45	Where are the gardens, pavements and car parking spaces for all the houses.
46	The buldings appear to be higher and much closer together. No thought seems to have been given to the amount of parking.
47	Ground floor higher than fence lolong directly in to all living areas in our home, sunlight blocked and blocking neighbours solar panels, total feeling of distress and lack of any regard to our home and garden that has been devalued. What has it been passed?
48	The houses seem to be unusually high and out of context with the surrounding buildings
49	Environmental Size and height of buildings and damage to trees etc
50	They are way to high and to many on that sight
51	Environmental Height of buildings. Disruption to wildlife Contamination of stream
52	I believe it has been abused in various ways, and that yo my mind, no attention was given to the geography of the area, which is why the houses tower over the surrounding area as they do.
53	Over powering development
54	The height of the dwellings
55	Height of properties compared to houses and bungalows close to development. No gardens in new properties, lack of parking for new developments.
56	Height of the buildings
57	Breaching of the agreed heights of the development and even worse the obvious lake of parking facilities and the strains on the various inforstrucres ie water sewage schools doctors etc
58	The height of the houses, parking allocation, water discharge
59	Far too overdeveloped and out of character with Lower Waites Lane and Fairlight in general.
60	Environmental The water and the badgers den.
61	Site too small for16 houses, too overbearing
62	Overcrowding -too many houses on a too small plot.No house has a garden or a garage or anywhere to park a car

63	Environmental Badgers setts, the stream which is gradually being narrowed with rubbish and greenery
64	Too large and gardens too small to be legal
65	The market garden site is completely out of place. The houses tower over everything, changing the nature of that area of Fairlight. Planning can not have considered how the people who are already living in Lower Waites lane, Broadway and other surrounding roads are going to be impacted by the traffic problems that will be created by the thoughtless development of the market garden site. Although we are a little way from the development, we are dreading the extra traffic and blocked roads that will inevitably occur when the market garden site is occupied.
66	Height of the building
67	Never told about plans passed in London then RDC. Impact on me and the village is horrendous
68	The height seems excessive and not how I envisaged the final build
69	Environmental The height of the buildings is ridiculous - the patios are above street level. The poor people in the house along Lower Waites Lane have patios at the same height as their windows and are completely overlooked, blocking out light - it's ridiculous. They seriously deserve compensation as this development has ruined their lives and they'll never be able to sell. Garden sizes are ludicrous, unnecessary felling of trees !!
70	Environmental so many rules seem to be flaunted and the site does not resemble the original plans that I saw and the total disregard of the neighbouring houses, of vegetation and trees to make it in keeping with the surroundings also the fact of having virtually no gardens unlike the plans and no parking places
71	These houses are not in keeping with the area how it ever got planning permission for these type of houses amazes me and do many others in the village absolutely awful and a complete blot and our once lovely village.
72	Height of buildings, garden/ parking space roads
73	Community wellbeing Roof heights, garden size, no banksman for lorries, noise before 8am,
74	Environmental The negative environmental impact on local wildlife, which is well known; pertinent concerns regarding drainage and flooding issues already well documented within and surrounding Fairlight; concern over permissible building height and overdevelopment; negative impact on existing properties regarding right to light and privacy; concern that a thorough and considered feasibility study, taking into account local authority and residents' concerns prior to permission being granted, may not have been undertaken. A 'ticking the boxes' exercise only?
75	Not constructed as per plans at all. No rear gardens, access to come out by our garages not on original plans
76	Environmental Insufficient parking on site will mean overpaying on surrounding roads. Gardens are in fact patios and "pictured" lawns would indicate stream being filled in.
77	Environmental The laws around disturbing badgers setts Garden sizes Height of building in line with other homes close by
78	The height of the building and keeping with the bungalow village. Plus the density of the development.
79	Most of the site not within consent
80	over building
81	Spacing of properties, number of properties, size of properties and gardens, subsidence/reinforcement
82	Over development, lack of gardens, parking space, traffic management,



Q3 Have you raised concerns about the impact on badgers/other wildlife/stream/trees/the environment?

Answered: 99 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	42.42%
No	57.58%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Environmental Rubbish in stream. Trees damaged by construction vehicles.
2	Environmental The natural wildlife, stream and trees have been decimated by this development and the impact on the environment of this area of the village has been extremely negative. The whole dynamics of living in such an idyllic setting has changed for the worse. Also, the air quality has been adversely affected.
3	Environmental Badger Set Destroyed Wildlife destroyed
4	Authorities RSPCA
5	Environmental In the original planning consent the Badger Setts were to be safeguarded- this didn't happen. The site was totally cleared of all the trees which was not necessary and had a huge impact on the wildlife and birds. It also means that the development does not blend in at all with the surroundings. Because of the small gardens there will be no way that mature trees can be planted. The stream has always been an 'open stream' hedged by trees and no fence. At this present time my understanding is that a fence will be erected on the Lower Waites Lane side of the stream - this is totally unacceptable and will detract from the countryside appearance of our village.
6	Environmental Reported debris in stream, erosion of stream bank, queried removal of trees/shrubs.
7	Authorities Environmental We allege the Developers have ignored elements of the Planning Permission granted on Appeal, the Construction Management Plan and the Planting Management Plan. Rother's Planning Department have a slap-dash approach to measurements, heights, finishes and other details. HGVs parked over a vacated badger sett causing a substantial land-slip. The bank erosion on the side of the stream is an ongoing concern. Do Councils have a legal responsibility to ensure that developers selling new-builds with Japanese Knotweed growing in the gardens are declared when marketed?
8	Environmental We believe the site had badgers. We saw foxes and a good variety of



	birds, but now all gone.
9	I haven't because I know others have
10	Environmental The destruction of the spinney (green lung) in the centre of the village. Birdlife disappeared completely from the area and badgers are finding it hard to forage for food , relying on kind human providers. Nobody conjures up woodland habitat once it's lost, streams and springs have also been covered over.
11	Authorities A friend that lives adjacent to Market Garden has raised concerns with site manager. We were advised land drains will be installed, due to clay soil these will be ineffective- even if they are installed!!!!???
12	Authorities Concerns were raised at the local Parish council meeting. Spoke personally with the site manager who is unqualified in that position and raised pollution concerns with the environment agency, all to no avail.
13	Authorities Environmental Numerous complaints about rubbish in the stream have been forwarded to ESCC. They have responded well.
14	Environmental Badger sites disrupted, stream wrecked, wildlife upset, trees uprooted, environment ruined
15	Environmental Bager sets destroyed Trees cut down
16	Environmental Reported rubbish and building materials in the stream. Trees and hedges being destroyed.
17	Environmental Trees taken down. Hedge rows removed. Badgers and foxes lost there homes.
18	Authorities Environmental Tree cutting has affected the Oak Tree with a TPO in the residents garden at the NE Corner which is now leaning. Generally the tree clearance is not the same as the Site Planting Management Plan and RDC's initial Officer reports. We've requested the main badger sett and wildlife area are measured. ESCC continue to work with us regarding the untreated Japanese Knotweed and stream issues.
19	Planning Not a good place to build houses so close to a stream, which at times really swells. I wouldn't want to live in what are being sold as large family homes with a stream so close. A danger to children. It would have been far more in keeping to build retirement bungalows on the market garden site...which would suit small gardens and less active occupants.
20	As above
21	Environmental The impact on the badger sets is catastrophic
22	Environmental Just a tragedy the area has been ruined. Now we have broken fences because the badgers have created runs through our garden
23	Environmental Right at the start. Plus I work a company that required to work on that site before the development we were told work had to stop because of the sets . Now a developer starts to build and the badgers destroy your gardens
24	Authorities Tried to contact Sussex Police Wildlife Crimes Officer when the site was cleared before the development started during nesting season, was told he was not at work, left contact details but never got a response
25	Environmental Originally. The stream and the badgers den
26	Environmental Badger setts destroyed
27	Authorities Ages ago to FPC to no avail
28	Environmental lost of all vegetation along the stream holding the ground
29	Environmental Tree with a pto on with branch cut too far back . Recently wanted to cut another one and I said NO.
30	Only with the village initiatives
31	Environmental The area of many conservations have been decimated including trees animal homes the whole experience has been awful

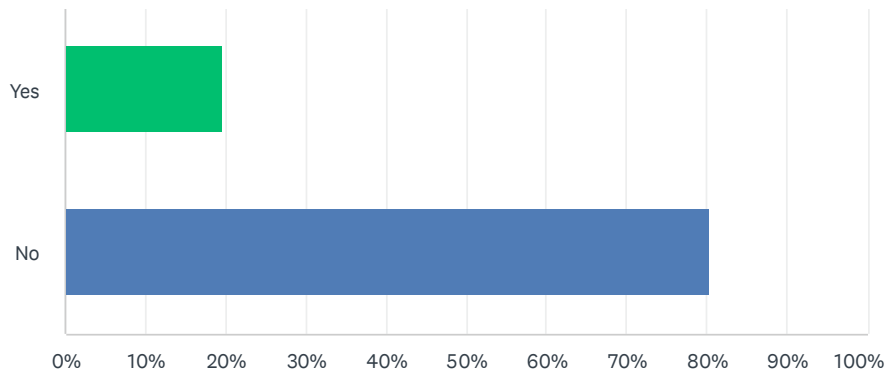


32	Environmental	Badgers nowhere to re- locate, collapse of stream and tree damage
33	Environmental	Reported when digger began scrapping down earth from budger sett
34	Authorities Environmental	Have been in contact with wildlife inspector retained by developers as gradually the wildlife has been extinguished from the site and the badgers setts reduced . He has expressed his frustration in securing the safety of these animals and in his words, will be glad to see the back of this job.
35	Environmental	The impact on the ability of the current waste water drainage in light of the fact we have had sewerage flooding into our cellar causing damage to the substructure of our house. Impact on the badgers sets which were feet away from the badger set entrance The height of the new homes in comparison to those around it effecting privacy and possibly to the solar panels on the bungalows they tower over The fact that the corner of one house sits on the bank of the stream
36	Environmental	The land has been desecrated without any care or regard to the wildlife.
37	Authorities	On this group and with rdc planning



Q4 Have you experienced damage to your property during construction e.g. garages, fence panels, bollards, kerbs, cars?

