

Sarah Valentine

From: [REDACTED]
Sent: 04 July 2025 16:03
To: planninginfo
Subject: Fwd: Objection Fairfax planning applications DM23/2866 & DM23/2867

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Apologies - I now see I made a typo on your mailbox address

Begin forwarded message:

From: [REDACTED]
Subject: Objection Fairfax planning applications DM23/2866 & DM23/2867
Date: 29 June 2025 at 14:14:57 BST
To: <planninginfo@modsussex.gov.uk>

Dear Sir or Madam,

I am writing again in objection to the Fairfax planning applications to develop the farm and woodland to the east of Ansty Way (Cuckfield bypass).

The proposed development is motivated by profit and not community benefit. The site has been chosen for opportunistic reasons as it does not extend either Ansty or Cuckfield. Instead it is a cynical ploy to take a first step to join the two at the expense of ancient woodland.

As residents of Copyhold Lane, we are well aware that, despite the marketing messages, the proposals are not sustainable. The plans for this dormitory housing estate include outlines of possible schools, retail, medical and leisure facilities, but no actual commitment for provision. Moreover most of these services would rely on outside bodies, who are not associated with the proposal or part of any business plan. The reality is Fairfax will have cashed out long before any of these materialise and the new residents will need to access Haywards Heath.

Local roads are already congested and this proposal will just add to the private car journeys. Independent analysis and West Sussex Highways support this sustainability challenge. There is insufficient public transport and foot or cycling alternatives, including some that had been suggested via bridleways and Copyhold Lane are neither practical nor safe.

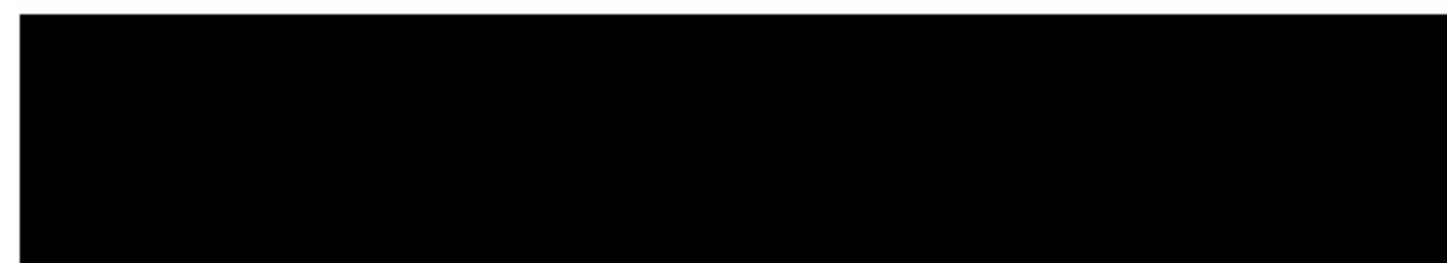
The plan is to destroy ancient woodland that borders our land and Furnace Wood. We have recently had Woodland Trust representatives survey the area, who confirmed that they are of significant ecological value as an ancient woodland, which should be protected. These woods and the proposed site link to other woodland areas under their care. Furthermore the removal of so many trees and subsequent hardscaping will create water runoff and drainage issues, flooding the streams causing further damage to wildlife habitats. No more dark skies and natural landscape views from the High

Weald and South Downs.

Fairfax plans offer some mitigation by re-badging their scheme to dump the groundworks material across the bypass as a “Country Park”. This is outrageous. The public currently has access to that land, but the confused Fairfax proposal also includes “wilding” after it has been ruined as a dump site. Local wilding expert Sir Charles Burrell of the Knepp Estate has ridiculed these claims.

MSDC has previously met its housing targets and has continued opportunity to redevelop and access brownfield sites around Burgess Hill. Fairfax has been refused permission previously and is now back with unmeaningful revisions to its plans to bulldoze precious landscapes and ecologies.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Crabtree
Copyhold Lane
Cuckfield
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