

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 26 June 2025 12:05
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 26/06/2025 12:04 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:	24 Chatfield 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 write to confirm my ongoing and continued objection to the proposed development at Ansty Farm by Fairfax. This application must be refused outright and the Council must continue to resist this development at all further stages such as Planning Appeals and exclusion from the draft District Plan. The proposed development would effectively merge or 'coalesce' the 900 year old historic settlement of Cuckfield with Ansty. This is not only in contravention of MSDC's Planning Policies but would create untold harm and desecration of the character of these villages, their rural context and landscape settings on the edge of the High Weald AONB.

The proposed development of 1450 houses is not sustainable by any measure and the Council must not be swayed or blinded by the developers' hollow words that may suggest otherwise. The existing infrastructure of our villages - water, power, GP services, schools, transport - are already overloaded and, whatever the developers say or promise, they will not fix these basic elements of infrastructure for us, the current residents, nor the future residents of their development. They would just build their unsustainable fantasy, make themselves hugely rich at our expense and then run for the hills leaving the residents and the Councils to deal with the ruined landscape and infrastructure collapse.

As an example of this type of developer-led catastrophe, we only have to look to the neighbouring District of Horsham to see the impact on water supply that continued and unrelenting new development has caused. This will be the future for Mid Sussex if the Council does not hold firm to the key Policies in the current District Plan. The current construction of the 3500 houses a mile away from Ansty in the huge 'Northern Arc' development will already create massive impact on the current infrastructure systems, inevitably at the detriment to the current residents of Cuckfield and Ansty.

Cuckfield is an incredibly special and historic village, with many Listed Buildings, Conservation Areas and protected views to and from the southern aspect, across the Low Weald to the South Downs. This special character and setting is one of the jewels of the Mid Sussex area and of the wider Sussex landscape, established over centuries of careful and respectful development. The proposed development would rip this apart in a virtual instant.

This proposed development clearly and completely contravenes the key principles and strategic objectives of the District Plan Policy DP26 Character and Design - Mid Sussex Design Guide SPD - which is a material consideration which must be applied by the Council on all proposed new development.

it states that;

DP26: Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities;

All applicants will be required to demonstrate that development:

protects valued townscapes and the separate identity and character of towns and villages; does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);

The Council must know that this development is wrong on every level, which is why it has rejected it from the draft District Plan. The Council knows it is not supportable under the Council's Planning Policies which must be upheld for all proposed developments. For the reasons stated above, the Council must continue to reject and refuse this inappropriate and ill-conceived proposed development.



Kind regards