

We believe that this is a gross intrusion into the countryside, totally out of proportion to the needs of either Ansty or Cuckfield.

The existing building work under way, as part of the Northern Arc in Burgess Hill has already massively altered the appearance of the area. Being asked to build over the Countryside from Ansty to Cuckfield By Pass will be a huge intrusion into the countryside with a significant loss of habitat and animals. We are extremely concerned that the Highway A272 road is wilfully unable to cope with any further build-up of traffic. The addition of extra roundabouts will not solve this issue but will add significantly to a delay to traffic.

We are concerned that there will be a huge increase of noise and disturbance to this very tranquil and rural Ansty farm and the impact to the adjoining area will be huge.

Having worked with the Forestry Commission of upwards of 50 years as a Landowner, I am concerned that the proposed plan does not take into consideration the loss of mature trees and fails to have produced a coherent replanting /regeneration scheme.

The imposition of a so-called Country Park to the West of the A272 is completely unwarranted. There are already footpaths throughout the proposed area granting public access. There has been no creditable explanation by Fairfax of the Land Management, how it would be paid for and what Governance structure would be.

To sum up, we consider this to be an attempt to overturn the District Plan with a scheme that will have an overbearing impact on the Countryside without gaining any real economic benefit to the two villages. The site is not sustainable for the following reasons:

- 1) Increase in the volume of traffic using already congested local road network
- 2) Multiple harm to high quality natural and historic Landscapes
- 3) Proposed Country Park is not a serious mitigation for loss of net gain on the development site
- 4) Creeping coalescence between Cuckfield and Ansty
- 5) Absolutely no benefit to existing residents ONLY TO DEVELOPERS

