

Planning Department
Oaklands Road
Haywards Heath RH16 1SS
19th December 2024.

8 Barrowfield
Cuckfield
RH17 5ER

I spent my entire working life as a peripatetic piano tuner in Sussex, living at Ardingly, Balcombe and since 2007, in Cuckfield. I had to drive to work every day using both main roads and country lanes. I have also been a keen Rambler and have over the years become painfully aware of the damage done to many parts of Sussex by development.

One point which planners appear to be unaware of and which even the anti-Cuckstye lobby has failed to mention is that **BUILDING CAUSES FLOODING**. I have had to cancel tunings or make complex deviations to avoid floods. Soil allows water to permeate through. Concrete and tarmac do not. I wonder how much flooding the proposed Cuckstye development will cause.

Planning and Sustainability Objections for DM/23/2866.

The Ansty Farm Development site.

MSDC has assessed Ansty as a category 4 settlement with a very limited scope for development and indeed probably not suitable for development at all.

The promises made by Fairfax about the site being self-sustainable are all pie in the sky.

There is no way that a shop, medical practice, dental practice or even a school would ever be built there. There would be no offices or factories there in which anyone could work.

Road Traffic

Having spent over 45 years driving around this area for my work I have seen roads becoming more congested, often blocked by large vehicles and have found parking increasingly difficult. The reason for this is the continuous development of what used to be pleasant rural estates and farms. The motivation for this is simple. **Greed!!!!**

The proposed new development would result in a substantial increase in road traffic travelling north into and through Cuckfield and subsequently back south through Cuckfield. Cuckfield High Street is already difficult to negotiate, it is steep, bendy, is on a number of bus routes, has a tricky roundabout near the bottom and is usually full of parked vehicles. Cuckfield Museum and Village Hall is near the top of the High Street and is even now difficult to access for disabled visitors in large vehicles.

The proposed development will lead to a substantial increase in traffic travelling in both directions along B2036 to and from Whitemans Green, aiming to and from either Crawley or Three Bridges. The level of traffic on this road is already making it difficult for residents to enter and exit their properties. The same applies to small cul-de-sacs such as Barrowfield, where I live.

Quality of Housing.

The proposed buildings themselves resemble yet another urban sprawl, similar to Bolnore and the more recent Redrow development, which has turned the old Borde Hill estate into another eyesore. It appears that the ultimate aim of the planners is to turn Haywards Heath, Lindfield, Burgess Hill and Cuckfield into another Crawley.

The Country Park/Parkland Reserve DM/23/2867

I note that one proposal is for a cycle path running through the ancient woodland (Walks Wood). One such path will run close to and could damage the setting of listed buildings in areas such as Old Mill Cottage and Pondtail Cottage.

My experience of cycle paths is that they are increasingly used by cyclo-cross racing bikes, which will destroy tree roots and small plants, that the paths will become wider and might be used illegally by motorcycles.

I am no expert on the High Weald National Landscape but note that there are many inconsistencies and self-contradictions in the proposals concerning footpaths, car parks and how they could affect the site and its compliance with the requirement of the High Weald National Landscape.

Biodiversity.

The proposals here are confusing and contradictory. The special landscape qualities of the High Weald are the result of interaction between rural people and the natural landscape over centuries. **It cannot be improved by the imposition of a new land management by someone such as Fairfax/Savills, who are only interested in lining their own pockets.**

Fairfield/Savills make several references to this and how much has been learnt from the rewilding at Knepp Estate. Sir Charles Burrell, owner of the Knepp Castle estate has already made it clear that their argument is full of errors and cannot thus be taken seriously

The proposal must not go ahead.

Yours faithfully

