

Steve Ashdown

From: planninginfo@midsussex.gov.uk
Sent: 29 December 2023 21:49
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 29/12/2023 9:49 PM.

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.
Case Officer:	Stephen Ashdown

[Click for further information](#)

Customer Details

Address:	1 Woodcroft Villas Whitemans Green 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 strongly object to the proposed development for the following reasons: 1. Sustainability of the development: Traffic: the current provision and quality of roads structure is not adequate at present - add the number of cars that this new development would present, and the situation will be very much worse. Secondary school students would have to be transported to their schools, further increasing the number of cars on already overburdened roads. Air pollution would also worsen as a result of increased traffic movements. Climate change: there is no apparent provision to install ground source heat pumps or solar/PV cells within the development or to recycle grey water.

2. Water supply: Cuckfield regularly loses their water in the summer, when demand outstrips supply. Again, this situation will worsen if the proposed development is granted permission.

3. Inadequate infrastructure: schools are already oversubscribed, doctor and teacher recruitment is low across the country. Even if Fairfax were to build the promised schools and GP surgery, it is unlikely that they could be adequately staffed. Care staff recruitment for elderly provision would face a similar problem.

4. Loss of a large area of the High Weald: the proposed area is one of outstanding beauty. The proposed development would destroy the views from Cuckfield and destroy vast numbers of trees and hedges. Fairfax's development would obliterate the natural features together with the wildlife which lives in this area. Light pollution from the housing would adversely affect the nocturnal wildlife of this area.

5. Impact on rural character: Cuckfield and Ansty are currently 2 separate villages, each with their own unique character. This development risks ruining this with its infill of green space and attendant impacts of urbanisation on both villages.

6. Biodiversity and the proposed country park: this is unnecessary as we already have access to large areas of the countryside. Proposals to put tracks and cycle ways would diminish the biodiversity of this area rather than enhance it as increasing the footfall in this area will push the wildlife further away and decrease the wildlife corridors which are so essential.

I trust that MSDC will see this proposed development as one that is being proposed for profit rather than building for need of the local population, and for all the reasons that I, and many others, have voiced, uphold our objections and refuse permission.



Kind regards