

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 05 January 2024 15:53
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 05/01/2024 3:53 PM.

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.
Case Officer:	Stephen Ashdown

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Customer Details

Address:	Wealdacre Courtmead Road Cuckfield
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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/Madam, We are writing to express our very strong objections to the Planning Application DM/23/2867. Our view is that planning is very much developer led in this country and this planning application known as "Cuck-Stye" is a prime example of this. We have no doubt that if this goes through Fairfax will make a lot of money out of this project. We also have no doubt that they will have already spent hundreds of thousands of pounds in the development of this plan so will be "lawyered up" and will not take no for an answer, despite the very clear and numerous objections from the local community, the impacted Parish Councils and local MPs. Our objections are numerous and cover multiple areas of concern as follows : 1) Lack of sustainability. Sadly there are numerous examples in this country where developers promise that they will enhance the local infrastructure to be able to cope with a extensive

house building project and fail to deliver. We have no clear reason to believe that this project will be any different. It is evident that local services would not be readily available in a reasonable timeframe. As just one example to illustrate the point, currently in Cuckfield it is very difficult to get on local dentists' and doctors' books for new arrivals in the village. Adding 1,600 houses into the mix will make it near on impossible. The impact on schools, doctors, dentists, shops, village traffic, car parking and local community facilities will be very negative.

2) Traffic. Anyone who actually lives here knows that the local road infrastructure is already in a perilous state. We do not believe that the creation of three new roundabouts between Haywards Heath and the A23 is anything other than a token solution to the traffic problems that will be hugely exacerbated by this development project.

3) Landscape/Heritage. The countryside in this part of the world is ancient and beautiful as well as a huge asset to the people who live here. We fear that the Cuck-Stye project is an urbanisation of a large part of the country side which once lost will never be recovered. This project will destroy the views between Cuckfield Church (Holy Trinity) and the Ansty ridge. In addition it will destroy the character of two villages by turning the whole area into one urban sprawl.

4) Biodiversity. The plan suggests an intention to increase biodiversity whilst adding houses and protecting a nature reserve. We already have a beautiful landscape with well-maintained paths used by the community and enhanced by local volunteers. The idea of a country park that would be given to us by Fairfax to counterbalance the urban development, when in effect we already have a very good version of their proposal already, is very cynical in our view. Anyone who has actually taken a walk in New England Wood recently knows this to be true and this is just one of many examples we could describe.

Kind regards