

Steve Ashdown

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 16 December 2024 14:48  
**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 16/12/2024 2:47 PM.

Application Summary

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| 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

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|----------|------------------------------------------------------------|
| Address: | Hassop Courtmead Road Cuckfield Haywards Heath West Sussex |
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Comments Details

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| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Reasons for comment: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Comments:            | <p>I object to this application as it is integrally linked to DM/23/2866 where my objections are: The Ansty Farm site fails to meet the definition of a 20-minute neighbourhood. It can only be described as an isolated, generic and suburban in style, dormitory housing estate as its location and its lack of assured facilities for shopping, education, medical care and public transport mean the majority of residents will be totally dependent on private motorised transport for suitable and essential regular access.</p> <p>The proposed site would add significant traffic to the already overloaded A272 and the B2036 as these routes are intended to provide site access.</p> |

Even today traffic queues back down southbound from Ansty to the bypass as the road is a very busy dual lane. The cyclists seeking to make the uphill journey cause the southbound road to become congested as cars queue to pass similarly northbound vehicles on the bypass are frequently queuing as they travel in the direction of Haywards Heath (and beyond) as Westbound and Eastbound traffic routes have very heavy use causing the roundabout at the Haywards Heath end of the bypass to become overloaded. The local road transport just has no capacity to manage the inevitable additional loading that the Ansty site would require. So in summary the impact of this traffic along the A272 and B2036 and also in all surrounding areas would be severe.

In addition to the lack of being a sustainable community and the significant overload to the local roads it is clear that the proposed site is in countryside of high aesthetic quality and features. It is situated alongside an AONB/National Landscape. The site is also adjacent to the Great Wood and Copyhold Hanger wildlife site. Furthermore, The Cuckfield Conservation Area is also nearby. These plus other local heritage assets would all be adversely impacted by this proposed development. Trees, hedges and green space that support a host of wildlife would all be lost. So given that In the current district plan (2014-2031) which was adopted in 2018, policy DP16 states that "Development will only be permitted where it conserves or enhances natural beauty". It is clear that this application meets neither stated objective and given the zero prospect of this site ever becoming sustainable there is no offset benefit to this damage to the local area.

The proposed site just does not meet the essential planning requirements of the area and for these reasons I strongly object to the planning application.

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Kind regards