

REPRESENTATION SUBMITTED BY HAYWARDS HEATH TOWN COUNCIL

DM/23/2866 – Land east of Ansty Way, Cuckfield Bypass, Cuckfield

Outline planning application (all matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.

Haywards Heath Town Council strongly **OBJECTS** to this outline application for the following reasons:

1. it is an opportunistic and speculative application, which does not serve the interests of the local area;
2. the site is not included as an allocated housing site in the Mid Sussex District Plan 2014–2031, nor has it been included as an allocated housing site in the Mid Sussex District Plan 2021–2039 Submission Draft (Regulation 19);
3. the site is not included as a housing site in either the Cuckfield Neighbourhood Plan or the Ansty, Staplefield and Brook Street Neighbourhood Plan;
4. it constitutes an attempt to circumvent the existing adopted strategies and policies contained within the above-mentioned Plans, the purpose of which are to assist in the achievement of sustainable development;
5. given the proximity of the site to Haywards Heath, it is inevitable that any future development would have an impact on the town's infrastructure, facilities and services. However, the town itself would not benefit directly from the receipt of any infrastructure monies arising from the development, nor would it benefit from any increase in Council Tax revenue;
6. it would be contrary to elements of existing policies of the Mid Sussex District Plan 2014–2031, notably:
 - a. DP12: Protection and Enhancement of Countryside;
 - b. DP13: Preventing Coalescence;
 - c. DP21: Transport;
 - d. DP26: Character and Design.