

30/12/2025

Ref: Planning Application No: DM/25/3108

Proposed 5-pitch gypsy and traveller accommodation including vehicular access, mobile homes, utility buildings and parking

Land at Moonshine Meadow, Cuckfield Road, Ansty, West Sussex (Grid Ref. 528715 121501)

Dear Mr. Andy Watt,

We own and have lived at Greenacres, Cuckfield Road since 1993. Rarely if ever have there been a planning application based simply ignoring other residents wishes and trying to exploit a piece of agricultural land that had been sold off on the hope it could make a profit beyond that of which if sold for agricultural use. It's as simple as that!

We strongly support the objection raised by the adjoining landowner at Pondlye Barn. We share the same serious concerns about this development and request that the Planning Officer gives full weight to the issues set out below.

This Development is Inappropriate and Contrary to Planning Policy

The site is not allocated for housing or gypsy accommodation within the Mid Sussex District Plan. The proposal conflicts with numerous policies including:

- DP6 – Settlement hierarchy
- DP12 – Countryside protection and enhancement
- DP15 – New homes in the countryside
- DP21 / NPPF – Sustainability of location
- DP26 – Character and design
- DP33, DP38, DP42 – Trees, ecology, water infrastructure and environment

There are existing dedicated gypsy & traveller sites locally that are suitable and properly serviced. There is no justification for forcing a new, isolated settlement here.

A similar application was rejected on appeal recently — nothing material has changed.

Road Safety and Access: High Risk

The existing access was only approved retrospectively and specifically for light agricultural use. The proposal involves:

- Heavy daily residential vehicle movements
- Up to 10 vehicles including those up to 3.5 tonnes
- A fast, poorly lit road with no pavements or safe walking routes

Cuckfield Road has a history of serious accidents and tragic loss of life. Any intensification of traffic significantly increases danger to road users and pedestrians.

A Major and Harmful Change to Rural Character

The surrounding homes are:

- Detached
- Spaciously positioned
- Located on large plots within open countryside

The proposed development would cram multiple residential units, touring caravans, utility blocks and parking onto a very small plot. This introduces a dense, suburban-style layout that bears no resemblance to the rural environment that exists today.

The new enlarged access alone would visually signal the creation of a small housing estate — not the continuation of agricultural land.

Unsustainable Location

The inspector in the previous appeal confirmed this is not a sustainable site:

- No footpaths, pavements or public transport
- No access to essential services without vehicle use
- No street lighting or safe pedestrian infrastructure

Occupants would be entirely car-dependent, in clear breach of MSDC sustainability policies.

Flood Risk, Drainage Failure and Pollution

There is:

- No existing drainage infrastructure
- Known flooding issues on adjoining land
- Ditch systems already prone to stagnation and foul odour
- No clear location or compliance for a septic system

Additional surface water and foul drainage from multiple households could cause serious environmental damage and threaten neighbouring historic buildings.

Loss of Amenity, Peace and Privacy

Residents of the area currently enjoy quiet surroundings adjacent to a nature reserve and large fishing lake. This development would cause:

- Significant ongoing noise and light pollution
- Harm to peaceful enjoyment of neighbouring properties
- Permanent loss of privacy due to over-intensification of the site

Ecological Damage

This area supports a rich and protected wildlife population, including:

- Bats
- Badgers
- Newts
- Foxes
- Waterfowl and nesting birds

The ecological assessments and proposed mitigation measures are inadequate and incomplete. The development poses a direct threat to biodiversity connected to the neighbouring nature reserve.

Conclusion:

This proposal is:

- Unsafe
- Unsustainable
- Visually damaging

- Environmentally irresponsible
- Clearly non-compliant with the adopted District Plan

We strongly urge the Planning Team and senior Officer to refuse this application in full.

Yours sincerely,

[Redacted Signature]

Greenacres
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