

Cuckfield Holy Trinity Residents Association

Church House, Church Platt, Cuckfield, West Sussex, RH17 5LA

From the Chairman

6th June 2025

Mr Stephen Ashdown
Planning Department
Mid Sussex District Council
Oatlands Road
HAYWARDS HEATH
West Sussex
RH16 1SS



Dear Mr Ashdown

Planning Application DM/23/2866
Land East of Ansty Way, Cuckfield Bypass

Our Association represents the owners and residents of the many properties on roads on the southern edge of Cuckfield in the vicinity of the 11th century Holy Trinity Church.

We are most concerned at the Fairfax proposals and we are wholly supportive of your Council's strong resistance to building up to 1,450 houses between Cuckfield and Ansty.

There are many bases for objections, but by way of headlines we believe that:

- on the Council's own assessment, there is no need for further housing development or site allocations beyond those in the District Plan;
- the impact on local services in Cuckfield - schools, doctors, dentists, car parking and community facilities - which are overstretched - would be critical;
- traffic flow and traffic noise in and around Cuckfield would significantly increase. At a conservative estimate, an additional 1,000 or more motor vehicles would be making their daily journeys in and out of the development, adding to the current congestion on the Cuckfield bypass and to the traffic through Ansty and Cuckfield. The bypass would become a slow-moving local road, even without a possible pedestrian crossing and roundabout being introduced;
- the impact on the historic and treasured landscape and on the outlook from both villages across the valley and up to the ridges will be devastating, as would the loss of ancient woodland and pasture land.

We trust that the strength of feeling in Ansty and Cuckfield against this proposed development will be kept in mind and that the housing numbers and site allocations in the District Plan will continue to be strongly defended.

Thank you.

