

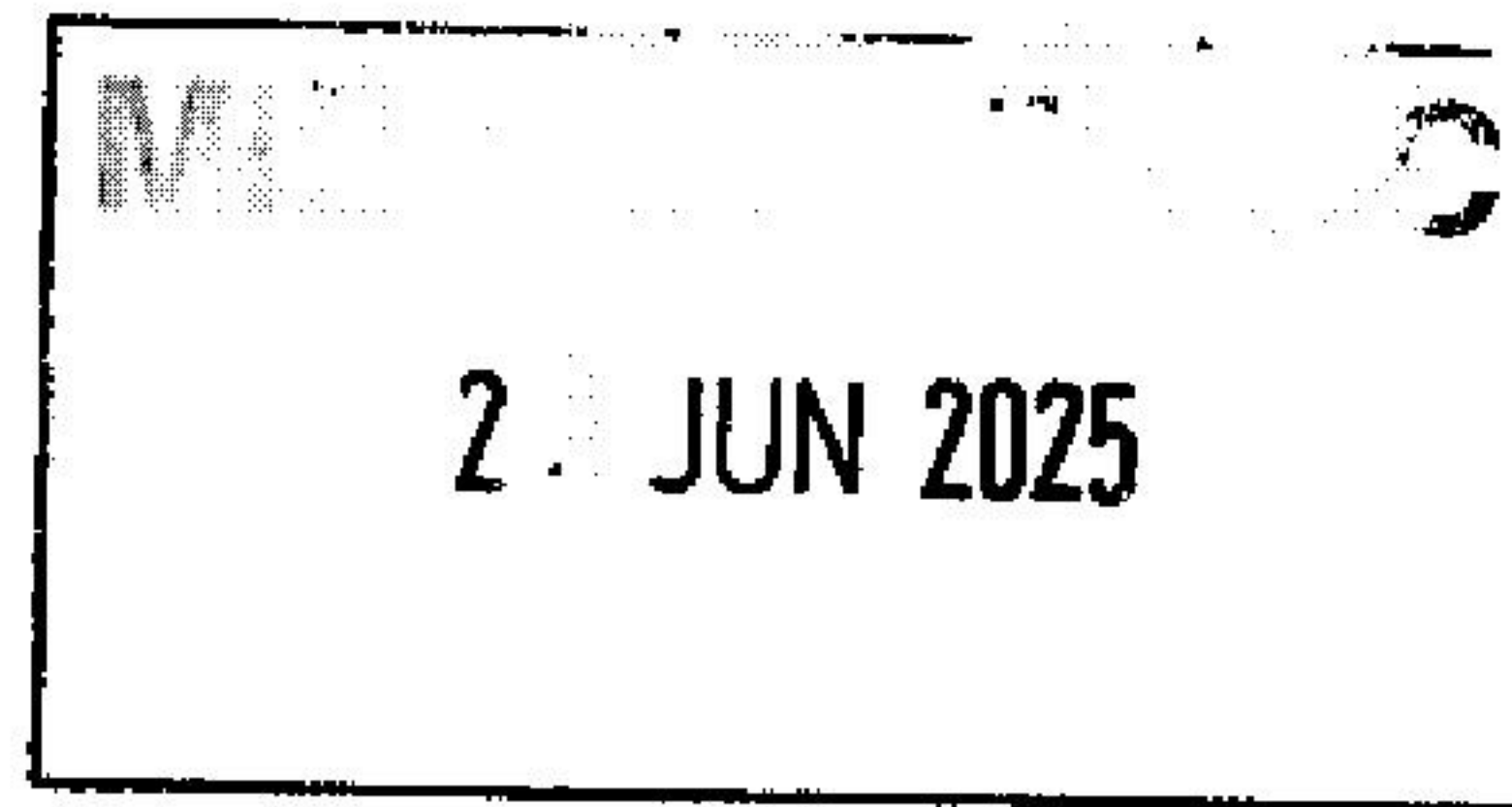
32 Woodhall Close

Cuckfield

West Sussex

RH17 5HJ

20th June 2025



Dear Mr Ashdown

Re DM/23/2866 and DM/23/2867

I am writing to strongly object to the above planning applications for the following reasons.

