



Ref – Planning Applications re-consultation on DM/23/2866 and DM/23/2867

Cuckfield Parish Council and Ansty & Staplefield Parish Council (Parish Councils) are responding to Mid Sussex District Council (MSDC) reconsultation regarding applications DM/23/2866 and DM/23/2867, in relation to additional information received on 27th May 2025.

Summary

The Parish Councils, in conjunction with the Cuckfield Society and Stop Cuckstye Action Group (SCAG) community associations, have responded in depth previously to the above, including considerable planning, highways and landscape evidence, to demonstrate why these applications cannot be appropriate for the District in any rational circumstances. There have been no significant changes as a result of the minor amendments and additional documents included in this round of consultation. The Parish Councils' positions to strongly object are therefore unchanged.

Review of re-consultation amendments

1. MSDC is formally reconsulting on these applications because it has received additional information in support of each. However, there is only one physical amendment to the proposals and that is a relatively minor one. In all important respects they are unchanged and all of the comments previously made still stand.
2. The change proposed is to 'slide' the proposed western access off the A272 100m or so north west. According to the applicant this has been suggested/requested by the highway authority to create a better sight line/visibility splay for that junction. This would appear to be of no great consequence and other than aiming to overcome a potential objection has no impact on the application as whole. A number of plans have been updated to incorporate the relocation of the junction, including a minor change to the red-line boundary, but they do not show anything new.
3. In addition a number of other documents have been published as part of the 27th May 2025 reconsultation, but advice we have received indicates that none of these introduce changes to the scheme.
4. An updated Framework Travel Plan and Dormouse Mitigation Strategy have now appeared, together with a Lighting Assessment of the impact of the proposed sports

area. With regards to the former, the developer continues with their nonsensical assertions on likely resident travel behaviours.


5. A sequential test flood risk assessment is now included on DM/23/2866, likely triggered by recent changes in national planning guidance (though further information from the government is awaited). We understand that the developer is proposing that the site can avoid any objectionable flood risk.
6. A Transport Addendum (dated 3/05/25) has been submitted which brings 'up to date' the position in relation to highway matters, providing a running commentary on some discussions with National Highways. The extent to which these contain any new information is unclear without context being provided, and we await the formal response from the statutory consultee.
7. In relation to the DM/23/2687 there are no changes proposed, aside from a Flood Risk Assessment has now been provided

We are aware that, at the time of writing, MSDC are awaiting formal responses from all statutory consultees. The Parish Councils will appraise these when they have been uploaded and may follow up this note with additional commentary if appropriate.

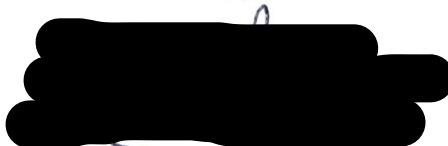
The situation regarding these applications with the Mid Sussex District Plan is obviously uncertain. However, we would maintain that these applications continue to be highly speculative and premature against the strategic aims of the draft plan, which has been democratically determined.

The whole community continues to be resolute in its objections to the plans, which will provide significant harm to the many, for a benefit to the few.

Thank you for the opportunity to comment further on these applications.



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