

Joseph Swift

From: [REDACTED]
Sent: 07 November 2023 18:07
To: Joseph Swift
Cc: [REDACTED]
Subject: DM/23/2610

[REDACTED]
LAND SOUTH OF HANLYE LANE, CUCKFIELD, W.SX – PROPOSAL 55 DWELLINGS ETC.

When Cuckfield Parish Council was originally advised of the above in August 2020 only a handful of 'in the know' locals were aware, had residents of Cuckfield, particularly on the north side, been advised then no doubt there would have been numerous objections, adding to the Parish Council's. This may have possibly influenced 'The Examiners' decision about including it in the District Plan after all. Having lived immediately next to this land for the past 40 years I know the history, purchaser, and price paid at Auction in 1990. Having once worked for MSDC Planning & Building Dept., also for Laing Homes Construction for some years I am aware of how these decisions are suddenly accomplished. The economic benefits are non existent, except of course to the Land Owners, Developers, Builders and Estate Agents.

The amount of traffic is already at a premium along Hanlye Lane, it has always been very dangerous, being narrow with sharp bends, badly surfaced with numerous regular pot holes, particularly in winter. To have, possibly, an extra 140 more cars travelling in and out of the access road positioned just a few metres from the Ardingly Road/Hanlye Lane small roundabout could be dangerous. There has been many accidents at various spots in the lane, one which was fatal, during the past 40 years. In addition, a very large portion of the ancient roadside hedgerow alongside Horsgate Twitten, would need to be removed to accommodate a new road.

At Cuckfield Medical Centre, the Doctors and Nurses also cater for patients at The Vale Surgery in Haywards, their patients at both have to wait many days for appointments, this will become even worse with this amount of extra people then living in the village. The same goes for Dentists and the Princess Royal Hospital. Cuckfield's local schools cannot cope with the amount of pupils they are having to school now without many more children to accommodate.

Hanlye Lane residents have always been classed by our local Council as living in a 'rural' area – this will definately NOT be the case if this large estate goes ahead. The intrusion into the countryside on this land is abhorrent for a number of reasons including the loss of habitat for rabbits, voles, moles, bats, insects and so many birds, including owls, etc. etc., also for the 'lucky escapees' from the dreadful Borde Hill shoots each winter. Many locals, visitors and ramblers visit this part of Cuckfield and admire the view south as they pass the corner pond on foot and reach Horsgate Twitten, enroute to Borde Hill Country Estate at all times of the year. Similarly, locals, visitors, dog walkers and ramblers who walk the field public footpath which lies between Thistley Field and Denshire Field, aside Longacre Crescent have enjoyed walking that part of 'The Diamond Way' enroute eastwards and westwards for centuries.

Sigma have spent the best part of the past year building 13 large squashed-in houses with minute gardens on the ex-Courtmeadow School site which, apart from the four 3-bed 'Affordable/Social Housing' ones, they seem unable to sell. How long would it take to sell the proposed 38 of the 55 in question one wonders. All the residents at Little Horsgate, Horsgate Mews and 23 accommodations in Horsgate House have had to suffer noise and disturbance from this build, plus have our cars continually filthy from site dust. The dust, noise, very long disturbance of build then occupation of 55 accommodations and roads with considerable traffic is not acceptable, the arable land of Denshire Field in rural Cuckfield was never meant to be devastated and ruined by yet another MSDC housing estate.

Yours sincerely,


14 Horsgate Mews,
Hanlye Lane,
Cuckfield, W.Sx.

cc. Cuckfield Parish Council Members

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