

**Planning Department
Oaklands Road
Haywards Heath RH16 1SS**

**40 Alma Road
Reigate
RH2 0DH**

19th December 2024.

Although I have owned a property in Reigate since 2004 and spend 4 days there each week, I stay in Cuckfield with my partner both in the week and at weekends. She has lived in Cuckfield for 18 years, 6 years in Courtmead Road, RH17 5LP and for the last 12 years in Barrowfield, RH17 5ER. Prior to that we lived in Ardingly and Balcombe. I thus know the area very well and would like to set out my objections to the following Planning Applications.

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 fanciful. This site is too small to be self-sustainable.

There would be no retail provision except for maybe a small general store, which could be a risky undertaking/investment.

These days, most GP practices would employ a minimum of 4 doctors, plus nurses and ancillary staff. It is thus highly unlikely that a new medical centre will be opened on the proposed site. Patients from the proposed development would have to travel to other locations for treatment, including local hospital and dental practices.

There will be nowhere to work on the site. Anyone requiring work premises will have to commute, placing more strain on the transport system. The site is too far away from Haywards Heath Railway Station to allow commuters to walk or cycle there. The station car park is already congested during the rush hours.

The building of new Schools, as opposed to the repair and development/expansion of existing ones are largely controlled and financed by the DES, rather than by the relevant Local Education Authority. It is highly unlikely that the DES would sanction a new secondary school on the proposed site because it would be uneconomical. The cost of secondary schools in the UK is over £2000 per square metre. Secondary age pupils would most likely be crammed into Warden Park School, which is already full and is not easy to approach from the West. I have attended several concerts there and have heard about some of Warden Park's problems from the teachers.

Holy Trinity, the nearest existing primary school, situated just off the already busy London Lane, already has parking problems, which are made worse by it being almost opposite a doctor's surgery.

Road Traffic

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 and is usually full of parked vehicles. Cuckfield Museum and Village Hall is near

the top of the High Stret 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.

Landscape

The features and quality of the **existing site** have been recognized as being commensurate with that of the adjacent AONB/National Landscape. The site is next door to the Great Wood and Copyhold Hanger LWS.

Quality of Housing.

The buildings themselves resemble yet another suburban sprawl, similar to Bolnore and the more recent Redrow development, which has turned the old Borde Hill estate into another eyesore.

The Country Park/Parkland Reserve DM/23/2867

Fairfax appears to be pulling the wool over everyone's eyes by trying to claim that they are delivering a net biodiversity gain on the site. In reality the opposite is true due to the destruction of the biodiversity at the present Ansty Farm site. This loss in biodiversity is not consistent with the **Current District Plan (2014-2031) adopted 2018**.

Significant changes to footpath construction, car parking and visitor numbers are known to have a significant effect on the highly sensitive **High Weald National Landscape**. Fairfax's proposals appear inconsistent, confused and often self-contradictory regarding many of these factors, which leads one to doubt whether they have been drawn up in a professional manner or merely cobbled together by a number of uncoordinated individuals.

National Planning states that "**Biodiversity net gain should be achieved ideally at the development site itself rather than on an alternative one**". Two adjacent sites could well have one owner but remain two separate sites rather than one. Fairfax have conjured up a figure of 18.2% biodiversity net gain on the two sites, but the method used in calculating this figure appears to be based rather more on desk-based guesswork than by a recognized objectively assessed statutory method. It is interesting to note that Sir Charles Burrell, one of the leading experts on rewilding in the UK, has dismissed Fairfax's plans as too full of errors to be taken seriously.

Once land ceases to be used for agricultural purposes, it becomes much easier to develop at a later stage. Thos had already happened at some neighbouring locations.

This proposed development must not go ahead!

Yours faithfully