Answered: 97 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	19.59%
No	80.41%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Infrastructure Kerbs damaged by construction vehicles - I live on a junction.
2	Community wellbeing Infrastructure Our home has shifted, due to the nature of the work being carried out and we have noticed more and more large cracks in the walls of our home
3	Community wellbeing Infrastructure Safety Having to travel 4 times a day along the terrible road I have experienced many punctures. Road is not good enough for pedestrians or prams - very dangerous
4	Infrastructure Road surface
5	Infrastructure Cars parking in the main road.
6	Infrastructure Not personally but am aware of collision of delivery truck with power line pole and bollard.
7	Infrastructure East Sussex County Council Highways informed us that the kerb and grass verge outside our property is theirs, although they don't maintain it. Site lorries have driven over it so frequently that the kerb has now sunk to the level of the road. It needs replacing. We have no confidence that this will happen as no one in Authority seems to care.
8	But I wouldn't where I live!
9	Community wellbeing Fence panel now wobbly, unstable.
10	Infrastructure no but obvious increase in traffic and noise
11	Community wellbeing Infrastructure Safety Constant dust and noise from the site which I'd imagine can't be good for ones health. The garage which I own has been excavated around ,only have to look at the garage blocks to see the areas been changed and wonder how stable the area is now.
12	Infrastructure Stock Dale is a privately owned and maintained by us residents (7

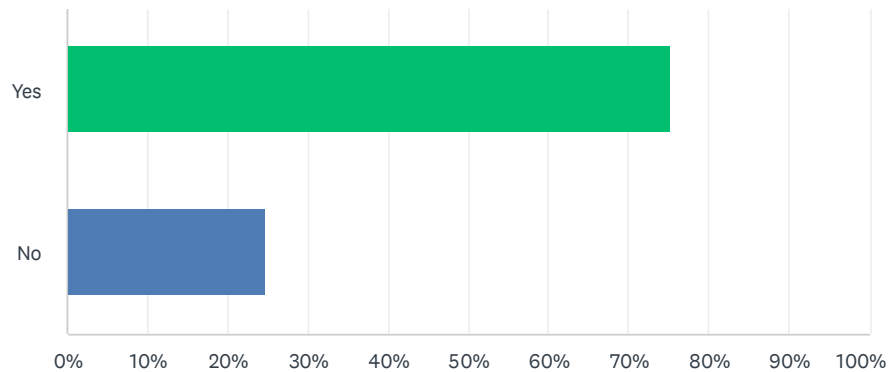
properties) and the contractors heavy lorries have been using the road for turning which is unacceptable.

13	Infrastructure	Garage.
14	Infrastructure	Not personally, but verges have been damaged at the entrance of my road by construction traffic
15	Community wellbeing	Infrastructure Due to the cement mixers and various HGV's driving over the pavement over a two year period our garden brick wall has cracked.
16	Community wellbeing	Environmental Cutting I large listed oak tree from our garden and visually and removal of any privacy and mental distress.
17	Community wellbeing	Infrastructure Our fence has been damaged by large vehicles turning into lower Waites lane from Waites lane.
18	Community wellbeing	Infrastructure Yes my lawn The main rd as developers vehicles do come via Broadway
19	Infrastructure	Roads and kerbs damaged
20	Community wellbeing	Infrastructure van when reversing into the garden hut parking area
21	Community wellbeing	Environmental Infrastructure Fence . Since uprooting tree roots and the trees fence leaning over and in poor state.
22	Infrastructure	Surface to garages uneven due to work undertaken there, not reinstated as it was. Due to increased construction traffic, more potholes and uneven surface to access Fairlight Gardens
23	Community wellbeing	Infrastructure Large vehicle took out part of my boundary hedge. I therefore had six concrete bollards installed which cosy just over £400 and already one of those has been driven into.
24	Community wellbeing	Infrastructure Front garden damaged



Q5 Have you observed or experienced damage to village assets e.g. pavements, kerbs, signs, road surfaces?

Answered: 97 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	75.26%
No	24.74%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Kerbs misplaced. Sign knocked over.
2	Environmental The roads around the site have been damaged to a greater extent than before the development work started. The area along the stream in Lower Waites Lane is particularly damaged due to the destruction of trees and bushes along the lane.
3	Damage to roads used for delivering heavy plant and materials to site
4	Road surface has been badly churned up by delivery lorries.
5	Roads extremely bad and dangerous for people with cars and children
6	Environmental Lorries cut corners and the grass verges and kerbs have been damaged. Trees have also been damaged by lorries which have not used the designated route.
7	Road service's
8	The Kerbs/verges along Bramble Way have regularly been damaged by Market Garden traffic
9	Most roadsigns and telegraph poles have been repeatedly hit by trucks backing into and out of the site. They need repairing. Our pavement surface is cracked making it very dangerous for disabled people and all pedestrians in the dark. We reported this on 'Fix My Street' a year ago.
10	verges carved up, mud on road, too many contractor's vehicles blocking Waites Land past hairdresser
11	It is a tricky walk for my age group, ie messy walkways, with debris on foot paths
12	The roads have been damaged and certainly the cars going up and down on the unmade road next to the site are more numerous. I've had to stop some delivery vans/ trucks.
13	Grass verges in Bramble Way and Smugglers Way have been churned up by the heavy

	lorries.
14	Kerbs gardens run over
15	Environmental Rubbish carried down stream during periods of rainfall. Concrete over spilled on main road. Verges mowed up.
16	Environmental The Stream by the development seems to have been used as a dumping area at times.
17	As above, but also mud deposited on surrounding roads by construction traffic and also spilt concrete on the route to the village which remains to this day
18	Road surface smugglers way& bramble way. Mud left on road. Grass verge on corner of smugglers way left with heavy tyre marks. Concrete on Fairlight road coming up from stream lane.
19	Roads becoming bald of tarmac
20	Verges wrecked by trucks
21	Very minor damage to road surface, but it is a building site, normal.
22	Environmental Damaged fence opposite the site entrance damage to the bridge area of the stream
23	Damage to roads around site
24	All of the above
25	Road surface
26	HGV truck damaging power line pole and private bollard.
27	There are at times a lot of large lorries driving into the small roads of Fairlight plus mud and dirt on the roads.
28	Lorries driving on pavement damaging surface. Grass verges damaged. Surface of road disappearing.
29	The road outside the garden hut has been allowed to deteriorate disgracefully
30	We've seen Site lorries hit telegraph poles, fence panels, highways signs, bollards and kerbs on LWL, Smugglers Way and Rockmead Road. The smooth surface of Stockdale has often been covered in grit and mud due to HGV's backing out of the Site and turning there. Most of the verges have been ploughed. The Construction Management Plan has been totally ignored.
31	Smugglers Way fence and bollards damage. Must be a nightmare living with the heavy traffic back and forth. A family member witnessed a driver aim their car at 2 pigeons in Bramble Way and squashed one. It was mentioned to someone at the site, as it was upsetting but no one admitted to knowing the driver.
32	Environmental Road surfaces damaged Trees cut back
33	More potholes have appeared. Damage to grass verges where skirting of lorries around cars has occurred or sharp corners taken.
34	Obstruction damage to roads and footway
35	Smugglers way.
36	Damage Verges top of Smugglers Way
37	Lower Waites Lane near entrance to site is dangerously uneven for walkers
38	Corner of Bramble Way and Smugglers Way damaged
39	I've seen damage to pavements and kerbs
40	The road and kerbs along with grass
41	Corner of Bramble Way and Smugglers Way, the grass verge has been run over
42	Further down the road, vehicles would drive roughshod over kerbs, verges and the like.



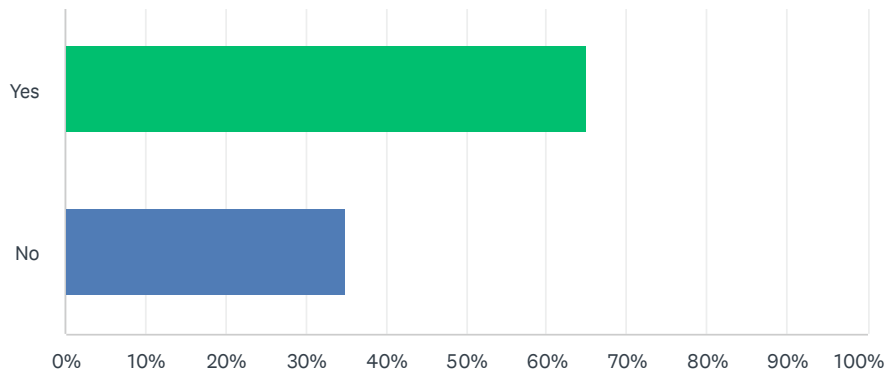
Breaking up the pavements where lorries would just career down them without thought for pedestrians, wheelchair users etc.

