

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 06 January 2024 17:18
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 06/01/2024 5:17 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:	Lodge Farm Copyhold Lane Cuckfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to the above planning application for the following reasons: The application contains an error - the land is not East of Ansty Way and for this reason alone should be rejected. However, looking beyond this error, my comments are as follows: This application must be considered alongside the Ansty Farm Development (DM/23/2866) because it is devised purely to satisfy the mandatory 20% Bio-Diversity net gain for that development. Apparently this application will provide compensatory "improvements". Policy DP16 of the current District Plan (2013-2031) states "Development will only be allowed where it preserves or enhances natural beauty".

For the reasons below, this application will not provide compensatory improvement NOR preserve or enhance natural beauty referred to in 1 and 2 above:

- a) The land is within an AONB and includes ancient woodland, listed buildings and historic field boundaries. It has been untouched for centuries and is highly sensitive to change. The building of, and resulting increased public access created by, cycle paths, footpaths and car parks will be detrimental to the area and in conflict with the purpose of the AONB.
- b) The laying of a new cycle path with a rolled hoggin surface will compact the soil and adversely affect trees and plants.
- c) The increased human traffic, on foot and bike, will detrimentally disturb the existing wildlife which has existed without interference for centuries.
- d) The application states the area will be "rewilded" with "a light touch management regime". The area is already wild and requires very little, if any, human management.
- e) Intended erection of post and wire fencing will create barriers for existing wildlife and is disapproved of by National Landscape authorities (AONB).
- f) The cycle paths will run so close to listed buildings such as Pondtail Cottage and Old Mill Cottage so as to damage their setting and the purpose of their listed status.
- f) The beauty of the High Weald has evolved naturally over the centuries through the careful interaction of a rural community with its natural landscape and does not require any land management regime to improve it, a scheme devised purely to mask the destruction of a neighbouring development. The public already have access to it via ancient footpaths and the area does not require increased management to improve the public's enjoyment.

The above demonstrate that this proposed Parkland Reserve will:

- Not improve the landscape
- Not improve bio-diversity
- Not improve existing natural beauty
- Not improve public enjoyment of the land

Furthermore, National Planning guidelines state the Bio-diversity net gain must be achieved on the same site. The site for this secondary application is separate and quite distant from the primary site - access is not easy and involves crossing the very fast and busy A272 - it cannot be considered as part of the primary site.

Kind regards