

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 02 January 2026 21:44
To: Andy Watt
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/3108

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/01/2026 9:44 PM.

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:	Upper Ease 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:	I live on Cuckfield Road and want to object to this proposal. A recent similar application was dismissed on appeal (planning appeal reference: 3362298). My planning objection is supported by 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. Gypsy and Traveller site need There are already existing gypsy and traveller sites included in the local housing plan. There was deemed no further need for additional sites.

Highway Safety

The small parcel of land was purchased in 2019. Although there was Sleeper Access put in by the previous owner when the field was portioned off from them before he sold his house, a planning application for retrospective access was granted for the purpose of light agricultural use for crossing to mow the field.

Road Safety and Access

Five mobile homes, each with parking for two vehicles of up to 3.5T (the size of a small horse box). The road sign on the Ansty end of the road limits vehicles to 3.5 tonnes on the sign to Hurstpierpoint. The road is unrestricted speed of 60 mph which many cars, including the emergency services, exceed this. There is an awful lot of camber on the road which has cars rocking from side to side, which is dangerous. If vehicles with long bonnets try to leave or access the site there is danger of more fatalities on this country lane. There is a proposal for the widening of access included in the planning application which alters the development of this land and not in keeping with MSDC planning policy for rural areas, and in my opinion does not make access and egress any safer.

Paragraph 58 of the Inspector's dismissal of appeal reference 3362298 states highways access will not be unsafe because existing access is not an issue. However, the intensification of use and more regular use of the access is highly likely to cause accidents.

The road is a super BAT highway because of all the water in the road and surrounding area. In addition to the highway safety concerns, there is also a beautiful nature reserve opposite with a large lake and stream. In addition to the stream behind the field, which again, has lots of biodiversity.

Character and Design

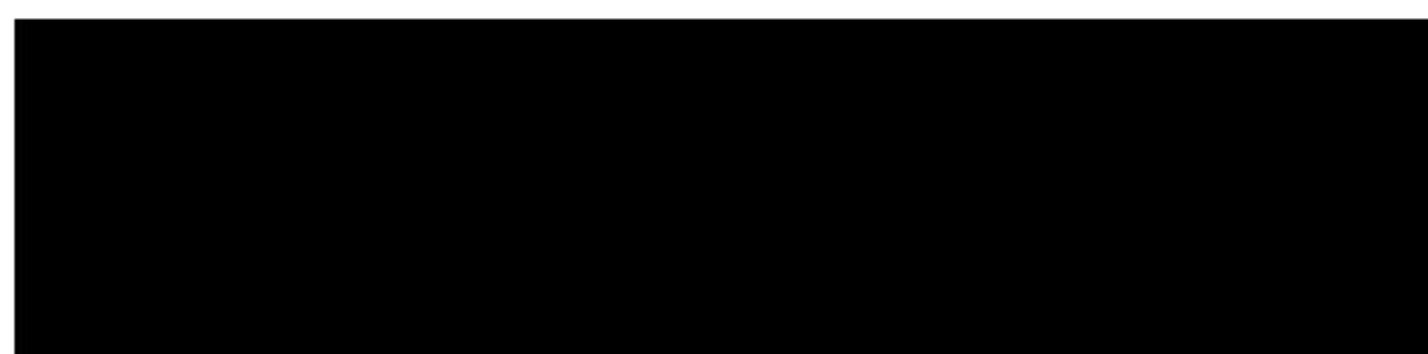
The development would also not be in keeping with the individual style of houses along Cuckfield Road.

Surface Water Drainage and Foul Water Flooding

The planning application states that a septic tank will be used. There is no drainage on the site and the septic tank would need to discharge into the road ditches which runs past local properties, and there is therefore a risk to local properties for the following reasons. The average water use per person per day is 139 litres. Given there is potential for 20 people to occupy the small field, that equals to 19,460 litres of waste water per week. The septic tank would need to be many times the proposed size to accommodate the waste water. If the size is inadequate, there would be contamination to surrounding properties due to overflow into the drainage ditch. This would impact human health and biodiversity with potential leakage into streams and rivers. This is contrary to paragraph 187 parts (a), (d) and (e) of the NPPF.

Summary

This objection is based on MSD planning guidelines and national planning policy. The location is not suitable and does not meet the requirements of policy DP21 and DP33 of the Mid Sussex district council local plan, adopted 2018. This is a remote location with no pavements, no street lights and no public transport. These accessibility issues were identified by Edward Dade on Appeal and have not changed.



Kind regards