

I live at Cuckfield Park. The estate has 2 lakes that border the northern boundary of this land. The house is listed Grade 2*. Formally the land planned to be developed was part of the estate.

I wish to object to this planning application on the following grounds:

1 The effect on our heritage is neglected. The house and the estate is deliberately underplayed in the application.

Several maps blur the house and lakes to make them invisible.

The application covers this aspect by submitting a report.
see below in blue:

1. Introduction Purpose of this Report 1.1 This Heritage Statement report has been prepared by Turley Heritage, on behalf of Fairfax Properties Limited ('the Applicant'), to provide relevant information to the local planning authority regarding the heritage impacts of the proposals at Land East of Ansty, Haywards Heath ('the Site'). This report identifies the relevant built heritage assets and their particular significance (including the contribution made by setting to that significance) and assesses the impact of an Outline application for Planning Permission for a residential-led development scheme ('the Proposed Development') to create the new Ansty Garden Community on the Site.

It is considered that to the north of the Site, the heritage asset grouping focussed on the mansion and estate of Cuckfield Park (Grade II* Listed Building) and Cuckfield Conservation Area (including listed building within that historic area) are sufficiently screened, in terms of interposing landscape features and distance, such that they are unlikely to experience any materials effects on their particular heritage significance as a result of the Proposed Development on the Site. Although part of the Site is understood to have once formed part of the Cuckfield Manor estate, this historical association has been eroded by changing ownership patterns and the use and development of land and local highways infrastructure. Similarly, it is our assessment 7 National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary 7 that the effects of distance, topography and intervening landscape features, also in light of the historical evolution of the use and pattern of the wider countryside, would prevent development impacts on the heritage significance of the 20th century Heaselands Register Park and Garden (Grade II) to the south east of the Site. Accordingly, these other heritage assets are not considered further in this report

The house is described as Grade 2 (91.7% of listed properties in England) It is Grade 2* (5.8% of listed properties in England) as is the gatehouse. The 2 lakes are medieval Pen ponds made to provide power for the iron foundry hammers further down the valley. They predate the Tudor mansion. There was an entrance to Cuckfield Park on the Staplefield road, where there is still a lodge. A road led from there across the proposed new 'park' and down to the bottom of the lower lake across the dam and round onto main Cuckfield Park drive. The purpose of this drive was to provide a noble view of the lakes and the house from afar. This view is unchanged.

Thus the most important piece of heritage is dismissed as irrelevant on the basis of erroneous and deliberately misleading information.

2 The developers propose to increase biodiversity, but by adding foot and bicycle paths to a currently quiet farm, they increase human interference with nature.

3 Despite the current remoteness of this land, we have suffered at Cuckfield Park from trespassers and vandalism in form of breaking of fences, poaching of fish from the lakes, picknickers, smashing of a bridge and furniture thrown in the water. A path around the top of the southern lake and access to the woods of the northern lake will hugely increase this problem. The connection with the existing busy footpath along our northern boundary is encouraging snooping and trespassing.



View of damaged bridge and existing main footpath north western end of Cuckfield park estate

4 Photographs provided by the developers do not show the visibility of the Cuckfield Park estate and in particular the lakes and house. However the footpath around the top of the lake is expressly designed to provide this view, detracting from our privacy and is

incompatible with maintaining heritage. We become a prime point of interest without our permission. Here are photos taken from the proposed footpath (1 through 3) and edge of the free access woodland (4 through 8).



Series of views of lower lake south to north from proposed western footpath.



View from free access woodland of upper lake, main house, red house and gardens, from south to north.

5 There is no provision to screen the lakes. We would require a solid impenetrable fence or screening hedge and trees between the lower lake and the new boundary footpath.

6 There is no provision to prevent trespassing through the woods to the upper lake. We would require an impenetrable boundary.

7 There is no provision for increasing Cuckfield Park security with cameras.

8 It is planned to keep deer within the park, but no provision to retain them from within the boundaries, culling and maintenance. Fencing should be adequate to prevent straying into the Cuckfield Park estate.

9 We used to exercise horses around the farm headlands, until it was stopped to allow this development application. Any access should include provision for bridlepaths.