

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 26 June 2025 20:44
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 8:43 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:	Middle Cottage South Street Cuckfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The Proposed Country Park or Parkland reserve is not a serious mitigation for the loss of biodiversity net gain on the development site. 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"

Multiple Harms to high quality natural and historic landscapes. The natural and built historic landscapes (which contain best and most versatile farming land) includes ancient woodland, ghyll valleys/streams, wildlife and a substantial number of grade 1 or 2 listed properties that rely for their context on this ancient landscape. There is also an impact on dark skies and the view from the High Weald and the South Downs. It should also be noted that any re-engineering of the surrounding road network to accommodate additional traffic will involve the wholesale clearance of habitat rich hedgerows and trees from the roadside verges.

This development would represent a creeping coalescence between Cuckfield and Ansty. Despite the fact that the development is related to neither the category 4 settlement of Ansty or the category 2 settlement of Cuckfield it nonetheless effectively coalesces the two. It is the worst of all possible worlds.

Kind regards