

Peter Davies

From: [REDACTED]
Sent: 19 December 2024 18:12
To: planninginfo
Subject: Planning Applications DM/23/2866 & DM/23/2867

[REDACTED]
4, Wheatsheaf Lane

Cuckfield

West Sussex

RH17 5TZ

19th December 2024

Dear Sir/Madam,

I am writing to formally object to the proposed planning applications DM/23/2866 and DM/23/2867 for the Parkland Reserve and the Ansty Farm site.

Having resided in Cuckfield for over twenty years, I would like to express my concerns regarding these applications on the following grounds:

1. **Proportion of Development:** The proposed development on the Ansty Farm site appears disproportionate to the size of Ansty and Cuckfield, effectively merging the two villages with Haywards Heath and Burgess Hill and dramatically altering the landscape and the character of the area.
2. **Retail Provision:** The retail space proposed is insufficient, likely necessitating travel to other locations for basic retail needs.
3. **Employment Opportunities:** Employment will be primarily off-site, exacerbating traffic congestion during peak times.
4. **Public Transport:** Haywards Heath train station is too far to be accessible on foot, with the proposed route running alongside the busy A272 bypass. There are no clearly defined bus services connecting the development to Haywards Heath or Burgess Hill.
5. **Transportation Impact:** The Fairfax proposal does little to encourage reduced car usage, resulting in a substantial increase in traffic—an estimated 9,000 additional vehicles—especially during school drop-off and pick-up times at Warden Park and peak commuter hours into Haywards Heath and Burgess Hill.
6. **Impact on Services and Infrastructure:** The development would place additional strain on local services and utilities, which are already at capacity.
7. **Environmental Impact:** The addition of cycle paths and footpaths within the Parkland Reserve would be detrimental to tree roots and smaller plants, as well as negatively impacting local wildlife.
8. **Accessibility to Countryside:** The proposal for a Parkland reserve does not offer any additional access to the countryside beyond what is currently available, and it is unlikely to improve the already excellent biodiversity in the area.

I trust that these concerns will be duly considered in the assessment of these planning applications.

Yours faithfully,

[Redacted Signature]