

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 July 2024 18:49:39 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/23/2610

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/07/2024 6:49 PM.

Application Summary

Address:	Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex
Proposal:	Residential development of 50 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works (Amended description and plans 24/06/2024)
Case Officer:	Joseph Swift

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Customer Details

Address: 3 Horsgate Rise Hanlye Lane Cuckfield

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1. Desecration of a natural re-wilding. My first objection is on environmental grounds. The building site is on a local, natural re-wilding nature reserve, teeming with wildlife. Unlike Knepp, this has not involved huge subsidies and grants. The trees are ancient and beautiful. I walk along Horsgate Twitten at least twice a day. I meet other older people and we stop to look and listen. At least 12 different birdsong species can be heard.

Buzzards and Kites soar in the air and a spend time on the ground because it is a safe haven. Bushes and trees team with squirrels and rabbits are simply joyous to watch. They have nowhere else to go. All this will be lost forever. Simple landscaping will never replace this complex eco-system.

2. Traffic increase from the new Hanlye View Estate and Orchard House from 2023.

My second objection is based on flawed traffic surveys and traffic projections presented by Sigma and the Council. Hanlye Lane is a busy, narrow road, riddled with potholes. The mini roundabout from Hanlye Lane to The Highlands is dangerous, with accidents and near misses on a regular basis. Only major accidents, involving emergency services, are recorded in the traffic surveys and reports.

If traffic survives this encounter the mini roundabout at Ardingly and Whiteman's Green is even more dangerous.

At both mini roundabouts traffic does not stop. Cars cut the corners and drive across the middle of the mini roundabout.

The simple fact is that Hanlye Lane cannot accommodate anymore traffic along this rural narrow stretch of road. The proposed entrance is too close to Horsgate Twitten at the narrowest part of the road. I have conducted my own traffic surveys at different times of the day. Traffic flow never ceases. Even outside of the "rush hour" the lowest car count has been one car per second. 60 cars per minute.

Although there is a focus upon the increased traffic from future residents the long building period will involve daily arrivals of contractors [usually in single occupancy vehicles] who are working on the site, large lorries delivering supplies, road closures for services' connection. This will have consequent repercussions for roads in a large vicinity creating daily gridlocks. A common occurrence in Cuckfield.

Sigma and Sunninghill contractors have been working on the Hanlye View and Orchard House projects for the last 18m. The former is not finished; it has 13 new residences with the potential for 2 vehicles each and visitors. Any new residential development has cumulative effects in terms of deliveries (groceries/ Amazon), other services, school runs.

Orchard House underwent a massive refurbishment expanding its capacity from housing 10 children to 35. Orchard House also provides day respite. I do not know if this is included in the accommodation capacity of 35 or could increase the figure. I shall confine the calculations to a figure of 35.

This is a 350% increase in capacity. Most of the children arrive by individual transport and are transported (for eg to school, medical care) in individual transport. Already an increase of 350 % in traffic. Increasing capacity by such a large figure has knock -on effects. For eg each child needs at least 1:1 care; some may need 3:1 care. Taking a mean of care givers at 2:1 increases the number of carers by 350%, providing 24/7 care of 3 shifts per 24 hours it increases the number of carers by 210 (with an entry and

exit, so 410 trips) . Most employees arrive at Orchard House in single driver vehicles or single taxi use.

There is an increase in other staff: cleaners, caterers, professional staff (social workers, psychologists, psychiatrists). They also arrive in sole use vehicles. By now the increase in traffic has magnified.

The increase in accommodation increases the number of courier drivers delivering individual parcels, the number of food deliveries, laundry, medical care/aids.

A huge environmental impact.

The increase in traffic along a narrow strip of Hanlye Lane between Hanlye View/Orchard House has increased enormously and this has not been factored into the Planning Application and traffic appraisals.

People walk and jog along Horsgate Twitten. It is difficult to cross the busy road to Borde Hill. It would become impossible.

The proposed entrance to the building site is in a dangerous position.

Kind regards