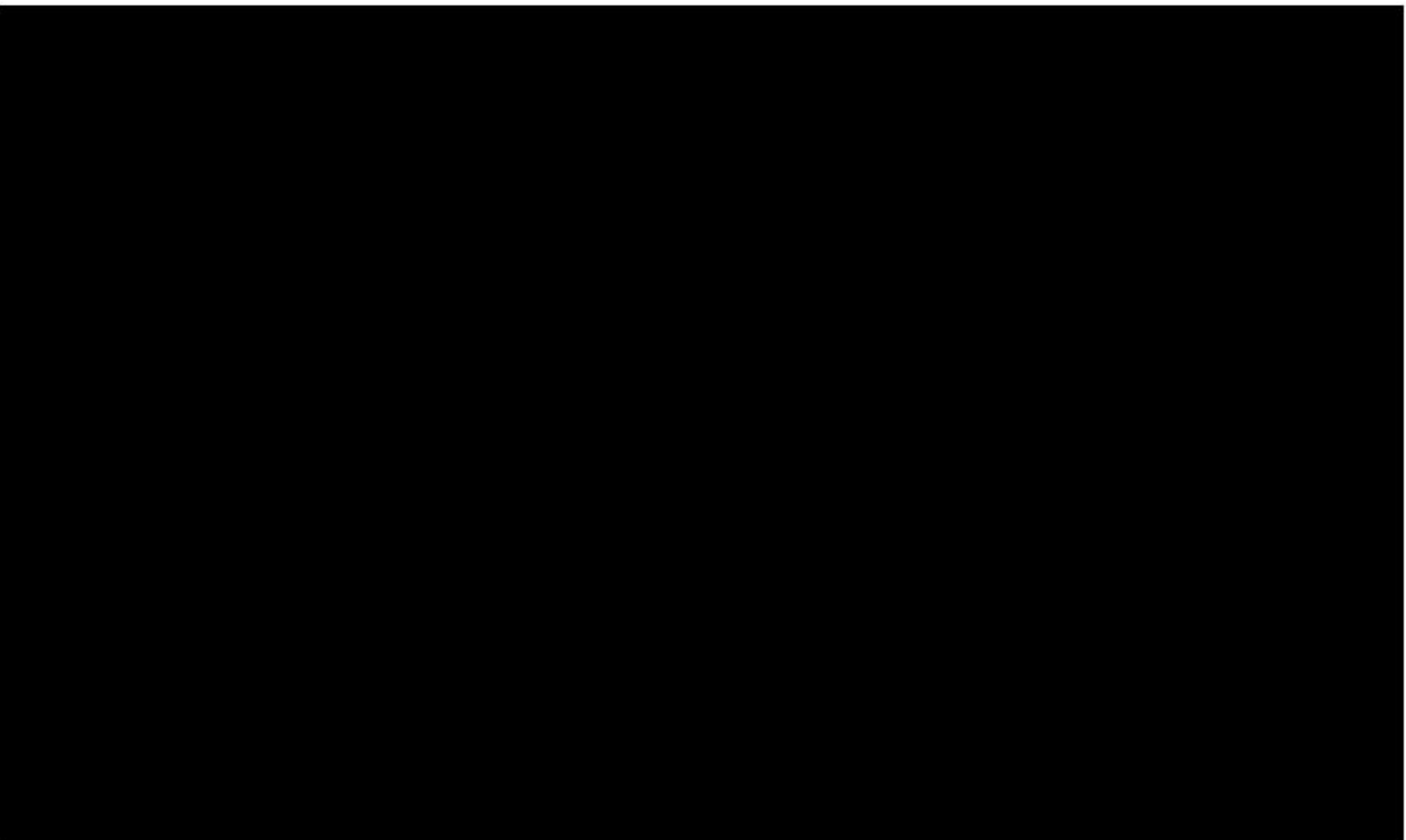




Planning Department,
Oaklands Road,
Haywards Heath,
West Sussex RH16 1SS

December, 5th 2024

Dear Sir/Madam,

Subject: Objection to Planning Applications DM/23/2866 and DM/23/2867

I am writing to formally object to planning applications **DM/23/2866** and **DM/23/2867** concerning the proposed development at Ansty Farm and the associated "Parkland Reserve" within the High Weald area. My objections are based on material planning considerations as outlined below.

