

11 Stocklands Close
Ardingly Road
Cuckfield
RH17 5HH

Joseph Swift
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

7 November 2023

Dear Mr. Swift,

Re: DM/23/2610 Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex

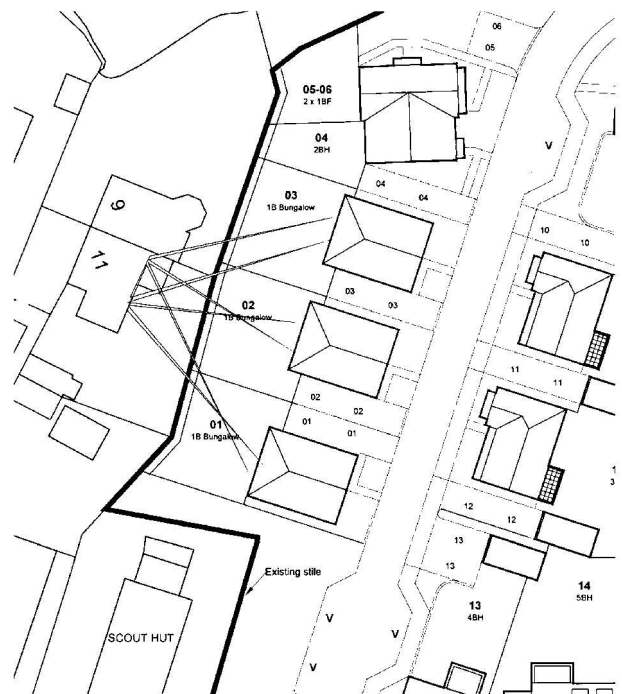
I am writing to object to the current proposed layout and assert that the opportunity identified in the 'Statement of Common Ground' below has not been fulfilled in this plan.

"it is agreed that the Site provides sufficient opportunity to sensitively locate new residential development to ensure no significant impact on the living conditions of surrounding occupiers" Statement of Common Ground (May 24th 2021) between MSDC and Glenbeigh Developments Ltd, section (vi) paragraph 2.20

The proposed development **will** have a significant impact on living conditions of surrounding occupiers for the following reasons:

Overlooking: The proposed bungalows in plots 1,2, and 3 are situated directly perpendicular to the existing dwellings of 9 and 11 Stocklands Close, offering uninterrupted views into and out of bedrooms from and to the rear gardens, and further from and into the proposed bedrooms and living rooms.

Privacy: As well as a loss of visual privacy through overlooking, the ability to freely and privately enjoy the rear garden and hold conversations in private will be lost due to the proximity of the proposed neighbouring gardens. Additionally the loss of the ability to freely enjoy the space without fear of disturbing occupants of the proposed dwellings.



Blocked easement: there is a well established easement giving the right of direct access to and from the rear garden gate at 11 Stockland Close to the adjacent field. Under the proposed plan, the gate will lead directly into the garden (or fence!) of plot 2. This has clearly not been considered in detail and we will strongly oppose any attempt to interfere with or block this easement.

Future permitted development: the proposed proximity of plots 1,2,3,4,and 5/6 are overbearing as proposed, but permitted development rights may bring these dwellings even closer in the future.

Disturbance: Future residents of these proposed dwellings, particularly in plots 1,2,and 3 will inevitably cause disturbance through noise while using outdoor space in the usual manner causing a significant impact on the quality of life currently enjoyed. Situating the new development at a reasonable distance from existing dwellings and screening it through planting would be a way of mitigating it's impact.

Outlook: 11 Stocklands Close currently enjoys a rural outlook to the east which much of our enjoyment of the property derives from. There is no attempt in this proposed plan to screen or soften the transition from rural to urban character from the point of view from the western boundary. Indeed, the proposed plan removes the protected clump of pine trees which would retain a sense of scale, shield the view of a good portion of the development on the eastern end, and visually aid the transition from urban to rural, retaining a little of the character that is enjoyed today.

With a development site in excess of 5ha, it is incredible that so little sensitivity has been deployed to mitigate the impacts on existing bordering residences.

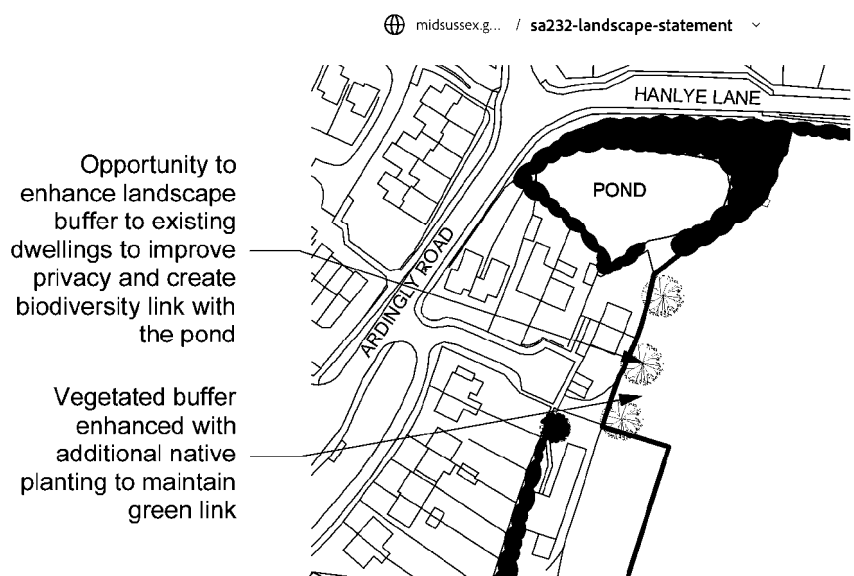
Further concerns: In addition to the concerns above I would like to object to the current proposal as it fails to grasp more 'opportunities' that were discussed in the Opportunity and Constraints plans

(SA232 Landscape

Statement p69) which laid out the following:

“Opportunity to enhance landscape buffer to existing dwellings to improve privacy and create biodiversity link with the pond”

“Vegetated buffer enhanced with additional native planting to maintain green link”



“Retain mature trees in centre of site, and enhance with additional planting to enhance existing landscape and wildlife green links throughout the site.”

The current plan sadly proposes destroying and building over the copse adjacent to the pond, and blocking wildlife movement from the pond south across the field by dividing it into individual gardens without leaving a ‘vegetated buffer’. This area is incredibly densely populated habitat for all manner of species who take advantage of the pond and it’s surrounds, including bats, newts, field mice and herons. A ‘green corridor’ from the established ponds to the proposed basins in the southern field, would be a way to greatly improve the plan.

The clump of mature pine trees near the centre of the northern field are a hive of wildlife activity, with numerous species using it for shelter, cover or nesting. Aside from the visual amenity they provide, they are a valued and important part of the local habitat.

I strongly urge plans to be reconsidered so the opportunities identified by MSDC and the developers in the early stages can be grasped, as if they are missed now, they will be forever missed opportunities.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.