

Croudace Homes
Croudace House
Tupwood Lane
Caterham
Surrey
CR3 6XQ

please reply to:
70 Dynevor Road
Stoke Newington
London
N16 0DX

feedback@consultation-online.co.uk

roger.blake@railfuture.org.uk

2021-11-03

Dear Croudace Homes,

Delivering new homes and community facilities for Ringmer

Railfuture is Britain's leading and longest-established national independent voluntary organisation campaigning exclusively for a better railway across a bigger network for passengers, and freight users, to support economic (housing and productivity) growth, environmental improvement and better-connected communities.

We seek to influence decision makers at local, regional and national levels to implement pro-rail policies in development and transport planning.

Do you support the provision of a mixed-use development on this site, comprising much needed new homes, including affordable housing and community facilities?

Partially supportive.

Comments:

Conditional on allowing space for a new rail station and line between Uckfield and Lewes.

We are proposing to provide a range of different community facilities in response to the comments raised during our initial consultation. Do you support the provision of these community assets on the site?

Partially supportive.

Comments:

The most transformational community facility would be a new rail station connected by a new line linking north and south with the existing network.

The proposed masterplan for the site would also provide areas of public open space for the whole community to enjoy. Do you support the provision of new public open space on the site?

Supportive.

Comments:

New public open space could be used creatively as a buffer zone between the new railway and neighbouring new development.

www.railfuture.org.uk www.railfuturescotland.org.uk www.railfuturewales.org.uk
www.railwatch.org.uk



Do you have any general comments about the proposals?

Per our previous response <https://www.railfuture.org.uk/display2772> on 27 August, please include a railway station on a new line between Uckfield and Lewes.

Please refer to our website <https://www.railfuture.org.uk/Uckfield-Lewes> (especially p.63 in our report "*Access and Connections: East Sussex*" <https://www.railfuture.org.uk/display603>) plus the centre-pages of our regular quarterly regional branch newsletter 'railse' in <https://www.railfuture.org.uk/branches/index.php?dashboard=London+and+South+East&group=MAG> together with our Twitter handle @Uckfield_Lewes

Land Value Capture as developed by E-Rail <https://www.e-rail.co.uk/> enables a profit-share, between the developer of new housing and the developer of the new railway, of the additional value generated by the prospect of the new housing being rail-connected. We are working with E-Rail elsewhere and can broker an initial conversation.

Yours faithfully,

Roger Blake BA, MRTPI (Rtd), MTPS
Vice-Chairman, London & South East regional branch
Director for Infrastructure & Networks, national Board