43	Pot holes Broadway
44	Environmental Lorry hitting trees in lower waites lane, concrete being shed over road.
45	Smugglers way and surrounding areas
46	Damage to the verges on Smugglers Way
47	Kerbs have been driven over and broken and posts have been knocked over. Road surface has deteriorated.A neighbour has suffered regular damage to fencing.
48	The kerbs.
49	As above
50	*The narrow lane by the Gardening hut has loose stones and mud over some of the surface
51	in Smugglers / Bramble Way. and on the roads of the village en-route to the site
52	All of the above
53	Kerbs and gardens where lorries drove over. Large lorries using narrow lane .
54	Smugglers
55	Verges completely destroyed on many roads
56	large lorries and vehicles causing damage to grass verges and paths and damage to the roads and damage to fencing
57	The people in the immediate area it must have been awful for them, large unimaginable lorries in such a small place/road
58	Untold damage to all of the above
59	Kerb damage on Broadway/LWL, kerb damage Bramble Way/Smugglers Way. Three separate spills of concrete on local highways from contractors. Continual damage of road surface near site
60	Roads, pavements, kerbsides and nature strips damaged by building vehicles cutting corners as they travel to and from site.
61	Alot of damage to verges and kerbs and road surfaces around the site
62	Road surfaces are the worst I have seen in our village and confess that to hear the developer will make good the roads doesn't exactly fill one with any confidence anymore than their orig8nal promise to erect a fence along the stream side of Lower WaitesxLane.
63	Damage to curbs and verges
64	Grass verges churned up
65	pavements and roads damaged
66	mud on roads excessive parking on main road
67	Dislodged kerbstones, tyre gauges on grassed areas, road surface damage
68	At top of Smugglers Way where trucks have driven over the verge. Also mud left on road
69	Environmental Road surfaces and stream



Q6 Have you experienced issues with the parking of Site Workers'/Site Visitors' vehicles?

Answered: 97 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	64.95%
No	35.05%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Outside "Cove pub" and bus stop.
2	Sometimes parked in our car park
3	The parking situation in the village is at a premium and the number of vehicles used by site workers/site visitors has exasperated this situation and often led to roads being closed for long periods of time.
4	Site vehicles being parked in adjacent roads The number of these off site vehicle parked on these roads will considerably increase once the properties are occupied
5	Both Shepherds Way and Smugglers Way are used for car parking by the contractors and this made it very difficult when exiting Lower Waites Lane in either direction.
6	Cars being parked and leaving there muddy foot wear on the road.
7	Safety Parking in top end Waites Lane/lower end Shepherds Way has increased significantly with vehicles belonging to tradesmen. This is a narrow road on a blind bend making it quite awkward to navigate safely
8	Safety Site vehicles parked at junction of Waites and LWL making it dangerous to exit onto Waites.
9	Authorities Safety On this site everyone (developers, visitors, and workers) park wherever they choose. They have no respect for Fire Engines, Ambulances, emergency access, bus routes or junctions. Rother Officers approved a ridiculously inept Construction Management Plan (CMP) and then hid in Bexhill Town Hall leaving residents, many in their eighties, to plea bargain their way out of their own driveways. Our bus route has been clogged on and off for two and a half years, with reduced visibility and sight-lines for oncoming vehicles.
10	sometimes difficult to get past when walking

11	see box above
12	Too many cars parked on Waites Lane making it very difficult to get passed
13	Very difficult when crossing road from market garden to sheperds way with cars parked, and obscuring the way forward.
14	Extremely difficult coming out of Fairlight gardens onto the main road now, often many vehicles parked there.
15	Site workers cars have on occasion been parked in Stock Dale which is a private road, this is unacceptable.
16	To close to junction on Waites lane. No gaps so cars can pull in. This will be a permanent problem when the houses are built.
17	Safety Unable to safely pass by at times on Waites Lane/Shepherds Way due to workers cars/vans being parked on bends and with no pulling in spaces left.
18	The site had designated parking which was never used as intended and was used for storage of materials. Instead, contractors and visitors to site parked at the junction of Waites Lane/Lower Waites Lane which is on a bend and bus route. Contractors also parked outside private houses in Smugglers Way.
19	Parked opposite meadow way with boots left outside van making it difficult to get out.
20	HGV vehicles reversing back up Smugglers Way into Stockdale, there is a sign saying Private Road No Turning
21	Waites Lane is regularly full of parked vans and cars.
22	Parking in Waites Lane sometimes, but this can always be expected near a building site.
23	Vehicle 🚗 parking in area with no parking signs and some inconsiderate parking on the main road
24	Parking on verges, blocking peoples driveway, bus stops
25	Unable to use Lower Waites Lane strip by the site gates due to park vehicles blocking access. Also, view blocked while leaving LWL into Waites Lane due to inconsiderate parking by site operatives, vans and cars.
26	Parking with wheels on pavements difficulty getting out of our drives.
27	Safety Regular parking of vehicles in front of no parking sign by electricity/water sub station. Parking on Waites Lane makes crossing the road dangerous.
28	The Construction Site entrance is too small to accommodate the delivery vehicles and the Site Workers vans and cars have parked blocking the main road, junctions and bus route for two years. Various authorities have ignored the problem and left villagers to re route via Commanders Walk and Meadow Way to drive in and out of the village. There are three parked cars on Smugglers Way every day, which is the Site Access Route. No consideration is given to it being a hikers coastal footpath.
29	Safety Vehicle overflow on to Waites Lane is excessive. Ridiculous parking blocking drivers sight waiting LWR Waites Lane. And dangerous parking opposite Meadow Way.
30	Along Shepherds Way from junction of LWL to circle. Makes it difficult to see past the cars before pulling out to pass them.
31	Along Shepherds Way, particularly from The Cove pub up to the bus stop nearby the roundabout from where oncoming traffic egressing the village cannot be seen.
32	Obstruction of Waites Lane
33	Cars all parked on the left just after the Cove, forcing you to take the wrong side of the road for quite a distance.
34	Unauthorised parking in my Rd which is a private road, Problematic parking in shepherds Way causing traffic problems as no passing places.
35	Vision impaired when trying to turn right into Waites Lane
36	Safety The parking in Shepherds Way is very disruptive and dangerous especially turning

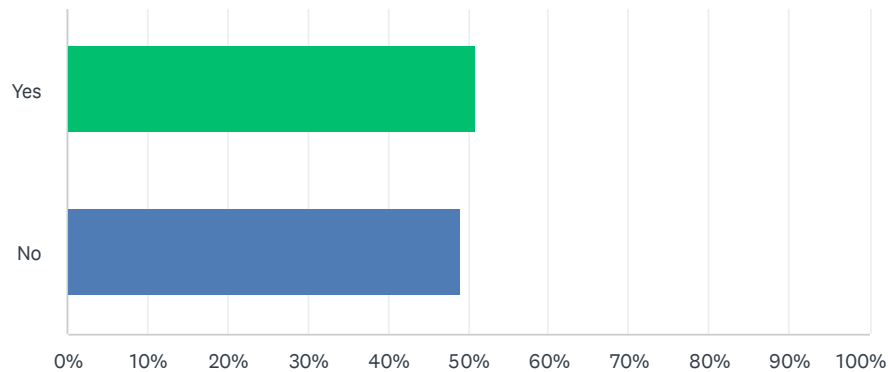


	out of Meadow Way.
37	We have had our driveway obstructed many times, access is difficult and lots of rubbish is left behind on the road and pavements.
38	Road had vans parked at the end of bramble way
39	My driveway has been blocked occasionally
40	They constantly block the area along Waites Lane
41	parking in Waites Lane
42	Waites lane near meadow way
43	Safety Visual obstruction to see safely
44	Parking on Waites Lane outside the hairdressers and further along obscuring clear vision from turning left out of Meadow Way
45	In Smugglers Way
46	In Shepherds Way
47	As I said we are further away in Broadway
48	access to waites lane from the lower waites lane entrance difficulty to see incoming, cars, bus .lorry
49	Not personally YET but I know neighbours and streets near the site have been used
50	They all seem to park in Waites Lane and Shepherds Way
51	The amount of vehicles by the hairdressers has caused lots of problems as there is no gap allowing cars to pass. Lots of reversing
52	making it difficult to walk or drive out of roads due to lack of vision due to bad parking and roads being unpassable due to large lorries delivering.
53	In Waites lane which is the main route for our bus service
54	Outside peoples gates/entrances, Cove pub entrance, bus stops
55	Irresponsible and idiotic parking by turnings on Waites Lane and Shepherds Way
56	Safety Dangerous hazard coming out of Fairlight Gardens into Waites Lane. No clear view to see out onto the road. Very disturbing.
57	Site workers parking at bottom of Smugglers Way and on Waites Lane near the Estate agents offices
58	Waite lane and Broadway is difficult to pass at times, due to workers vehicles parked in these roads.
59	Blocking lower Waites lane by site entrance occasionally
60	All up Smugglers Way
61	main road full up
62	Congestion along Waites Lane
63	Appalling noise ,use of drugs at work ,no health and safety



Q7 Have you experienced any non-essential noise e.g. music, Site Workers' shouting and swearing?

Answered: 98 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	51.02%
No	48.98%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Radios too loud. Swearing - the worst kind.
2	Normal music from construction site
3	Everyday!!!!!!
4	Extremely bad language and very loud music
5	Site workers foul language
6	Workers shouting and swearing
7	Constant non-essential noise- shouting, swearing (some terrible language) and very loud music. They didn't respond to requests to reduce this noise.
8	Very loud radio music and singing along, shouted offensive swearing. I should not have to hear this in my garden or in my house with the windows shut.
9	Site music has been booming, along with offensive, crude hollering from 08:00 – 17:00. Rother could have enforced a ban but chose not to. The noise and rowdiness had a dramatic impact on residents trying to work from home, sleeping children, and those with health issues, e.g. migraines, Ménière's, and Alzheimer's. This behaviour is fuelled by a percentage of site workers' loss of inhibition due to substance misuse – which has been regularly seen, smelt and witnessed by residents and authorities.
10	Loud radios
11	Music and swearing
12	Loud music, swearing, and shouting, the village has been taken over, and changed irrevocably.
13	Plenty of loud music and risky behavior on site (no protective clothing ,hard hats etc).



