

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 04 July 2025 11:37
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 04/07/2025 11:36 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:	Oakfield House Deaks 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 have previously objected to this application and its associated DM/23/2867 and nothing has changed in this version and so my previous comments apply. To add to these, I would like to stress that this site is not sustainable and the harm it will cause in a beautiful area of the countryside that already has flourishing wildlife, flowers and fauna and footpaths will be significant and devastating. There simply is zero requirement of the suggested country park and is clearly only a sweetener in order to attempt to greedily build circa1500 homes in between two sweet villages yet on a dangerously speedy road, inadequately served by a narrow footpath! The GP in Cuckfield is already struggling to provide appointments, and with a shortage of

GP's how do they expect to provide another surgery.

The schools and colleges in the area are not accessible due to the distances and an inferior bus service and an already dangerous road as confirmed by travel analysts.

The proposals include a SEN school when there is already one a couple of miles away where the A272 meets the A23, how do they expect to recruit teaching staff for a second one and is there actually a need or is it to look good on the application?

The harm this development would cause to the natural and historic landscapes, ancient woodland, ghyll valleys/streams, wildlife and a substantial number of grade 1 or 2 listed properties along with uprooting hedgerows and trees from the roadside verges is unnecessary and the resulting light pollution would cause harm to established animal routes, nesting and breeding.

The proposals for a Country Park are not credible and have no management plan etc. other than suggesting it is a recreational facility for the people of the new development. If the land is to be 'wilded', access has to be restricted and therefore cannot serve as a "country park".

There is no benefit to existing residents, only to developers. It is clearly a money making opportunity for Fairfax and its investors in an area that would cause such damage that is not outweighed by the benefits.

I therefore continue to object to this ridiculous application and so should all those with the power to refuse planning and know they have made the right decision.

Kind regards