

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 22 June 2025 09:44
To: Steve Ashdown
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/23/2867

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/06/2025 9:43 AM.

Application Summary

Address:	Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex
Proposal:	Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use. (Additional information and amended plans received 27th May 2025).
Case Officer:	Stephen Ashdown

[Click for further information](#)

Customer Details

Address:	Highbury High Street Cuckfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We are writing to object to the Ansty Farm development proposal on the following grounds: 1. Unsustainable Location This development is neither an extension of Ansty nor Cuckfield but an isolated housing estate with no genuine connection to existing facilities. Despite Fairfax's promises of schools, healthcare, retail and transport links, they have provided no evidence of how these would be delivered. These services are not within their control and no supporting organisations have committed to providing them. There are numerous examples all over the Southeast where developer promises have not been delivered and these services within our local community are already heavily oversubscribed, so it's difficult to see where this large development won't worsen our already overstretched community resources. The result will be a car-dependent estate with only basic retail provision. 2. Severe Traffic Impact

The unsustainable location will force residents to drive for all daily needs - school runs, shopping, work and leisure greatly increasing traffic congestion in our small villages which were never designed for automobiles. Walking or cycling is impractical due to distances and narrow, dangerous roads. Fairfax's traffic modelling has been disputed by independent analysts and contradicted by West Sussex Highways' own assessments. The local road network is already congested and cannot cope with the additional traffic this development would generate.

3. Destruction of Historic Landscape

The development will destroy high-quality agricultural land, ancient woodland, ghyll valleys, and wildlife habitats. It will harm the setting of numerous Grade I and II listed buildings that depend on this ancient landscape for their context. The impact extends to dark skies and views from the High Weald and South Downs. Road improvements will require wholesale clearance of habitat-rich hedgerows and roadside trees. Once this land is given over to development we will never get it back. The focus should be on redeveloping existing brown and grey sites not pristine Greenfield sites.

4. Inadequate Environmental Mitigation

The proposed "Country Park" is not credible mitigation. Sir Charles Burrell, whose Knepp rewilding project allegedly inspired this proposal, has publicly ridiculed Fairfax's claims. The developer cannot explain how this parkland would be managed, funded, or governed. The contradiction between "wilding" (requiring restricted access) and recreational use for residents exposes the hollow nature of this proposal.

5. Settlement Coalescence

This development creates harmful coalescence between Ansty and Cuckfield despite having no genuine relationship with either settlement. It represents the worst form of sprawling development between existing communities.

6. No Local Benefit

Fairfax claims to address local housing need but proposes only the minimum affordable housing requirement. With MSDC having met housing targets in recent years, this is purely speculative development. The minimal benefits are vastly outweighed by the environmental and social harm.

As a village resident, I urge you to reject this damaging proposal that would irreversibly harm our historic landscape and community while providing no genuine benefit to local people.

Yours sincerely, [REDACTED]

Kind regards