14	I heard bad language when out walking. The 'foreman' had to reprimand the workers for using such language.
15	Loud music; shouting and swearing
16	Music. I think someone actually had a PA system there!
17	yes, but no more than you get when any workers or group of people get together.
18	There is often music playing (I assume from a radio) when I walk by.
19	Loud music from radios constantly and both shouting and swearing from people on site. This continues despite residents complaining directly to the site manager.
20	Nothing to bad just radios loud but this has been better lately
21	I was abused by the site foreman when I pointed out that they were closing Lower Waites Lane illegally. I was told to eff off.
22	Occasionally in the distance yes. But it doesn't bother us. They've always been very polite when we have spoken to them. Lovely workmen.
23	Loud music and swearing
24	Loud music from at least 4 radios, swearing from site workers
25	Swearing and loud music as I walk my dogs with my three year old grandson
26	Numerous occasions of loud music and construction noise before 8am and on occasion after 5pm weekdays.
27	Sounds of music and banging
28	Loud music and shouting. All day reversing beep going all day.
29	Authorities The various PA systems have regularly turned our peaceful coastal community with many retired people and two care homes into a music festival starting at 8am and lasting all day. With the roofers and scaffolders hollering and swearing over the music for hours. We often smell the cannabis, but were unaware of the problem of drug use on construction sites. Sussex Police told us it was a low priority for them, unless we photographed the registration plate of the vehicle the workers were driving and submitted a report.
30	Walking past, yes, there has been site noise, which included loud music and shouting...
31	I do not live close enough to hear, but can when walking nearby which must impact on people who do live near to the site.
32	Music and swearing but only when we are walking past.
33	Noisy Music Shouting,swearing All earlier than authorised
34	Swearing. Loud music.
35	Yes but they are only workers. This is about the developer and who passed what is clearly breaking planning laws.
36	I have heard unpleasant language when I am in the garden with my grandchildren
37	Swearing
38	Music and people shouting to be heard above machinery, but never any swearing and the music isn't a problem as it's not overly loud
39	Only when we are passing on foot
40	Shouting and music when walking past site.
41	Loud music,workers shouting to each other
42	Live too far away in secluded area
43	Some swearing which I asked them to stop and they did. We have experienced no privacy re noise privacy etc fir over 3 5 years which is ongoing. Not to mention dust etc on house and windows.7

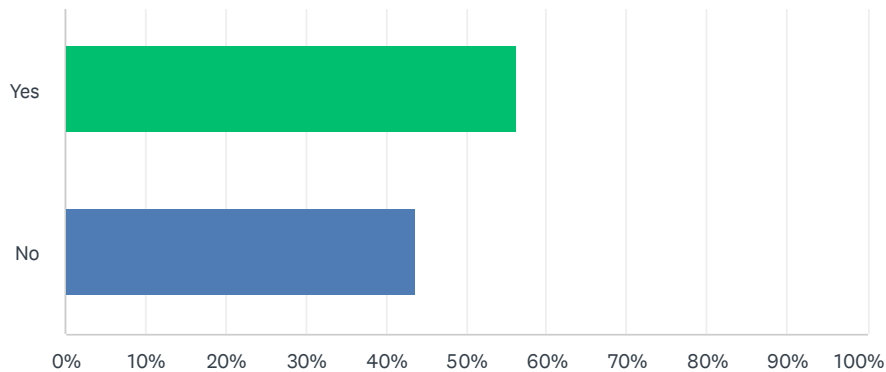


44	as they don't seem to wear the right protective clothing or helmets or especially ear defenders they all shout probably due to deafness.
45	Swearing and music from several radios
46	Swearing and radio noise at unacceptable levels experienced whilst working at Fairlight Gardens on numerous occasions
47	Yes...swearing, loud music at various times
48	Noise is continuous radios and workers shouting at each other not to mention machinery.
49	Noise from building the homes this has been by length of time it has compounded the issue
50	Most of the time
51	but not near
52	As above



Q8 Have you experienced any road-related issues, e.g. unannounced road closures, mud/cement on road, damaged road surfaces?

Answered: 96 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes	56.25%
No	43.75%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Authorities Safety Mud on road. Had two falls. Reported to Rother, no come back from them.
2	All of the above.
3	Unannounced road closure while connecting drains
4	Safety Surface is very dangerous
5	Damaged road surface
6	At the start of the groundworks and building there was often thick mud from the vehicles on Smugglers Way.
7	Mud
8	Damage to Smugglers Way road surface, damage to verge on Bramble/Smugglers. Persistent mud on LWL at site entrance making it slippery. LWL was closed for water connection without notice.
9	Lower Waites Lane has been frequently obstructed by diggers, scaffolding trucks, and parked vans. There is no consideration of it being a road with a public right of way. Clumps of mud from the site vehicles spilt over the roads of Smugglers Way and Bramble Way. The cement spillages remain on Pett Level Road. The bottom of Smugglers Way remains inaccessible to mobility scooters as the road surface consists of sharp stones which have punctured their wheels.
10	mud on road surface
11	mud on road, concrete spillages
12	Safety Surfaces are very precarious now, and has to watch where one steps, fearful of tripping.

13	Plenty of damaged road surfaces and at times unexplained closures.
14	Smugglers Way has been subject to mud and cement in road adding to an already very worn out roadway. Its an eyesore.
15	Often jist blocked the road near the site.
16	Concrete overspilled from mixer whilst leaving the site, this remains on Lower Waites Lane and Pett Level Rd.
17	Mud on roads surrounding the site and spilt cement on the local route to site which is still evident now
18	During the rainy winter months lots of mud/clay from the HGV vehicles Concrete/cement from the
19	See above
20	A bit of mud now and again.
21	Lots of mud on the roads
22	Safety Mud and cement, uneven road surfaces causing two severe falls and hospital visits
23	Road closures by site entrance and road surface damage leaving manholes higher in the centre of the lane.
24	Mud on road. Heavy reversing up road backwards causing damage to broad surface
25	Smugglers Lane in front of garden hut
26	Authorities When the site diggers park in LWL opposite the Site entrance, it means the road is closed as no one can get past. For the first two years the Developers ignored the road closed rules, but finally ESCC Highways intervened. The site cement spillages are still on Pett Level Road. Smugglers Way has been difficult to use due to the sharp grit and uneven surface for people with disabilities for two years. There is no schedule of works, so we have no end date.
27	Large amount of mud on road in Bramble Way and Shepherds Way but these were cleared by the builders.
28	Concrete still on the Pett Level road leading out of Fairlight
29	Mud on Smuggler Way and into Stock Dale
30	Concrete mixer Lorrie's and others ignoring site directions and turning right at bottom of Broadway into Lower Waites Lane
31	All of the above
32	Mud left along Bramble Way
33	Cement on Waites lane from the two new houses opposite the church
34	Yes, our road was constantly mud strewn when the heavy construction vehicles were up and down
35	Mud on on Smugglers Way, disruption to verges
36	Yes concrete shed onto road surface
37	Authorities Trying to walk one day from Lower Waites Lane onto Smugglers Way and was turned back by a person who was in Hi-vis but had no ID, reported that to ESCC Rights of Way.
38	Mud left on the road.
39	Mud / Concrete on road
40	See answer 8
41	Main village roads en-route and in Lower Waites Lane
42	This has been an ongoing issue

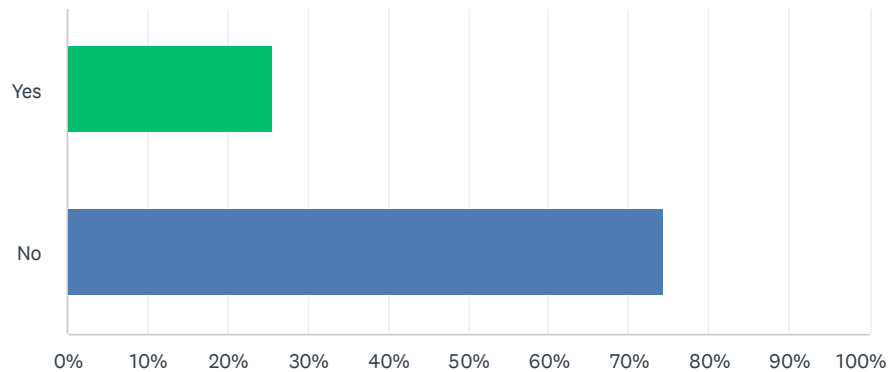


43	access to lower waites lane , by the site entrance always muddy
44	I no longer drive along lower Waites as I have been held up previously with delivery lorries
45	Lots of mud in the roads around the site
46	quite a few times the road has not been cleared after deliveries and a few times the road has been closed with no prior warning. Due to all the heavy vehicles this has caused damage to the road.
47	Mud and cement, damaged road surfaces
48	Previously mentioned
49	All of these at various times
50	Pot holes getting worse
51	Mud concrete on road
52	mud on road
53	Spilt cement on road to Pett Level
54	Mud on Smugglers Way. One brief period where Smugglers Way blocked by lorry



Q9 Have you had contact with the Developer/Site Workers/Site Delivery Drivers?

