

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 28 June 2025 23:16
To: Steve Ashdown
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/23/2867

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/06/2025 11:15 PM.

Application Summary

Address:	Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex
Proposal:	Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use. (Additional information and amended plans received 27th May 2025).
Case Officer:	Stephen Ashdown

[Click for further information](#)

Customer Details

Address:	Oaks Corner, Rose Cottage Lane Staplefield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing in respect of Planning applications DM/23/2866 and DM/23/2867 Mid Sussex District Councillors have been elected to represent the views of the local people. There can be very few people who think that the application put in by Fairfax is in their interest. What will be the impact of 1,450 homes on the local communities? Ask local people what their concerns are about living in the area and you will get the following response: - As a new resident in the area, you cannot register at Cuckfield Medical Practice. It is full. They cannot take on any new patients. They are at capacity. What will be the impact of 4,350 new residents (that's at 3 residents per household)? Where will they go?

- A&E is always stretched, often with patients waiting on beds in the corridor. (I speak from personal experience). If patients need admitting into the hospital from A&E, there is a bed crisis. The hospital, like the GP surgery is running at capacity all the time. How will it cope with the impact of 4,350 new residents moving into the area?

- As a resident in the area, you cannot register at a local practice for NHS dental treatment. Their books are closed. Even finding a private dentist is tricky. Where will 4,350 new residents receive treatment?

- As a driver in the area, it is becoming increasingly difficult to find somewhere to park in Cuckfield and this is increasingly true in Haywards Heath. In Cuckfield, you often have to park at the top end of the village and walk down which is certainly not ideal for the elderly or for those with limited mobility.

Where will these new residents work, shop, use leisure facilities? How will they get there? They will drive. Each home will have a minimum of two cars per household and if they have teenage children possibly up to four or five.

What will be the impact of 2,900 extra cars (based on a conservative estimate of two cars per household) on our roads and on our parking facilities?

As a driver the roads are riddled with pot holes due not only to limited maintenance but also to the weight of traffic using them. Not only will 2,900 extra cars impact on this but extra weight of traffic in the area could cause significant dangers to cyclists and younger pedestrians.

- As a water user in the area, we have been without water on several occasions in the past few years, once for a week. Water companies are stretched to provide enough water for those living in the area now. Has Fairfax had to prove that Southern Water will be able to meet the needs of 1,400 new homes?

All of these concerns are concerns now and will only become seriously greater should this application be granted. It cannot be right that Fairfax can put in an application without any requirements on the company to develop the infrastructure of the local community to make it sustainable. We all know that Fairfax is not developing this site in the interests of local people but in the interests of profit making.

I personally feel that there should also be requirements on Fairfax to make the housing environmentally sustainable.

The idea of Fairfax landscaping an area to encourage biodiversity and create a Parkland Reserve is quite frankly laughable. We live in an area which is naturally incredibly rich in terms of wildlife, fauna and biodiversity. Why do we need a Parkland Reserve when we already live right in the middle of nature's most beautiful natural "parkland" and the richness and beauty it offers. Once this site is built on, natural landscape and wildlife will be permanently lost and cannot be reclaimed.

This development will effectively merge Ansty with Cuckfield, with each community losing its own historical identity. It will become an urban sprawl and the precedent will be set for more developments joining it with Haywards Heath and Burgess Hill. The uniqueness of small Sussex villages will become lost forever and West Sussex will look no different to London suburbs. Local people made it quite clear in the District Plan where they felt developments could take place. These views should be taken into account now. I gather that the District Plan has been rejected on the grounds that MSDC has not consulted with Horsham, Crawley and Brighton Councils enough.

I total oppose this application and it is not too late for Mid Sussex District Council to stop this development. It can stand up for all that makes living in Mid Sussex so unique and special. This is what the people who voted you in to your positions as councillors want. Please hear this and carry their voice!

Yours sincerely

Oaks Corner, Rose Cottage Lane, Staplefield, West Sussex. RH17 6EP

Kind regards