

Peter Davies

From: [REDACTED]
Sent: 27 June 2025 11:07
To: planninginfo
Subject: Planning Applications DM/23/2866 and DM/23/2867

Dear Sirs,

I am writing to express my strong objection to these planning applications, as I believe that any benefits that they may bring are far outweighed by the harm that they would cause.

Specifically, my objections are as follows:-

1. the site is unsustainable and would result in an unacceptable increase in the levels of traffic.

The Ansty Farm proposal is not connected to either Ansty or Cuckfield and is a standalone development situated well away from existing facilities - schools, GP surgeries, retail, sports facilities and public transport etc. There is no serious explanation as to how these facilities would be provided and with the current state of public finances, any claims by Fairfax to the contrary are highly questionable.

In addition, there would be an inevitable increase in traffic volumes using the already congested road network. The suggestion that travel by foot or bicycle is an alternative is ridiculous - the distances would be too great, especially for families with young children and the roads are too dangerous.

2. the extensive damage to high quality natural and historic landscapes.

This is an area of valuable natural landscape, including prime quality farmland, ancient woodland, ghyll valleys/streams and wildlife, and the proposal to substitute this with a proposed Country Park is completely unacceptable. Also, any road widening to accommodate increased traffic flows would further destroy existing hedgerow and verge habitat. The suggestion that a Country Park would be "wilded" a la Knepp is well wide of the mark. A wilding scheme requires a management plan and controlled access - who would pay for and manage it and how would this fit with the claimed public access?

3. the proposal would effectively join Cuckfield with Ansty.

These are two quite separate settlements and this proposal is quite disproportionate to both. It is hard to see any benefit arising from such a development.

In summary, insufficient thought has been given to the long term implications of this proposal, in particular the costs of upgrading local facilities. It would cause extensive harm to the area and should be roundly rejected.

Yours faithfully,

[REDACTED]
Darrous
Copyhold Lane
Cuckfield

West Sussex RH17 5EB