Answered: 98 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	25.51%
No	74.49%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	We have spoken to the Site Manager on a few occasions and he was pleasant and helpful but it would appear the workers were a law unto themselves!
2	Repeatedly reported radio noise to site manager - he was unable to control the contractors' behaviour.
3	Authorities GemSelect have been unresponsive. Many of the site delivery drivers appeared agitated at the poor site access and have backed into and out of the building site along the length of two streets, for two and a half years, putting hikers and pedestrians in jeopardy. We are convinced that this disregard for Health & Safety and the CMP will, one day, result in a serious accident. Our neighbours' carers are frequently obstructed from getting in and out. There have been two incidents when lorry drivers have jumped out of their cabs to remonstrate with us, shouting aggressively, and making threatening hand gestures. No interest, concern or support has ever been shown by Sussex Police or the Parish Council.
4	When I walk past every day I see many Site Workers. They always greet me and are always polite
5	Unfortunately rather unhelpful conversations with one of the developers.
6	I have a problem I ask them for the answer.
7	I asked general questions and on one occasion asked for help for a neighbour of the site with their fence. On every occasion, they have been most helpful.
8	Spoke directly with site manager and discussed why the Construction Management plan wasn't being followed, also asked why he only held a yellow Visitor CSCS card and why he wasn't qualified to run a Construction site. He had no answers.
9	I went down to the site & complained about the amount of mud/ clay all over the road afterwards they cleared this up to a certain degree

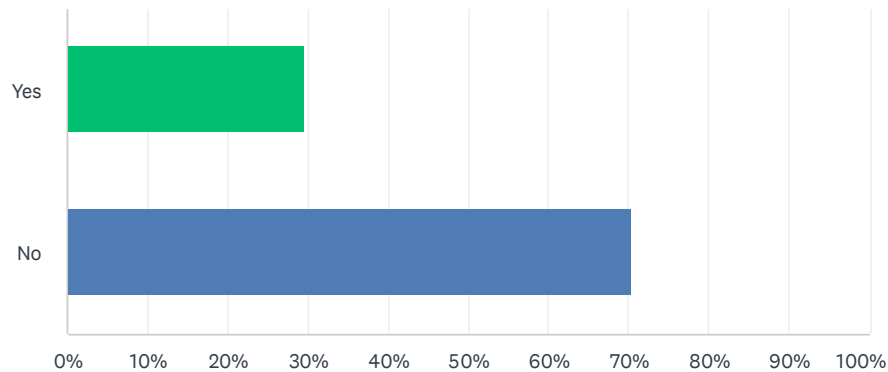


10	Developer is unhelpful and, frankly, couldn't give a damn for residents.
11	Spoken with them when passing, always friendly and polite guys, a pleasure speaking with them.
12	Spoke with a couple of delivery drivers who stated that it was the worst building site they have ever been to
13	Asked a concrete mixer lorry to use the correct way to site, and he did turn around, but many delivery trucks don't follow the signed route to site. Damage to trees curbs lanes
14	Site manager due to loud music and stream pollution. Builders and scaffolders loud music.
15	The first Site Manager had an understanding of a customer facing role, the second Site Manager not so. Some of the initial delivery drivers were aggressive and threatening, travelling very fast, whilst also using hand held devices. Gradually we've got to know some of the drivers, most now refuse to back up or down Smugglers Way without a banks man. One of the Site workers was very helpful and put up an orange pedestrian safety barrier for us. Unfortunately Highways removed it as the Developers didn't apply for the correct permission.
16	Had to ask parked cars in Stock dale to move as a private rd. which they denied, the suddenly the car was moved
17	Described above
18	Site workers friendly and polite
19	Spoke to the project manager re damage regarding vehicles.
20	Manager told about reversing many times
21	When there was residents concern about the colour of the water in the stream, but it was SW testing egress routes for drain water
22	Site manager visited after I was told by planning to ask for a 12 ft wall across the parking facing me and the lower houses and terraces. He was sympathetic(!) But just doing his job. Later came back to say developers would not agree.
23	Not personally, but I know this has been done many times by others
24	Spoken with site manager and several occasions.
25	site manager
26	The owners



Q10 Have you been affected by Site vehicle movements e.g. unloading materials/equipment, blocked driveways, backing out?

Answered: 98 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	29.59%
No	70.41%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Roads often blocked
2	Site vehicles blocking access to The Avenue
3	Only minor local closures during deliveries. Not a problem
4	Since the site opened in March 2022, inconsiderate contractors have blocked peoples' driveways, walking away saying, "I'll only be 10 minutes" or "There's plenty of room". There's a disregard for residents who need to get to work, carers, or our parcel and supermarket delivery drivers who require access.
5	road blocked to vehicles
6	Not always following directions via Waites Lane and Smugglers Way
7	Small diggers careering around the garages at Fairlight gardens again no explanation and no protective clothing.
8	As before, Stock Dale has been used to change direction of some of the heavy vehicles.
9	Mainly the HGV reversing back up Smugglers Way
10	Inadequate signage has resulted in huge trucks ending up stuck in Lower Waites Lane.
11	Lorries Driving along narrow lanes
12	See question 8
13	The Construction Site has never been able to accommodate its delivery vehicles as the access lane is narrow and single track. Plant including diggers has repeatedly been unloaded on Smugglers Way, Shepherds Way and Waites Lane in front of residential dwellings in breach of the Construction Management Plan. Backing out of and onto Site, over long distances to the top of Smugglers Way, turning into Rockmead Road, has taken place for two years. It's a miracle none of the hikers or elderly people have been run over.

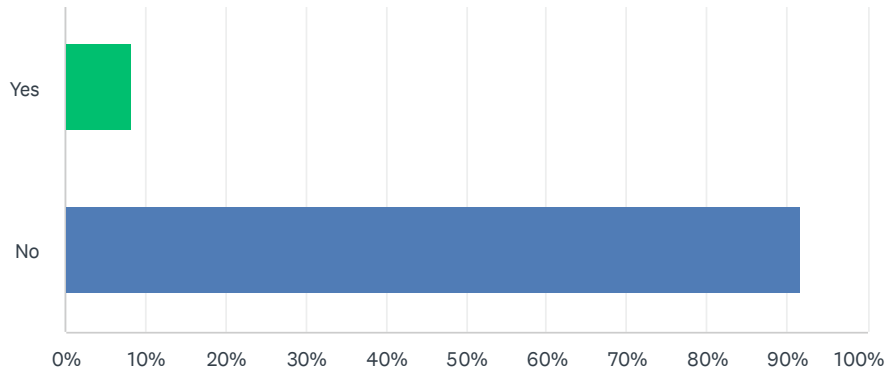


14	But only by stupid residents!
15	Not been affected by the 5 items mentioned above but have been affected by the continuous passage of large lorries, some huge, since the inception of the building works.
16	Lorries reversing up and down Smugglers Way although sign says its a drive through site so signs being ignored
17	Vehicles often parked near site entrance
18	At the commencement of the development I was unable to pass along Lower Waites Lane (as a pedestrian) because of lorries blocking the road.
19	Usual building site but road made so high its above the 6ft garden fence.
20	Our driveway has been completely blocked on occasion. For example we had a large vehicle unloading diggers directly across our drive, we were trapped in our own home!
21	Lorries blocking my drive as waiting to of load
22	Yes 10 ton vehicle down martinue lane unsuitable for heavy vehicles
23	Driveway has been blocked on a few occasions.
24	Blocking our drive
25	However all the vans cement lorries and diggers have disturbed our peace and privacy along the fence. Unable to sit in lounge kitchen dining room or private garden without being overlooked We feel like ants being totally overlooked
26	Just purely arriving
27	Have had to reverse to allow construction vehicles to get past, also to workers choosing to park almost in the private parking spaces of Fairlight Gardens
28	Blocked driveway
29	block road entrance
30	No more than other deliveries to the properties in the street



Q11 Have you submitted an alleged 'Breach Of Planning Conditions Complaint' to Rother District Council?

Answered: 96 Skipped: 3

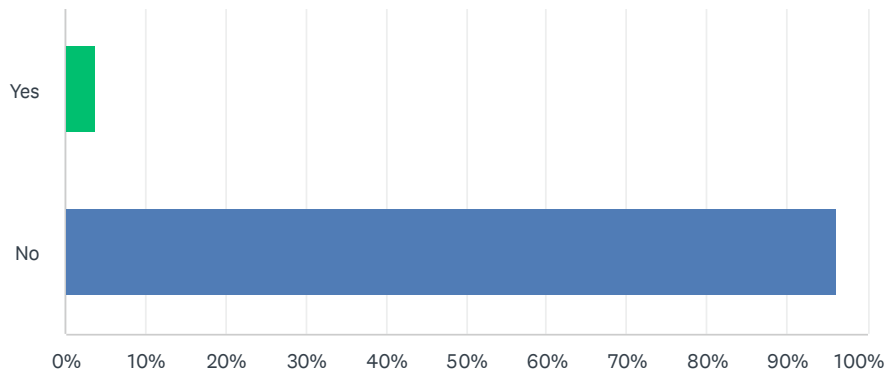


ANSWER CHOICES	RESPONSES
Yes	8.33%
No	91.67%
TOTAL	



Q12 If you submitted a 'Breach Of Planning Conditions Complaint', we you satisfied with the response?

