

Oak Tree Farm
Burgess Hill Road
Ansty
Haywards Heath. RH17 5AH.



June 23, 2025

Mr. Stephen Ashdown
MidSussex District Council
Oaklands Road
Haywards Heath
Sussex RH16 1SS

Dear Mr/ Ashdown

For the attention of the Mid Sussex District Council Planning Committee

Re: Planning Application DM/23/2866 & DM/23/2867

I am writing to object to the planning application submitted by Ansty Farms for an development of approximately 1450 and ancillary services. My reasons for objecting to this development are as below, and remain the same as my objection submitted on December 5, 2023

To begin with, and from the very comprehensive information provided by "Say No to Cuck-Style" I understand that the sustainability of the proposed site needs to be taken into account. I understand that the community in the area of the proposed development should be able to access the services needed within 20 minutes by walking or cycling, so as to reduce care usage and meet environmental targets. Again, I understand that in reality from an economic point of view and present policies, this cannot be achieved. Furthermore, I understand that professional transport advice and timings undertakings by "Stop Cuck-Style" show that alternative facilities within Cuckfield are well beyond this 20 minute time period. The A272 and B2036 - both have speed limits of 60mph, which are constantly flouted, thus severely inhibiting non-motorised travel between the proposed settlement and the facilities within Cuckfield. Also, the Cuckfield Road, which is, in effect, a lane from Ansty to Goddard's Green and the A2300, is fast becoming a "rat run", despite the fact that the road surface is in appalling condition and subject to a weight restriction.

Secondly: the Impact on the rural character. Again, from the very comprehensive information provided by "Say No to Cuck-Style": Ansty is classified as a Category 4 settlement, which in the words of the District Plan offers "limited further growth potential", i.e. it cannot support a significant housing development. Fairfax's proposals will effectively "urbanize" Ansty by destroying around 247 acres of wonderful landscapes and views, some of which is productive, as it currently grows cereal and forage crops, and has exactly the same qualities as the adjacent AONB. It is also an area that supports a wide variety of wildlife, contributing to the wellbeing of the present

towards the historic Holy Trinity Church, is viewable from the South Downs, contains multiple veteran trees & areas of ancient woodland. Fairfax's proposed road plan will only cause more congestion and pollution, as the era of no longer using fossil fuels is still "Pie in the Sky".

Thirdly Biodiversity/Country Park To me, It would "appear" that Fairfax do not seem to know what should or should not be feasible for a "Country Park". I understand that far from providing greater access, it would appear as though the addition of cattle will limit dog walking; however, this could still cause a serious accident to walkers, dogs and wildlife, if dogs are left off the lead and not controlled properly. Felling Trees to provide a new cycle path/footway created by the removal of multiple trees seems a bit "Heath Robinson"!

Fourth and finally: traffic impacts. Suddenly, three new roundabouts have popped up on the Fairfax documents, along with at least 3 new signalized crossings. I understand that they are also proposing to make various changes to existing footpath/cycleways and create new footpaths/cycleways. I also understand that many of the proposed changes. will necessitate requiring land currently in the hands of West Sussex CC. We are led to believe by Fairfax that this is a "done deal" Also, the traffic congestion that will occur during the construction is going to be horrendous,

So, although the housing number is now 1450 (previously 1600), the numbers of journeys, for visits to friends and relatives and those visiting for sports purposes, taking children to school, etc. is schools etc are going to skew the result despite Fairfax's estimate.

The whole development continues to strike me as one of pure avarice.

I sincerely hope that the Planning Committee will take heed of mine, and other residents' well-thought-out and pragmatic objections

Yours sincerely,

[Redacted signature]

[Redacted address]