

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 29 June 2025 10:45
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 29/06/2025 10:45 AM.

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

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Customer Details

Address:	3 Glebe Road Cuckfield Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I would like to object in the strongest possible terms to the application for the so-called "garden community" of over 1400 houses (DM/23/2866 and 2867) which would join the villages of Cuckfield and Ansty together. The reasons for objection are numerous and important. In almost all aspects, the application contravenes the planning department's own requirements for granting approval to such a development. 1. The development is not sustainable. It is not an extension to either the settlements of Ansty or Cuckfield but is instead an unrelated dormitory housing estate situated well away from existing facilities. These facilities include but are not limited to, Schools, Retail, GP provision, employment opportunities, sporting provision and public transport. It would not allow access

by walking or cycling to essential amenities within 20 minutes, apart from at the periphery of the development.

2. Due to the position of the site of the development in relation to very busy roads, walking or cycling would be dangerous, and certainly in the case of school access (and all journeys by children), most journeys would be by car for safety reasons.
3. The roads around the development are already overloaded and the extra car journeys caused by residents of the development would greatly increase road congestion. It is not conceivable that the measures proposed by Fairfax to resolve these problems, such as building a couple of roundabouts, would in any way serve to solve this problem.
4. Furthermore, during the decade or so that building the development would take, the local roads would become even more congested and unusable due to heavy vehicle movements and traffic control measures such as temporary traffic lights needed to allow site access etc.
5. Roads and parking in Cuckfield village are already at breaking point from the current traffic volume and doubling the size of Cuckfield and Ansty together would greatly increase congestion such that Cuckfield could become constantly grid locked. This would also increase the danger to school children using the narrow pavement on London Lane to the primary school, as well as outside Warden Park. I genuinely fear what might happen.
6. The additional residents would need to use the Cuckfield surgery, if the new doctors surgery in the development does not get built (as has recently happened in Burgess Hill). The Cuckfield surgery is already overloaded with very long waits to see a doctor. It could not cope with such an increase in patients. Nor could any other local surgeries cope.
7. The same applies for NHS dentists. It is already virtually impossible to register in this area for an NHS dentist.
8. The development would join Cuckfield and Ansty together, which is against the councils own rules.
9. The irreplaceable landscape and views of the area would be permanently and tragically lost.
10. This is exacerbated by the even larger development of the Northern Arc, which almost joins Burgess Hill to Cuckfield. Thus, the landscape around Cuckfield would suffer a very large scale decrease in quality.
11. The countryside surrounding Cuckfield and Ansty is home to a huge range of irreplaceable wildlife and plant life. Building over this can only result in a large and permanent loss of biodiversity to the area and to UK.
12. Although there are currently plans for several amenities in the development, it is by no means certain that these will ever be available, as has happened in Burgess Hill. If not, this would place unmanageable strain on Cuckfield's limited facilities.
13. Although more public transport/buses are mentioned by Fairfax, there is no evidence that these will continue to run beyond a short time frame, since this is beyond Fairfax's control. Previous developments indicate that they are unlikely to be maintained.
14. The developers propose that converting a large area already designated as an AONB into a "country park" will improve local residents lives, as well as biodiversity. Since this area is already easily accessible to everyone via public footpaths etc, and is unspoilt by development, it is not true to say this proposed "country park" will either improve quality of life or biodiversity or access. In fact considerable harm would be caused by interfering with it. The proposal to create a Parkland Reserve was allegedly inspired by Sir Charles Burrell's wilding work at Knepp. Sir Charles however has ridiculed this claim and made it clear that the proposals by Fairfax are not credible. Fairfax have also not been able to explain how the management of this land would be carried out, how it would be paid for and what the governance structure would be. The whole project is also entirely contrary to their other claim that this land (Beechy

Bottom) is a recreational facility for the people of the new development. If the land is to be 'wilded', access has to be restricted and therefore cannot serve as a "country park".

15. Potable water supply to the area is already insufficient with hose pipe bans often being introduced by early summer. Indeed, during the hot summer of 2020, there was insufficient potable water to supply everyone and many houses were unable to access water from their taps for a considerable time. This development would increase the problem.

16. The waste water amenities in the area are at breaking point already, with frequent dumping of raw sewage into the sea/rivers and continued increases in user numbers will add additional strain of the facilities.

17. There is no benefit to existing residents, only to developers. Fairfax claims that in the provision of affordable homes they are providing for desperate local need, but the reality, as shown by our evidence, is that they are doing the bare minimum allowed and nothing more. This is also against a backdrop of MSDC having met their housing targets in previous years, i.e. a speculative development in an area that would cause such damage and is not outweighed by the benefits.

In summary, I believe that this application contravenes the planning department's own requirements, and will significantly degrade the quality of life and cause significant harm to residents of Cuckfield, Ansty, Burgess Hill and Haywards Heath. Please refuse this application.

Kind regards