

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 11 December 2024 15:16
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 11/12/2024 3:16 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 received on 8th November 2024).
Case Officer:	Stephen Ashdown

[Click for further information](#)

Customer Details

Address:	2 Horsgate View Horsgate Lane 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 application by Fairfax appears focused on delivering a biodiversity net gain at the site to offset environmental damage, rather than providing recreational facilities. Public access to the site will be limited, with parts closed during certain months to protect nesting birds. The proposal conflicts with the district plan (DP16), which requires development to conserve or enhance natural beauty. The plan includes a cycle path through ancient woodland, damaging tree roots and affecting wildlife, and the High Weald National Landscape is highly sensitive to changes in visitor numbers and infrastructure. The proposed fencing disrupts wildlife and historic field boundaries, and the rewilding plan may replace an already biodiverse environment with an unsuitable one. The plan's dual goals of recreation and biodiversity

enhancement are incompatible in such a small area. Moreover, the biodiversity net gain calculations are based on questionable assessments and may not meet national planning guidelines, which suggest such gains should occur at the development site itself. Lastly, the cycle path could damage the setting of listed buildings and conflict with other users. The proposal doesn't offer local people anything new and may not improve biodiversity in this sensitive area. We already have a beautiful area we have access to and with natural biodiversity. Absolutely no need to change it for the purposes of getting a planning permission through.

Kind regards