Answered: 26 Skipped: 73



ANSWER CHOICES	RESPONSES
Yes	3.85%
No	96.15%
TOTAL	

#	IF NO, PLEASE DESCRIBE:
1	Did not submit complaints as I had no confidence in any local authorities taking any action
2	We have evidenced, as requested by Rother, over 120 alleged breaches of Planning Permission or Planning Conditions on behalf of our community. Including the heights of the houses, the lengths of the back gardens, failure to treat Japanese Knotweed, tree clearance, vehicle movements, landslides, work on badger setts, stream bank collapsing, opening the site too early, working out of hours, substance misuse, loud music, pollution, aggressive behaviour, frequent unannounced road closures, off-loading plant outside residential dwellings, reversing vehicles, careless driving and speeding. Mostly there was no acknowledgement or response. We believe Rother need to completely rethink their approach to working with communities affected by construction sites. Being willing to meet face-to-face with residents would, at least, show some interest. We feel very let down and shocked by their lack of customer service and, in particular, the lack of concern for the dangers elderly residents have experienced.
3	N/A
4	n/a, to be honest, I didn't know this was possible to do
5	Not applicable
6	N/a
7	No direct answers
8	Rother did nothing with our radio noise complaints last year until we chased them up earlier this year.
9	Rother Planning Enforcement claim that they acknowledge and update each complaint made, this is not our experience. They have refused to meet with any local residents for 16 months, until finally in Feb 2024 our Rother Cllr's brought their Chief Executive to walk the perimeter of the Site. They seem in denial of their responsibilities. We have no confidence



Problems with the Market Garden Site, Lower Waites Lane, Fairlight Cove, TN35 4DB

SurveyMonkey

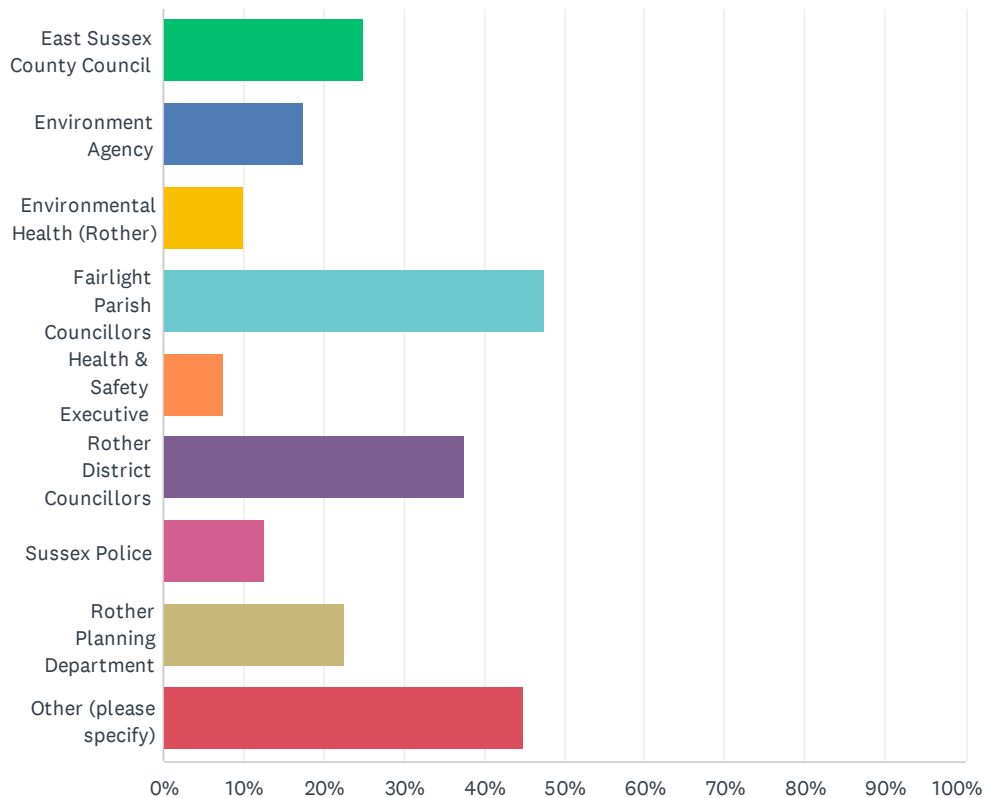
in Rother District Council to oversee a construction site, which is built to plan, protects local amenity and keeps people safe.

10	N/a
11	Not applicable
12	N/A
13	what response ?
14	N/a
15	This is a difficult one as I have been complaining since site plans passed without us knowing. Only recently had a response which is ongoing.
16	The only alleged breach was Lower Waites lane road maintenance selling the road to Gemselect and allowing the company access to the site if this didn't happen then there would be no site as it would not have had access
17	No reply



Q13 In relation to problems with the Site did you inform any other agencies about your problems? (Tick all that apply.)

Answered: 40 Skipped: 59



ANSWER CHOICES	RESPONSES
East Sussex County Council	25.00%
Environment Agency	17.50%
Environmental Health (Rother)	10.00%
Fairlight Parish Councillors	47.50%
Health & Safety Executive	7.50%
Rother District Councillors	37.50%
Sussex Police	12.50%
Rother Planning Department	22.50%
Other (please specify)	45.00%
Total Respondents: 40	

#	OTHER (PLEASE SPECIFY)
1	We attended meetings in the village and our complaints were included in the submissions



Problems with the Market Garden Site, Lower Waites Lane, Fairlight
Cove, TN35 4DB

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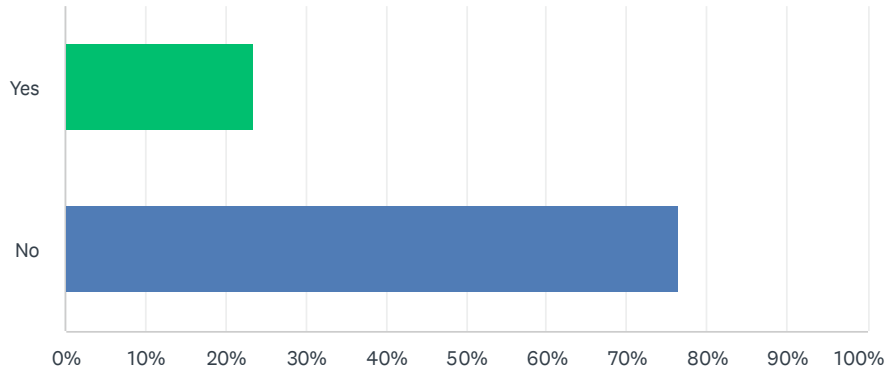
from our Point of Contact

2	Authorities	Ecologist, Pathfinder Project, MP's Office
3	No	
4	site workers	
5	I'm not aware of any problems with he site. It's just a typical building site with typical activity	
6	Authorities	Informed Rother councillors and made them come and see what was going on.
7	Authorities	Would have thought it up to the local authorities to inspect on a regular basis.
8	Site foreman	
9	The local area support group	
10	not applicable	
11	That question is a time waster, sorry to say that but what's happening is happening	
12	None	
13	None	
14	Neighbours walking along the lane	
15	None	
16	Authorities	Councillor Andrew Mier
17	Authorities	Natural England ref badger disturbance
18	No	



Q14 Were you satisfied with any responses you received?

Answered: 34 Skipped: 65



ANSWER CHOICES	RESPONSES
Yes	23.53%
No	76.47%
TOTAL	

#	IF NO, PLEASE DESCRIBE:
1	No reply.
2	See comment to previous question
3	Nothing changed !
4	FPC Planning Committee were uninterested and refused to collate reports from concerned residents. Environmental Health initially 'lost' my radio noise complaint but then served a notice on the site, but it appears to have been ignored.
5	Fairlight Parish Councillors with leadership roles expressed no interest in the Market Garden Site, ignoring our reports and questions by saying, "Nothing can be done" and "Let them get on with it and then we get the money". Residents attending Planning Sub-committee Meetings were angered by rude, arrogant and hostile responses when they asked for help. Residents, some in their eighties and very hard of hearing, were dismissed and told to 'Look on the Rother website'. The CIL money is now unfortunately referred to by some as the 'Market Garden Site Blood Money'. Rother District Councillors seem overloaded and unable to apply a forensic approach to the detail of the site in relation to Planning Law. We have endlessly repeated concerns about complying with the rules, the levels, the lengths, the heights, etc. without a satisfactory verbal or written response. They have made very few reassuring gestures or comments and remained in the shadows whilst residents, many of whom are in poor health, have been forced to represent and defend the community in their place. We expected a much stronger and engaged public leadership. Rother Planning Department are unresponsive, unaccountable and ineffective. Sussex Police were uninterested in residents' concerns about drug use on the site or vehicle movements, even though they fall within their 'Fatal Five' priorities.
6	N/A
7	Neither yes or no it's rather difficult to pin any one down to give a clear direct response to questions or concerns
8	In the early days. Andrew meir met us and we tried to measure. A little hard when not allowed on site.

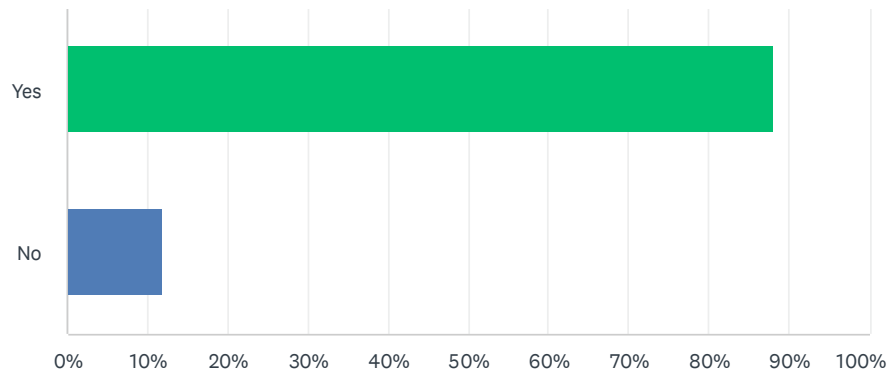


9	No response from any agency about the MG site
10	No action was taken.
11	Not applicable, no issues
12	Didn't seem interested to reply to problems
13	Nothing happens, the site just continues, breaking rules, they seem to be above all rules and Rother District council do nothing
14	No answers
15	FP Councillors said it was nothing to do with them. Rother Councillors didn't seem interested. Rother Planning no apparent action to stop any violations of the plan of effective control of the site.
16	Fairlight Parish Council appear out of their depth with strategic issues such as traffic management, planning and construction sites. The lead Cllr's come across as autocratic and controlling, with poor interpersonal skills. As the problems with the Site didn't affect them personally, most were not interested and failed to grasp why they should help. They were especially rude and unkind to residents who took the trouble to attend their meetings, which made us very sad.
17	N/a
18	He said that under certain circumstances the workers did not have to wear safety equipment
19	No solution
20	not applicable
21	N/A
22	No response from Sussex Police. ESCC Rights of Way supplied an acceptable response
23	N/a
24	N/a
25	Ongoing because it is difficult to trust what is actually happening and told to wait until site completed
26	No reply
27	N/A
28	I feel either they are not being fully informed or there is very little they can do now.
29	No reply



Q15 Do you anticipate any issues with the Market Garden Development once it is completed?