First of all, **I don't believe the site to be sustainable** because the Ansty Farm proposal is not an extension to either the established settlements of Ansty or Cuckfield but is instead an unrelated dormitory housing estate situated well away from existing facilities. These facilities include but are not limited to, schools, retail, GP provision, dentists, employment opportunities, sporting provision and public transport.

Although Fairfax have promised these facilities in their master plan they cannot provide any evidence as to how this would be done. For example the provision and maintenance of all-weather hockey pitches and tennis centre; staffing the health hub. Where will children go after leaving the primary school? The facilities and amenities described cannot be provided by Fairfax but instead are dependent on other outside bodies and agencies, none of which have made any definitive statement in support of it or a business plan to achieve it. (We already know about the issues with the provision of a school in Bolnore Village some years ago.) Likewise retail provision is dependent on there being sufficient local customers to support it; the size of the development is such that only the most basic general store would be viable.

Secondly, because the site is not sustainable, there would be an **inevitable increase in the volume of traffic using the already congested local road network**. As parents take their children to school, go to the shops, travel for work or leisure there is no realistic alternative but to use private motorised transport because the alternative of "active" travel by foot or bicycle is unrealistic as the distances are too far and the danger from the surrounding roads is too great.

The evidence by Fairfax that the road network can be engineered to ensure traffic moves freely is disputed and widely ridiculed by independent transport analysts and by West Sussex's Highways own modelling.

In addition, **the development would cause multiple harms to the high quality natural and historic landscapes**. These landscapes which contain the best and most versatile farming land, include ancient woodland, ghyll valleys/streams, wildlife and a substantial number of grade 1 or 2 listed properties that rely for their context on this ancient landscape. There is also an impact on dark skies, which are constantly being eroded by developments, and the view from the High Weald and the South Downs. It should also be noted that any re-engineering of the surrounding road network to accommodate additional traffic will involve the wholesale clearance of habitat rich hedgerows and trees from the roadside verges

The **Proposed Country Park or Parkland reserve is not a serious mitigation for the loss of biodiversity net gain on the development site**. The proposal to create a Parkland Reserve was allegedly inspired by Sir Charles Burrell's wilding work at Knepp. Sir Charles, however, has ridiculed this claim and made it clear that

the proposals by Fairfax are not credible. Fairfax have also not been able to explain how the management of this land would be carried out, how it would be paid for and what the governance structure would be. The plans include wooden viewing platforms and two hides. Who will supervise and finance their maintenance should they be built? The whole project is also entirely contrary to their other claim that this land (Beechy Bottom) is a recreational facility for the people of the new development. If the land is to be 'wilded', access HAS to be restricted and therefore cannot serve as a "country park".

The proposed development would represent a creeping coalescence between Cuckfield and Ansty.

Despite the fact that the development is related to neither the category 4 settlement of Ansty or the category 2 settlement of Cuckfield it nonetheless effectively coalesces the two. It is the worst of all possible worlds.

There is no benefit to existing residents, only to developers. Fairfax claims that in the provision of affordable homes they are providing for desperate local need, but the reality, as shown by our evidence, is that they are doing the bare minimum allowed and nothing more. This is also against a backdrop of MSDC having met their housing targets in previous years, i.e. a speculative development in an area that would cause such damage and is not outweighed by the benefits.

Finally, I also understand **concerns about the proposed development have been expressed in the past by Southern Water** (Ref: DSA000029404 15th December 2023). These again cause me to object to the development. I am also concerned about the provision of water; having lost my water supply a few times over the past few years, (on one occasion due to high demand I was without running water for nearly a week along with other residents in my road because I was 'at the end of the line'), I wonder what impact such a large development on local residents will have, especially as a large development is already being built on the edge of Burgess Hill.

I have detailed my objections and hope they will be given due consideration.

Your sincerely