Key Reasons for Objection

1. Contrary to Established Planning Policies

- **Unsuitability of Site:** The Ansty Farm site has already been deemed unsuitable for development by Mid Sussex District Council (MSDC). It conflicts with the District Plan under examination and does not align with the strategic vision for sustainable growth.
- **Settlement Category:** Ansty is categorised as a "Category 4" settlement with very limited capacity for further development. This proposal contradicts the council's assessment.

2. Lack of Sustainability

- The site cannot realistically function as a 20-minute community, lacking sufficient facilities for daily needs:
 - **Healthcare:** The proposed GP surgery is unlikely to be viable or deliverable, given the small population and the area is already under extreme strain for GP appointments..
 - **Education:** Secondary education is off-site, with local schools, such as Warden Park, already operating at capacity.

- **Employment:** The site provides no substantial on-site employment opportunities.
- **Retail:** Proposed retail facilities are insufficient for anything beyond basic convenience needs, forcing reliance on off-site travel. Cuckfield is the nearest village and is already jammed with traffic with limited parking facilities.
- These deficiencies render the site an unsustainable dormitory estate, increasing car dependency which again is contrary to the assumptions made in the proposal and entirely impractical.

3. Inadequate Transport and Connectivity

- **Car Dependency:** The lack of viable sustainable transport options, such as robust cycling, walking, or bus infrastructure, ensures that car use will dominate:
 - Proposed pedestrian and cycling connections lead to unsafe, high-traffic routes (e.g., A272 and B2036).
 - The nearest train station is inaccessible by foot or practical cycling routes. I am a regular commuter via Haywards Heath and **I can confirm that Tuesday through to Thursday the Railway car park is at 100% capacity.**
 - Proposed bus services lack clarity and are likely unsustainable without subsidies that may not endure.
- **Traffic Impact:** Increased traffic on the already congested A272 and B2036 will exacerbate existing issues. The addition of three roundabouts and signalized crossings further complicates traffic flow.

4. Environmental and Landscape Harm

- The development will cause significant damage to the countryside:
 - The site borders sensitive landscapes, including the High Weald National Landscape and the Great Wood, and contains diverse flora and fauna.
 - Adjacent heritage assets, such as Holy Trinity Church, would suffer from adverse impacts on their setting.
 - Trees, hedgerows, and wildlife habitats critical to local biodiversity would be irreparably lost.
- **Country Park Proposal (DM/23/2867):**
 - The proposal is primarily aimed at offsetting biodiversity losses at Ansty Farm rather than creating meaningful recreational or ecological value.
 - Public access will be severely restricted, and the site management regime is unlikely to enhance biodiversity meaningfully.

- Introducing cycling paths through ancient woodlands will harm tree roots, flora, and wildlife, contrary to biodiversity goals.
- It is obvious to all that the request is a cynical ploy to justify a wholly inappropriate and damaging development at Ansty.

5. Contradictions in Biodiversity Net Gain Claims

- Biodiversity net gain calculations for both sites are based on inadequate desk-based assessments rather than robust statutory metrics.
- Expert objections, such as those by Sir Charles Burrell of Knepp Estate, highlight the impracticality and inaccuracies of the proposed rewilding scheme.

6. Negative Impact on Local Residents

- Existing residents of Ansty gain no tangible benefits from the proposed development, which instead removes valued countryside access and well-being resources.
- The proposed housing design is generic and suburban, clashing with the area's rural character.

The proposed developments are fundamentally flawed and fail to meet the required standards for sustainability, policy compliance, environmental protection, and local benefit. I strongly urge the council to reject these applications on the grounds outlined above. Approving this development would cause lasting harm to the community, local environment, and planning integrity.

I request that my objection be taken into serious consideration during the evaluation process. These egregious applications will irreparably destroy natural habitats and overload an already bursting village at Cuckfield.

Thank you for your attention to this matter.

Yours sincerely,

