

From: [REDACTED]
Sent: 14 June 2025 15:32
To: planninginfo
Subject: DM/23/2866 and DM/23/2867 OBJECTION

[REDACTED]
Subject: Formal Objection to Planning Applications DM/23/2966 and DM/23/2867

Dear Sir/Madam,

I am writing to formally object to planning applications DM/23/2966 and DM/23/2867 on the following grounds:

1. Non-Compliance with the MSDC District Plan

The land in question is not designated for development under the Mid Sussex District Council (MSDC) District Plan. Approving this application would undermine the strategic framework intended to guide sustainable and planned development within the district. The additional documents do not address this issue.

To grant permission devalues the purpose of a District Plan.

2. Infeasibility of GP Provision

There is no mention of the developer contacting the Integrated Care Board of NHS Sussex to consult on the provision of a new GP surgery and whether their budget would support a further facility. There is no mention of the Cuckfield and The Vale Practice being approached to support a small branch site.

Recruiting General Practitioners and clinical staff and administrators to serve a small, newly established population would be extremely difficult. There is an ongoing nationwide shortage of GPs within Primary Care due to NHS funding of Primary Care, with many existing posts remaining vacant. The proposal fails to demonstrate how adequate and sustainable medical provision would be achieved for future residents.

3. Unrealistic Assumptions Regarding Accessibility

The suggestion that future residents will be able to walk to local amenities within 20 minutes is overly optimistic and not supported by a factual assessment. Given the local infrastructure and distances involved, this would be particularly challenging for individuals with limited mobility.

4. Traffic Capacity and Air Pollution Concerns

The A272 and B2036 roads cannot be widened to accommodate increased traffic volumes. Additional vehicle use will inevitably lead to greater congestion and pollution, particularly from idling engines. It is unreasonable to assume that all new residents will own modern vehicles equipped with automatic engine cut-off features.

The anticipated impact on traffic, particularly along the A272 and B2036, would be severe, exacerbated further by pressure from the still-unfinished Northern Arc/Brookleigh development. The introduction of three additional roundabouts and three signalised pedestrian crossings will likely

worsen existing congestion. Both National Highways and West Sussex Highways Authority have raised significant and, to date, unresolved concerns regarding this proposal.

5. Pedestrian Safety Hazards

Vehicles frequently exceed the 30-mph speed limit along the B2036, posing an ongoing and serious threat to pedestrian safety. The current plans fail to incorporate any traffic calming measures to address this issue.

6. Inappropriate Speed Limit on the A272

The existing 60 mph speed limit on the A272 is unsuitable for an area proposed to have increased residential access and pedestrian use. There is no indication in the proposal that this speed limit would be reduced, raising major safety concerns.

7. Insufficient Footpath Width

The current and proposed footpath design is too narrow to allow two users with wheeled aids (such as wheelchairs, prams, or walkers) to pass safely. This overlooks the practical needs of vulnerable road users and fails to meet accessibility standards.

Regarding the Proposed Country Park:

- It is unclear why a country park of such limited size is deemed necessary or appropriate in Ansty. Compared to established country parks, this proposal lacks adequate scale and utility.
- Conflicts between pedestrians, cyclists, and horse riders have been raised and remain unaddressed in the current plans.
- There is no clarity regarding who will be responsible for the park's long-term management and maintenance. If these responsibilities fall to MSDC, it raises concerns about potential additional burdens on local taxpayers.

For all the reasons outlined above, I **strongly OBJECT** to both applications DM/23/2966 and DM/23/2867.

Yours faithfully,


2 Mount Noddy, Cuckfield Road, Ansty