

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 22 December 2024 21:37
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 22/12/2024 9:36 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 received on 8th November 2024).
Case Officer:	Stephen Ashdown

[Click for further information](#)

Customer Details

Address:	The Gables Courtmead Road Cuckfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this application on the following basis: - this application is intrinsically linked to application DM/23/2866 and the sole purpose is to purport to be an offset for the damage DM/23/2866 will do to the local biodiversity and environment - The current district plan (2014-2031) which was adopted in 2018, policy DP16 states that "Development will only be permitted where it conserves or enhances natural beauty". This application serves neither purpose. - The ancient woodland on the site will have a cycle path running through it linking up with other public rights of way which will be destructive to the tree roots and smaller plants. The activity of cycling will also adversely affect the wildlife. The cycle path will consist of a rolled

hoggin surface that will compact the soil.

- The High Weald National Landscape has a high sensitivity to change where even modest changes to visitor numbers, footpath construction or car parking can have a significant effect on the landscape fabric. The latest documentation suggests that there will 100 visitors per week, a cafe or a van selling food and drinks.
- The erection of fencing (post and wire) will form barriers to existing wildlife such as deer and small rodents. Fencing is also disapproved of by the National Landscape (AONB) authorities as it disrupts historic field boundaries. It is also visually unattractive.
- The "rewilding" "light touch management regime" will not enrich the existing habitat but merely replace an already bio-diverse natural environment with another more alien one. There are several references in the documentation to learning from the re-wilding at Knepp Estate, this is completely at odds with the objection submitted already by Sir Charles Burrell, owner of the Knepp Castle Estate. He makes it clear that the documentation is full of errors and the site is too small to be viable.
- The introduction of the cycle path runs close to and damages the setting of listed buildings in the area such as Old Mill cottage and Pondtail cottage.

Over recent years, the local biodiversity has flourished with increased numbers of red kites and greater crested newts - both protected species. This application and DM/23/2866 will only have a negative impact on the local biodiversity.

Kind regards