

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 31 December 2025 10:44
To: Andy Watt
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/3108

Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).

All emails will be responded to on our return on 5th January.

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 31/12/2025 10:43 AM.

Application Summary

Address:	Moonshine Meadows Land At Grid Reference 528715 121501 Cuckfield Road Ansty West Sussex
Proposal:	Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Brew House Cuckfield Road Ansty
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir or Madam, I wish to submit an objection to the above planning application for a five-pitch site for settled

gypsy accommodation, comprising mobile homes, utility buildings, parking and associated access works.

The application site is agricultural land in an open rural location outside any defined settlement boundary. It forms part of the wider Leigh Farm landscape and contributes to the rural character of Cuckfield Road and its surroundings. A very similar proposal for this site was previously refused and subsequently dismissed at appeal (APP/D3830/W/25/3362298). I consider that the key planning considerations identified at that time remain unchanged and continue to apply to the current proposal.

The proposal conflicts with the Mid Sussex District Plan, including but not limited to the following policies:

- DP6 Settlement Hierarchy
- DP12 Protection and Enhancement of the Countryside
- DP15 New Homes in the Countryside
- DP26 Character and Design
- DP42 Water Infrastructure and Water Environment

The site is not allocated for housing or for gypsy and traveller accommodation. While the District Plan makes provision for such accommodation, this is intended to be delivered through allocated or suitable sites, not through ad hoc development in open countryside.

The land does not have an established access suitable for residential use. Previous permissions were granted based on light agricultural use only. The intensity of use associated with five residential pitches, including multiple vehicles per pitch, would represent a significant increase in traffic movements on a rural road that is not designed for this level or type of use. The proposed access arrangements, including the construction of a new crossover, would urbanise the site and give the appearance of a small housing development rather than agricultural land, which is contrary to rural planning policy.

Cuckfield Road is characterised by low-density development, large plots and a strongly rural setting, with open land, a nature reserve and a fishing lake contributing to its character. The concentration of five mobile homes, touring caravans, utility buildings and parking within a relatively small site would result in an over-intensive form of development that is out of keeping with the established character and appearance of the area. Mobile homes are not characteristic of this part of the countryside, and similar developments along this road have previously been subject to enforcement action.

The site is not a sustainable location for new residential development. There is no access to local services by foot or public transport, and future occupants would be wholly reliant on private vehicles. Previous applications for residential development on this land were refused on sustainability grounds, and those concerns remain valid.

The application does not provide sufficient clarity or reassurance regarding foul drainage and surface water management. The use of septic tanks in an area with known drainage constraints and low infiltration raises concerns about water quality, flooding, and downstream impacts. The locality is known to experience standing water and flooding during periods of heavy rainfall. Introducing additional hardstanding, roofed development and wastewater discharge would risk exacerbating these issues, contrary to Policy DP42.

The site and its surroundings support a range of wildlife, including bats, birds, amphibians, and mammals, supported by nearby water bodies and protected habitats. The proposal does not adequately demonstrate that these ecological interests would be safeguarded, particularly in relation to lighting, noise, and habitat disturbance.

For the reasons set out above, the proposal represents an inappropriate form of development in the countryside and conflicts with the development plan and national planning policy. I respectfully request that the application is refused.



Kind regards