Answered: 92 Skipped: 7



ANSWER CHOICES	RESPONSES
Yes	88.04%
No	11.96%
TOTAL	

#	IF YES, PLEASE DESCRIBE:
1	Infrastructure Using our road from The Gardens to Lower Waited Lane, the road is full of holes at present and may be worse with more traffic
2	Environmental Infrastructure The impact on roads, number of additional cars, the impact on local services, eg doctors, dentist, schools. The impact on drainage, the impact on the stream and the wildlife that will probably never return to the area
3	Infrastructure Safety Lack of off road parking with residents vehicles being parked in adjacent roads and restricting access for emergency vehicles and other road users
4	Infrastructure parking in the village
5	Infrastructure car parking in village roads
6	Community wellbeing Infrastructure The main issue will be parking - there are not enough spaces on the development and the surrounding lanes are very narrow. We also feel that being so close we will suffer from noise - as we could hear voices and music from the construction workers we will surely hear the same from the new residents. Prior to the building we only heard the birds! A smaller development, preferably bungalows, would have been so much more in keeping with the neighbourhood.
7	Infrastructure Access to property no made up roads mud and pots holes sho
8	Infrastructure Planning Parking Traffic Lack of garden amenities for occupants
9	Environmental Infrastructure Parking overspill, garden sounds amplified by wooden fences, reduced visibility at junction of LWL and Fairlight Gardens, management of surface water and sewerage. We will be unable to keep an eye on debris in the stream and warn about potential blockages leading to flooding.
10	Infrastructure Safety Traffic in our part of the village will become gridlocked due to the increase in vehicle numbers, e.g. new residents, their visitors and delivery vehicles. There are overflow vehicles already parked on the side roads and there is no current vision or plan

for creating new turning spaces or parking spaces. Parish Councillors have taken no responsibility for the dangerous traffic on the main road, which is our bus route, or in relation to access for emergency vehicles. Whilst they clearly enjoy serving food, waitressing, and organising social events, these have been prioritised to the detriment of keeping the village moving and community safety. We suggest they should prioritise solving village infrastructure problems rather than focusing on their personal interests and duplicating social services provided by many other local charities.

11	Infrastructure	Problems with overflow parking insufficient space for guests to park.
12	Environmental	Planning I am concerned as to how near some properties are to the stream, in particular one wall is extremely close to the bank. Also generally concerned with flooding from the excess ground water in and around Fairlight
13	Community wellbeing	We have invested money in solar panels and we now have reduced access to solar power. also issues with fencing, lighting and privacy.
14	Infrastructure	Sewage & surface water drainage already has it's problems yet Southern Water had no objections to the development
15	Community wellbeing	Infrastructure noise, increased traffic
16	Infrastructure	Car parking on the narrow roads in surrounding areas
17	Community wellbeing	Infrastructure The infrastructure will not cope with all the traffic noise, cars, and on going drainage problems that has been an ongoing problem since I moved here, the whole site has changed a beautiful village. We are all very unhappy
18	Community wellbeing	Environmental Infrastructure I'm unsure how ,given the location of this development, it's going to work on many levels. eg Noise Traffic General access to the site Water (potential for ground water flooding) The environmental damage.
19	Infrastructure	Car parking will be a problem mainly for Smugglers Way as looking at the plans there seems insufficient space for residents and visitors, therefore visitors will choose to park in nearby Smugglers Way.
20	Planning	I cant imagine anyone would like to live there; property prices being advertised are ridiculously high.
21	Infrastructure	Parking
22	Environmental	Infrastructure Household cars being parked outside of development as insufficient parking on site. People accessing development via Waites Lane. Flooding, excess water run off. River banks collapsing.
23		Yes - but from fellow Fairlighters continuing to complain and to make our new villagers unwelcome. This is not acceptable
24	Infrastructure	Car parking availability on the site. Where will the residents/their visitors park their cars? I suspect Smugglers Way.
25	Community wellbeing	Infrastructure Increased traffic, noise, pollution and Privacy for standing residents
26	Infrastructure	Safety Parking for visitors cars in particular. Vehicles using small road coming up from garden hut onto road by the barn. Dangerous junction at best.
27	Infrastructure	Yes over crowded by vehicles possibly speeding up & down the roads
28	Infrastructure	Insufficient parking on site, therefore other roads are going to be used causing congestion.
29	Infrastructure	Problems with traffic management
30	Environmental	Infrastructure There will be problems with parking, not enough room on site for visitors cars and 2 nd cars. Water from the site could flood further downstream The attenuation tanks are not the original size too small. over develoent of a small difficult site. But what's te point it will all beigned off and future problems for existing houses will just be ignored as usual. Shame on you planners
31	Infrastructure	Access
32	Infrastructure	Parking Loud music

33	Infrastructure	Parking, site residents and their visitors/contractors
34	Infrastructure	Increase of road traffic and parking.
35	Infrastructure Safety	Where will the vehicles park there are not enough parking on the development.also how will emergency vehicles and cars get through Smugglers way at bottom it's too narrow.houses
36	Infrastructure	Increased traffic. Possible water problems
37	Authorities Infrastructure Planning	The overall issue with the Market Garden Site has been the loss of amenity and the loss of public confidence in Fairlight Parish Council, Rother District Council, East Sussex County Council Highways and Sussex Police to assist communities with problems. Once the Site is completed, we'd like it to be measured by a qualified professional to clarify it meets legal requirements. Then see local authorities working together to find solutions to ongoing issues such as overflow parked vehicles blocking the bus route.
38	Community wellbeing	Noise.
39	Infrastructure	Parking overflow onto main and side roads Traffic flow in/out of Market Garden site No facilities for children (as gardens are postage stamp size) meaning there chance kids will be forced to play near roads Drainage issues Excessive traffic entering and exiting village Properties will live too expensive for people to buy AND live in. Hence they will be purchased by landlords - proportionally renters to not have the same commitment to environment compared to owners. See properties on Waites Lane opposite Shepherds Court!
40	Infrastructure	Increase in traffic. Parking on Shepherds Way as there will not be enough parking space within the development.
41	Infrastructure	A higher frequency of traffic via Bramble Way.
42	Infrastructure	Overcrowded development will lead to overspill on adjoining roads. Only one access point
43	Planning	Unsold properties
44	Environmental Infrastructure	Parking of residence cars on surrounding streets as not enough on site. May be problems concerning the stream which runs very close to some of the properties
45	Community wellbeing Infrastructure	Traffic. Noise. Bonfires
46	Infrastructure	Increased traffic flow along Bramble Way and traffic using Fairlight Gardens. Parking within the village will most probably become a real issue.
47	Community wellbeing	Lack of sunlight, lack of privacy clear living room areas and outside decking area looking directly into any of out living space.
48	Infrastructure	Mainly parking issues
49	Community wellbeing	Light and noise pollution
50	Infrastructure	More traffic and the issue with the parking.. the ground cannot stand this
51		People want houses. ALL of the house in Fairlight were built by developers and outsiders moved to the area. Every house and every person.
52	Infrastructure	Yes. Increase in traffic and impact on cars parking on Broadway due to insufficient parking available
53	Infrastructure Planning	There are not enough parking spaces and parking is always at a premium.They are overpowering, overpriced, ugly and totally out of character with our area. Just hope no one buys them!
54	Community wellbeing Infrastructure	Over crowding more vehicles 50 Adjacent neighbours being upset because of noise lack of sun light to their property
55	Community wellbeing Infrastructure	Increase in traffic into village and lower waites lane. More noise from development.
56	Infrastructure	Access to site, volume of traffic

57	Infrastructure	Insufficient parking will cause problems elsewhere in the village.
58	Infrastructure	Parking issues
59	Environmental Infrastructure	Increase in traffic; parking obstructions and flooding
60	Infrastructure	Judging by the number of properties in the .development we are concerned about the excess traffic that will be using our road .
61	Infrastructure	Parking and traffic issues.
62	Environmental	Flooding
63	Infrastructure Safety	Congestion and safety in the roads
64	Infrastructure	The one way system suggested by the builders will at times be not followed,and traffic will go up Broadway
65	Infrastructure	More cars blocking the roads as insufficient parking facilities. Rubbish strewn about as insufficient bins available
66	Infrastructure	The traffic movement and parking will cause all sorts of problems
67	Infrastructure	traffic on restricted lane access
68	Infrastructure	Increased traffic at the lower waites lane and Smugglers Way, and Waites lane
69	Environmental Planning	Drainage to the stream . Small plastic put over stream and then earth. Planning said they were looking at the stream! Bur and redefining each side with possible redrawing boundaries!!!!!!.. This has been designated a flood area .
70	Infrastructure	Resident parking within the site will clearly not be adequate resulting in cars being parked in adjoining roads
71	Infrastructure	Volume of traffic and parking
72	Community wellbeing Infrastructure Planning	parking, rubbish collection, light nuisance, subsidence due to ill thought out planning.
73	Infrastructure	Traffic
74	Infrastructure	Entrance/exit, parking spaces for Market Garden Dwellings
75	Environmental Infrastructure	Parking problems, rubbish disposal, more traffic on very minor roads. Extra stress and flooding of an already inadequate sewer system.
76	Community wellbeing Infrastructure	Increased traffic and noise, possible issues regarding availability of local medical services which are already difficult for local residents to obtain.
77	Infrastructure	Traffic. Parking.
78	Community wellbeing Infrastructure	Parking, noise and problems at entrance to site with vehicles in and out of a single entry point and as vehicle's sat navs bring them down Broadway and right into Lower Waites Lane where there is no pavement, ourboundaries and our residents will be at risk.
79	Infrastructure	I'm concerned about the impact on the flow of waste water during periods of heavy rain
80	Infrastructure	The infrastructure in the local area is at breaking point already, with the added. Traffic and parking in the village will increase.
81	Community wellbeing Infrastructure	Parking noise
82	Planning	it was totally unwanted in this area
83	Infrastructure	Traffic and parking issues
84	Infrastructure	Lack of visitor parking, which is something I have found with other modern estates. So I anticipate some on road parking in Smugglers Way
85	Infrastructure Planning	Parking, houses left empty



Q16 Is there anything else you would like to say about the Market Garden Development?

