

DM/23/2610 – Land South of Hanyle Lane

Generally, I object to the proposals for the reasons set out in many of the other objections raised to you by others, including that of the parish council.

Namely, that the development is going to ruin beautiful views and precious countryside.

Given that 55 houses are a relatively minor development, surely the decision for this development could be postponed until after the Cuckstye development. If the Cuckstye development goes ahead are these 55 homes really needed, and or could they not be 'incorporated' into that development,

However, as the decision to proceed with development is clearly already made, I would make the following comments:

Environment During Construction

Given the proximity of the development to housing (such as my own), and more importantly nature including an AONB, it is essential that proper monitored Environmental Control measures are in place to avoid nuisance and damage to the nature/wildlife.

A dust Management Plan should be provided (I could not see this)?

Remotely monitored noise and vibration monitors should be required as part of any planning approval, as is common practice in the construction industry. The live data of this monitoring should be made available.

Is a draft Construction Traffic and Environmental Management Plan available, I could not locate this?

Height of properties

2.5/3 storey buildings are inappropriate for the area. Whilst the response to public consultation noted other 3 storey buildings in Cuckfield this easy comment, does not consider the surrounding are, impact on this view and or the impact on the view from the AONB.

It was disappointing to see no 'line of sight' drawings/visualisations have been provided showing impacted views perceptible of the development. Such drawing is essential in informing decisions on what impact the development will have visually.

Given the RIBA stage of design the proposals are at, such drawings should exist. If they do not exist, it proves that inadequate consideration has been given by the designers. If they do exist, why have they not been provided?

I spoke to the Architect during public consultation, it was confirmed that the reason for the storey height was to increase space and therefore profitability.

Surface Water runoff.

No details appear to be provided as to how it will be ensured that the surface water run off will not be 'contaminated'. Eg, oil from roofs and roads will wash into water table, and ancient woodland to the south ?

No attenuation tanks proposed, assume this is costs saving

Power Generation

The proposals are very vague on details regarding solar panels etc.

Air Source heat pumps have been suggested as possible, however these are not shown on drawings, these could have a considerable visual impact and as such details of which need to be included to allow proper consideration.

Solar Panels – again, not properly detailed. The reflective nature of these could have a considerable visual impact (particularly if buildings are 2.5-3 story). How is this impact negated?

At the consultation it was suggested that the reason the above was not detailed was that the design was not 'finalised' and that it was still possible an 'energy centre' would be required on the development. This is not shown on the proposed scheme.

If these items, all of which have potential high impact on the visual impact of the development are not yet fully considered, then surely against this would suggest the scheme is not properly considered at this stage.

Garden Waste/Council facilities.

Where is it proposed the new residents put their garden waste ? I have waited 6 months (without luck) to be added to the garden waste collection for the area. I am also, aware of residents at the development Haywards Heath end of Hanley Lane that have been waiting over a year ?

In all seriousness; it is quite clear that the council is currently struggling to serve the area, is there to be an increase in resource to accommodate a growing community ?

Infra Structure

The condition of Hanley Lane is very poor, increased traffic will exasperate this. What is proposed by the developer to alleviate this ?

Also, the road/area has a lack of pedestrian pavements, is this to be improved by the developer

OTHER.

Throughout the submission documents, I noted a lack of acknowledgment of the protected view, I took the attached two photos of the site the other day, and thought I would include as a reminder of what will be lost.

