

Sarah Valentine

From: [REDACTED]
Sent: 23 June 2025 09:15
To: planninginfo
Subject: LETTER OF OBJECTION to Planning Application DM/23/2866 & DM/23/2867

[REDACTED]

Mid Sussex District Council.
Oaklands Road. Haywards Heath.
RH16 1SS.

The following text is from a letter I wrote in 2023 outlining my strongest objections possible to Planning Application DM/23/2866. I write to confirm I still hold strong objections to this application together with the additional DM/23/2867.

Subject: Planning Application DM/23/2866. DM/23/2867.

OAK TREE FARM
ANSTY
HAYWARDS HEATH. RH17 5AH.

For the attention of the Chief Planning Officer. MSDC.

I write to object in the strongest possible terms to Planning Application DM/23/2866. Namely the proposal to link the villages of Ansty and Cuckfield with a development of some 1450 houses and other associated facilities. This follows my letter from last year, whereby I wrote and supported the MSDC for not including the 'Cuckstye' project within the District plan. Basically, I felt and still do that this scheme is not sustainable.

The tremendous harm that would unfold if such a scheme were to be allowed to happen is beyond comprehension, especially when you consider Ansty is already classified as a Category 4 settlement. Such a development would follow close on the heels of large expansions to Haywards Heath, and of course more recently the 3500 new homes being built just a mile or so down the road in Burgess Hill. Surely Ansty and Staplefield parish and Mid Sussex have already provided it's fair share towards the new housing requirement. That is without taking more valuable farm land, some of which is currently growing arable crops and producing animal forage. Along with ancient woodland and it's veteran trees, and the beautiful countryside that abounds with all sorts of wildlife. The hundreds of trees within the scheme form part of the lungs

of country. Once under concrete and tarmac it has gone for ever! With the South Downs National Park not far to the south, and Ashdown Forest to the north, it is a shame that this equally important and picturesque countryside, which probably contains just as much important fauna and flora should be at risk from destruction. Light pollution is another concern, not only for wildlife, but also for existing residents, dark skies will be a thing of the past. We need green areas preserved between urban conurbations now even more than ever. Wildlife corridors, I think covers the point exactly.

The two stream valleys that run through the proposed site will surely not be capable of handling all the run off water, and once the surrounding ground has been saturated by early winter rains and the water table level has risen, the site surface water generated plus land run off water will simply be too great for these streams to handle, that is without them being made into small rivers. Not only within the development area but for miles downstream towards the river Adur. Several Landowners along the way can perhaps expect some disruption. The building of extra ponds on site will help in the initial period, but once full they in turn will overflow. Then there is the possible question of all the foul water which would eventually join, and add to the surface water. The existing Cuckfield treatment works, would appear can hardly cope with present demands, for we hear dreadful stories of what happens when that is overwhelmed. Hopefully any new installation for the proposed development will not suffer the same fate. Having lived in Ansty for some 46 years we know only too well how bad the ground conditions get each winter, as experienced within our own piece of land, that is except perhaps for the months mid April to late September.

Further salient points:-

The harm that will befall the existing local inhabitants of the area, caused initially by all the construction traffic, including those taking the large amount of clay footing spoil away to where ever? and hopefully not within the site itself or to land intended to be the wildlife area. In fact the area behind Cuckfield Park is practically one already due to a minimum of disturbance due to too many footpaths etc., let alone more cyclepaths or footways! So wildlife will be discouraged from that area as well. It is hard to see how the plans proposed will improve the wildlife theme. Then there is the vast amount of extra traffic and pollution generated by all the new houses and facilities when completed, 1400 houses could mean around 1900 extra vehicles, the resulting number of vehicle movements will be in the many thousands. The additional roundabouts and signal operated crossings will only serve to produce yet more congestion, particularly those in close proximity to each other. In the past we have experienced traffic at a stand still on the B 2036 south of the village waiting to get onto the A272 at the roundabout in the centre of Ansty. The A272 being a MAJOR East-West route. The existing lane from Ansty to Goddards Green is already a huge 'rat run'. Extra traffic on this already deteriorating road will quite likely destroy it completely, requiring it to be repaired entirely, and may be by then traffic levels will require it to be

eventually made into a B class road! Thus encouraging yet more traffic. Unfortunately this road has had some serious accidents, further traffic will only increase the danger.

With some 1450 new houses involved the national average for dog ownership is 31%. This means perhaps 400 extra dogs being walked in the area, this coupled with the fact that a good percentage could be let off their leads, will sound the death knell for any ground nesting birds in the few areas left untouched, and in neighbouring land and properties. Horses and their riders on the bridle paths may also feel threatened! As well as dogs there is the question of cats, with ownership at 26% perhaps 300 plus cats can be expected to roam the area. Cats being great hunters, means it does not bode well for the small bird population. During the 46 years here we have noted over 70 different species of birds. Unfortunately, we no longer see Lapwings, Skylarks or the Lesser spotted woodpecker, but to see other species at risk and harm is very worrying. Added to this, is all the other wildlife [REDACTED] [REDACTED] and all the other numerous smaller mammals and amphibians, this includes the Great Crested newt that is bound to frequent the area including the stream valleys. But by allowing the Cuckstye development all would be at risk and would look to find somewhere else to live, so it would cause enormous damage and harm.

The project is simply not sustainable, we surely cannot allow these green belt areas between built up areas to be allowed to disappear. Surely there are some brown field sites that are far more suitable, I appreciate the need for new homes, but to coin a phrase....the right houses, but only in the right places.

Yours sincerely. [REDACTED]

Many thanks. [REDACTED] Oak Tree Farm. Ansty. Haywards Heath. RH17 5AH.