Answered: 75 Skipped: 24

#	RESPONSES
1	Community wellbeing They seem very close together so we may experience more noise than at present
2	Community wellbeing This development could have been an improvement, but because of greed and lack of care for anyone or anything in the community, it has become a total blot on the landscape of this once beautiful village.
3	The houses are far to high due to the site being elevated well above the original ground level The houses are completely out of character compared to the surrounding properties and environment
4	The development is not suitable for the village
5	It has ruined our lovely village.
6	Shouldn't have been allowed in such a large scale
7	Authorities It would be good to know when it is expected to be completed. I don't have confidence in Rother, Southern Water or Highways for rigour in there signing-off processes and am concerned about ongoing issues with build quality, roads, and water/sewage management.
8	The Market Garden Development is the legacy of those in local government who, knowing the 16 houses were being erected in the wrong place, turned a blind eye and did nothing. To those people who have tried to silence residents raising concerns about corruption, their betrayal of our village can never be forgotten.
9	Disappointed the planning department have not kept an eye on the development.
10	The height of the properties feels intrusive to some of the surrounding bungalows
11	Not being a professional in building or construction cannot make a comment, except to say that I think the management control has been of a low standard. The whole site is not in keeping with the other buildings of our village.
12	Totally out of keeping with the surrounding area
13	Looks good
14	none that is printable
15	It's very over crowded with houses which could cause problems with residents that live there
16	Fairlight should be proud to help with the country's housing crisis although it would be better if all the new homes were affordable
17	I think I have said it all. It's unbelievable how this site was ever allowed to go ahead. It's a blot on our once lovely landscape.
18	Authorities I just wish it had never been passed by the government do councils such as Rother have any say at all ?
19	The whole site if overbearing, completely out of character with existing properties in Fairlight. It should never have been approved.
20	The village hates it; the nearest neighbours are upset; not sure what agency agreed to this horror.
21	Not in keeping with the village, too many houses squeezed onto site and roof tops can be seen towering above in the village from different view points. I feel very sorry for those that



	live around the site as their properties are totally overlooked!
22	It's taking far too long. Just get it done, let the new people move in, and welcome them to our wonderful village.
23	Authorities Planning should never have been passed to build that amount of housing. It is obvious that it was granted all for profit and the greed of everyone involved in its construction. This greed extends beyond developers and builders, to councils both District & Parish. Residents have never been listened to with their concerns and are now left to 'put up' with what has now become a stain on the village
24	Environmental We have lost a valued wildlife site. The houses do not suit the village. Concern re stream and sewage issues
25	This should never have been passed by planners
26	Authorities It has been handled appallingly by the developer and Rother DC. Rother in particular have been inactive and have not enforced planning conditions.
27	We will really miss the friendly banter from the guys on the building site. We have given them refreshments and snacks now and again, and they've always been appreciative and nice, never an unpleasant word. Their taste in music not always the same as ours, but hey, live and let live.
28	Should never have been allowed planning permission
29	Environmental The site has multiple springs, boggy ground , trees have been removed that should not have. Water is actually coming through the brickwork of the house which is actually right on the edge of the stream. People should be warned Do not buy these houses.
30	Far too many buildings on such a small site within a village
31	Infrastructure It's an awful place to build no parking no gardens
32	Authorities The site owners have no accountability for its violations to planning, nor does it seem that Rother are willing or able to do anything about the problems raised by its existing neighbours
33	The planning should have been Refused.
34	Community wellbeing We think they will be an asset to the community and look good for a village center site
35	Houses are inappropriate for the surrounding area. A right botched building development should never have been allowed.
36	Community wellbeing We've enjoyed living in our peaceful coastal community for 11 years. The last 2 years have shown how easily aggressive inconsiderate people can take away that peace. We can't wait for the Developers to leave. They represent everything selfish about society today. Their legacy is 16 temples to greed.
37	The large houses with small gardens are totally wrong for the area. If I had money to make an offer over £500k it would go on somewhere with more space around it.
38	Seems like the end of Fairlight VILLAGE and the beginnings of the Fairlight HOUSING ESTATE.
39	Why did they have to cut down so many trees?
40	An impacting and big misjudgment, obviously and predominantly for the financial benefit of the builder. No consideration for surrounding neighbours or lower-rise, buildings - vis-à-vis, bungalows or flats.
41	Inappropriate development for the area and location of the site
42	The plans should never have been passed. Small bungalows with small gardens for downsizing older people and affordable properties for first time buyers would have been welcomed instead of the overpriced totally unacceptable larger properties which are only going to cause ongoing problems by which time the developer would have moved on with bulging pockets to cause chaos elsewhere
43	On a personal level I think that no consideration has been given to the local area and residents and that far too many houses have been built.

44	How was it passed? It is obvious it should have never been such high homes.
45	If lower waites lane hadn't been sold to Gem Select the development couldn't have been built !!
46	It should never have been allowed to build so many large houses in such a small area and so out of sync with the surroundings
47	Should never had been passed
48	Should not have gone ahead
49	If locals had engaged with developer from the start they have been a better outcome in terms of the scale of the development.
50	I wish that certain villagers would stop making a nuisance of themselves by harassing the site workers and unnecessarily involving police council workers over trivial issues. This has caused delays and has meant the building works have taken longer than they should have done
51	It's a rubbish site, the gardens are nonexistent, should never have been over-ruled by London
52	The site should have had bungalows
53	It is too many properties in a small area no consideration for neighbours or houses around. Over development!
54	It has been built so disband your group
55	It is obviously over development for the immediate environment, but clearly no one in authority cares
56	Environmental Infrastructure Not appropriate to the site it is in, do not understand why they built 3 storey houses in an area where the majority of housing is on one level; insufficient parking and potential problems with drainage and flooding
57	It's looks crammed in and would have been better as bungalows for homeless folk.
58	It's an uncomfortable and disappointing eyesore. The development should never have been approved.
59	There are too many houses on the site, a decrease in numbers would have been less overwhelming
60	It should not have been approved, overruling local knowledge and NOT by a government department without knowledge of the site or reputation of the builders concerned.
61	Infrastructure The development is completely inappropriate for that site. We are amazed that it passed planning in the first place. Traffic and parking are going to make everybody's life difficult and not just in the area directly surrounding the site.
62	It seems to have taken a long time to finish.
63	Community wellbeing Yes It has totally ruined my life and my family and has had a big impact on my blood pressure etc Dqmage to health. It has also damaged this once beautiful village with a pretty Lane and nearby neighbors and throughout the area leading to it. It was a no street light area but it will now be flooded with light which will have a great impact on my place.
64	It should never have been allowed.
65	It's completely out of character to surrounding properties, the height and density of new buildings are inappropriate for the setting
66	The authorities should have been more robust in making sure that things were done properly and within the plans that were submitted in the 1st place.
67	Things should not be decided by people sitting behind a desk in Whitehall they have NO idea at least when the east field was refused a Government inspector could see the problems as was able to throw it out of planning
68	Authorities This site does nothing to address the issue of affordable housing for the areas



needs. Hopefully it will lead to fresh live within the village but at what cost? The impact could out way the good. Failed so many Rother policies but allowed by an inspector. Development is purely driven by a profit motive.

69	Poor aesthetics both for external residents and indeed for future owners of these properties, with tiny gardens and views over old garage blocks located within metres of several properties. The whole development has been squashed into an inappropriate area and stands out like a sore thumb. It is not in keeping with its surroundings. If this development is viewed as just one answer to the country's 'housing crisis' then it has failed miserably. Would not buy a property in that development.
70	Such a shame that this inappropriate development was allowed in the first place. Embarrassing for Fairlight and its residents. How was this allowed to happen?
71	This has been a problem since day one and just another bad decision and has completely ruined what was a lovely part of the village and plann8ng should hang their heads 8n shame. But then they don't have to live here do they!
72	Community wellbeing Environmental The height of the buildings are definitely not in keeping of the village. They overshadow existing properties. The amount of homes built in one small area, is over developed. This a small village that should be kept, as small village. A three or four house built in keeping with the village, with respect for the people of the village and wildlife would have been acceptable. No regard for community has been given.
73	The only alleged breach was Lower Waites lane road maintenance selling the road to Gemselect and allowing the company access to the site if they hadn't then there would be no site as it would not have had access
74	Should not have been built
75	See what we are left with once completed