

Notification of Planning Application

Sent to:
Neighbours listed below:

CONTACT: Stephen Ashdown
PHONE: 01444 477326
EMAIL: steve.ashdown@midsussex.gov.uk
DATE: 13th December 2023

Dear Sir/Madam

Application No: DM/23/2867

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.

Location: Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex

The above planning application has been received and an electronic copy can be viewed on our website **www.midsussex.gov.uk/planningregister**. You can also view the application on a computer at the Council office during normal office hours between 8.45 am and 5 pm Monday – Thursday and 8.45 am – 4 pm Fridays.

If you want to comment formally on this application, you can do this in writing via the Online Planning Register or you can also submit your comments by letter or by email to the case officer ensuring that you quote application reference number and full postal address. Your comments must be received before **3rd January 2024**. Relevant planning matters which can be considered are shown on the reverse of this letter.

All letters will generally be available to view on the Council's website within 5 working days of receipt. Letters will not be formally acknowledged due to the volume of correspondence received. Once made the decision on the application can be obtained by visiting the Online Planning Register.

Please be aware that any written submission you make to us will be available to the general public and may be referred to in reports concerning the proposal. For this reason, letters marked 'Confidential' cannot be considered.

Yours faithfully



Assistant Director Planning and Sustainable Economy

ADVICE ON COMMENTING ON PROPOSALS

Finding out about the Application

Try and view the submitted plans and forms before you contact the Council. Either view the plans online by visiting www.midsussex.gov.uk/planningregister, or at our offices in the Planning Reception. Your local town or parish council will also consider the application. Most have regular planning committee meetings and, if so, you may be entitled to go along to hear what is being said. It may also be possible for you to speak at the meeting and the clerk, I am sure, will be happy to advise. After the meeting, the planning committee will submit its recommendations to us for consideration alongside other submissions from interested parties.

If you don't understand any part of the proposal, please telephone the Case Officer (name and telephone number overleaf) to make an appointment.

What to Comment on

All comments we receive about a planning application will be considered, but only planning issues can be taken into account.

These might include:

- The effect of the proposed development on the appearance of the area;
- The quality of the design;
- Significant overbearing impact and loss of outlook;
- The economic benefits of the proposal
- Highway safety issues
- Loss of important trees
- Intrusion into the countryside
- Significantly increased noise and disturbance.

These do not include:

- Loss of view
- Loss of property value
- Loss of trade to a competitor
- Boundary and other disputes between neighbours
- Moral, religious issues

How to Comment on the Application

- Online Planning Register www.midsussex.gov.uk/planningregister. Your email address will automatically be removed from the information that is published on the website.
- By email to: planninginfo@midsussex.gov.uk
- By letter to the address overleaf

Please ensure that your comments include the application reference number and your name and address.

Decision

About 95% of all applications are decided upon by the Council's planning officers. However, if the proposal is particularly large or very controversial it will usually be referred to a planning committee formed of elected District Council members for a decision. The case officer, whose details are set out at the top of the letter will be able to explain the Council's decision making process to you.

If the application is to be determined by the planning committee and you have made representations you will receive written notification prior to the meeting of the date, time and venue for the meeting. Objectors and other interested parties can address the planning committee. The number of speakers is limited to a maximum of two supporters and two objectors. Each speaker is strictly limited to two minutes.

Mid Sussex District Council

List of consultations made

Neighbours notified for application DM/23/2867

Initial neighbour check date:

Signed:

Date received by Officer:

Address	Ltr Sent
Annexe,Beech Farm Mill,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
West Cottage,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
Eastern Cottage,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
Beech Farm,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
Beech Farm Mill,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
Haywards Heath Rugby Football Club,Sports Pavilion,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
The Orchard,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
1 Mill Hall Cottages,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
2 Mill Hall Cottages,Whitemans Green,Cuckfield,Haywards Heath,West Sussex,RH17 5HX,	13.12.2023
Sparks Farm,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
PSM At Sparks Farm Ltd,Sparks Farm Shop,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Upper Sparks Farm,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Hammerpond Farm,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Upper Sparks Farm West,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
North Lodge,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Weald Chase Cottage,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Downsview,Weald Chase,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Red Oaks,Weald Chase,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Orchard House,Weald Chase,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Grooms Flat,Old Beech Farm,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Old Beech Cottage,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Old Beech Farm,Staplefield Road,Cuckfield,Haywards Heath,West Sussex,RH17 5HY,	13.12.2023
Oakfield House,Deaks Lane,Cuckfield,Haywards Heath,West Sussex,RH17 5JB,	13.12.2023
Cuckfield Cattery,Tall Pears Farm,Deaks Lane,Cuckfield,Haywards Heath,West Sussex,RH17 5JB,	13.12.2023
Tall Pears Farm,Deaks Lane,Cuckfield,Haywards Heath,West Sussex,RH17 5JB,	13.12.2023
Springfields,Deaks Lane,Cuckfield,Haywards Heath,West Sussex,RH17 5JB,	13.12.2023
Missing Oaks Farm,Deaks Lane,Cuckfield,Haywards Heath,West Sussex,RH17 5JB,	13.12.2023
Pondtail Cottage,Deaks Lane,Cuckfield,Haywards Heath,West Sussex,RH17 5JB,	13.12.2023
Westup Farm,Deaks Lane,Cuckfield,Haywards Heath,West Sussex,RH17 5JB,	13.12.2023

Mid Sussex District Council

List of consultations made

Old Mill Cottage,Cuckfield Road,Ansty,Haywards Heath,West Sussex,RH17 5AE,	13.12.2023
1 Stable Cottages,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
2 Stable Cottages,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
Red Cottage,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
The Old Conservatory,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
3 Stable Cottages,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
Sergison Cottage,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
The Walled Garden,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
Bramhall Cottage,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023
The White Cottage,Cuckfield Park,South Street,Cuckfield,Haywards Heath,West Sussex,RH17 5AB,	13.12.2023

Consultees	Ltr Sent
Conservation Officer - Emily Wade	12.12.2023
Flood Risk And Drainage Team	12.12.2023
Parks And Landscapes Team	12.12.2023
Trees And Landscape	12.12.2023
WSCC County Planning Officer	12.12.2023
WSCC Rights Of Way Officer	12.12.2023
WSCC Drainage Strategy Team (Surface Water Drainage)	12.12.2023
WSCC Highways	12.12.2023
WSCC - Minerals And Waste	12.12.2023
Ecology - Essex County Council	12.12.2023
Heritage Environment - Essex County Council	12.12.2023
Landscape - Essex County Council	12.12.2023
High Weald AONB Unit	12.12.2023
Natural England	12.12.2023
Nature Space Partnership	12.12.2023
SoS (Reg 19 EIA Regs 2017 (as Amended))	12.12.2023
Southern Gas Networks (SGN)	12.12.2023
Parish Consultation	12.12.2023
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Site Notices	Printed
Site Notice - CA, LB	13.12.2023
Site Notice - Majors, Departure, ROW, ES	13.12.2023