

[REDACTED]

Crabtree, Copyhold Lane, Cuckfield, West Sussex, RH17 5ED [REDACTED]

October 3rd 2025

To Whom It May Concern

RE: Proposed Copyhold Lane Bridleway Development relating to **DM/23/2866** Ansty Farm and **DM/23/2867** Beechy Bottom/Parkland Reserve

We are given to understand that the developer Fairfax has included in its planning proposal for the Ansty development an intention to widen and re-surface the bridleway running through our property (Crabtree, Copyhold Lane, RH17 5ED, title number WSX 114941) in order to create a “cycle super highway”. This is part of Fairfax’s claim that the new development can somehow get around the obvious problems which will be created by the inevitable thousands of additional car journeys caused by the new houses.

A cycle highway on the bridleway is not viable for a number of reasons. Firstly, we have not been consulted and would under no circumstances allow widening or resurfacing. As it is a bridleway, horses and walkers have precedence over cyclists under the Countryside Act 1968. Re-surfacing for cyclists would not make it suitable for horses (and indeed probably dangerous as the path is steep). As an equestrian family, this would be unacceptable.

The bridleway runs through designated ancient woodland, Furnace Wood, which has recently been surveyed by the Woodland Trust with a view to it becoming part of the Lost Woods Initiative. Any widening or resurfacing or installation of lighting would be obviously highly detrimental and damaging to the ecosystem (trees, native floor species, birds and wildlife). It could not be done without destroying oak tree roots and tree felling. As an ancient sunken path forming a tree tunnel the bridleway is a cherished part of the local landscape. Ripping it up and resurfacing it would be an act of heritage vandalism.

There is finally the issue of maintenance and liability. Who would be responsible for maintaining the surface or for any accidents which might occur by cyclists if the pavement is poorly maintained? The bridleway is very steep in parts and rainwater wash would cause constant potholes and carve-outs.

Without the possibility of a usable cycling option from the Ansty development, it is inevitable that car ownership and use will be the only way for households to go about their daily business which goes completely against the sustainability claims of Fairfax.

Yours sincerely,

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