

fields will be handed over with £90,000 support funding and there will be plenty of opportunity for residents to become involved in the management of this green area. However, it should be noted that the fields will not be handed over until three years after all the building works are completed. The constraints of the trees of the high ecological requirements of this site as a wildlife corridor (particularly for the dormice) are fully acknowledged by the developers and drawings will be provided to show how the screening will work. Other issues that need further discussion include possible links to the existing footpaths, the pedestrian crossing at the access to the site, mitigation of the 2½ storey units, 'brown stoning' the road surfaces to give a softer visual feel and the possible re-alignment of the road and play area.

The developers put much emphasis on the need to protect current residents as much as possible from the disruption and have promised to arrange regular meetings during construction phase with representatives of the residents. It will be interesting to see how well these good intentions are upheld!

### HOLY TRINITY CHURCH

Holy Trinity Church is

progressing with its refurbishment and essential structural repair programme. This building is of major importance to the village as a tourist attraction and as a living art gallery in addition to its use by the church congregation. The work has the support of the Parish Council and we commend the efforts of the team that are leading this project. To find out how you can help and donate watch for a detailed circular from that team which will be circulated shortly.

### AIRCRAFT NOISE

Have you noticed an increase in noise; particularly in the early mornings? It would appear that the "Continuous descent approach" which reduces noise levels South of the airport, is not being adhered to. The Gatwick Area Conservation Campaign are gathering evidence on failure of operators to comply. Please contact [gacc@btconnect.com](mailto:gacc@btconnect.com) to log the disturbances you are aware of.

### MUSIC LOVERS!

*Series of Concerts, Holy Trinity Church. Sat 8th October – New Harmony from "Tin Pan Alley to Abbey Road". Sat 19th November. 9am until 9pm!! A piano marathon'.*

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The Parish Council Office in the Queen's Hall is open from 10am–4pm each Monday, Wednesday and Friday

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AUTUMN 2011

# Cuckfield REVIEW

### THE DISTRICT PLAN

Those who have been concerned about the developers apparent unstoppable invasion of Cuckfield will be aware that, following the confusion around the abolition of the South East Plan, Mid Sussex District Council (MSDC) found itself without a five year supply of development land. Until a substantive document is in place to describe that a five year supply is available, the presumption from the Planning Inspectorate at appeal hearings is to grant permission (vis Chatfield Road and Bylanes Close). Now that the detail of the Government's proposals are public, MSDC has been able to put together a Draft District Plan to fit within the Localism Bill. This document is available online to view on the MSDC website with formal public consultation in November and December.

The most critical factor in this plan is the involvement of the community in preparing their own Neighbourhood Plan. If you read the current draft District Plan, it would seem to be very orientated around Burgess Hill. This is because Burgess Hill have been working on their "Townwide Strategy" for

some while and are therefore able to include this as their input to the District Plan.

Cuckfield is now in the process of building a plan, and has recently been awarded £20,000 funding from Government as part of the Neighbourhood Frontrunners Programme. This money will help to buy consultancy in areas where we do not have the expertise; although we are fortunate in having a great deal of expertise amongst residents who can help us build our plan. The work that the Neighbourhood Plan Group will be doing between now and Christmas is vitally important to our community in that they will have to look at the infrastructure requirements including schools provision, health centres, highways issues, etc, that will be needed in Cuckfield for the next twenty years. They must then work out how much development the community will have to take to fund that need. The message is very definitely that communities all over Mid Sussex have to be realistic about where the finance for this infrastructure will come from. This will be controversial as it will mean a re-drawing of the built-up boundary to allow for development, but we will then

### DIARY DATE

**DIARY DATE**  
**Neighbourhood Plan**  
**Open Day**  
**Saturday 29th October 2011**  
**10 am - 2 pm - The Queen's Hall**

We have made good progress since the last newsletter and have seven volunteers developing the Cuckfield Neighbourhood Plan. We are now ready to start sharing our outline proposals and need your input to help validate our thinking and to obtain any further ideas and comments that you might have. The Open Morning will be an opportunity for residents to review what has been done so far and to provide input into the development of the plan which will cover all aspects of how the community wishes to see Cuckfield develop over the next twenty years. We need to submit our plan to Mid Sussex District Council by Christmas and community involvement is an important part of the process. You can email your thoughts and comments to me at ([nigel.page@nlp-one.com](mailto:nigel.page@nlp-one.com)) and, if you have a particular interest and would like to get involved, we would very much like to hear from you.

*Nigel Page, Chair*  
*Neighbourhood Team*

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be able to use the District Plan to robustly reject development applications outside this designated boundary. There will also be a very strong defence of gaps between settlements.

Before the Neighbourhood Plan can be legally adopted, it has to receive a 50% vote in favour from the community in a referendum, therefore it is very important that we all take an interest in the Group's progress, attend open mornings, etc, and contribute to the proposals so that when the final Plan is put before the community, it has the wholehearted support of our residents.

**Robert Salisbury.** *Chairman.*  
*Cuckfield Parish Council*

### FLYTIPPING

Illegal fly-tipping cost taxpayers more than £40m last year. According to new figures at least 656,000 incidents of unlawful rubbish dumping were recorded in England and Wales between April 2010 and March 2011. The figures were obtained by the Countryside Alliance under the Freedom of Information Act. This has recently become a real problem in Cuckfield too. Particularly bad are the car park at Whitemans Green, the lane leading up to Inholmes,

the hedgerows along the footpath running from The Ship to Ardingly Road, the Polestub car park and along the grass verge down towards the by-pass. If you have garden waste, this must be taken to the Amenity Site in Burgess Hill and not dumped around the village!



### OUR CHILDREN NEED YOU DESPERATELY!

**School Crossing Patrol**  
School Crossing Patrols provide a vital service to the children of West Sussex by assisting them to cross the road safely on their way to and from school. We are currently (and have been since April) seeking a volunteer/volunteers at the start and finish of each school day to assist the children in crossing London Lane safely. The commitment is usually 30-40 minutes each morning and

afternoon.

There is no upper age limit and we do have several patrol people well into their seventies! Uniform and training are provided. As the role involves working with children, a Criminal Records Check will of course need to be undertaken.

Please contact Julie Finn at West Sussex County Council on 01243 642985 for further information.

### CAR PARKING DISCS

Most residents will be aware that you need a parking disc if you wish to use the Broad Street Car Park (this can also be used in the Hassocks and Hurstpierpoint car parks). The discs are re-usable and cost £1 each. We are constantly amazed at just how many visitors we get to Cuckfield – we have sold 1500 discs since April this year alone. The discs are now on sale at the Post Office, Sussex Crafts, the Cake Shop and the Candy Store. The system seems to work well most of the time and does enable casual visitors to find a space.

### ROYAL BRITISH LEGION

The Cuckfield Branch of the Royal British Legion is to 'Lay Up' its old Standard and Dedicate a new one on Sunday

6th November at 3pm in Holy Trinity Church. This service will be quite a pageant as many Standards from across the County will attend. The RBL is currently seeking permission to parade down the High Street which, if it happens, will be quite a spectacle. This will follow on from the Veteran Car Run which comes through Cuckfield in the morning of the 6th November.

### PROGRESS WITH THE TRAFFIC PLANS!

At the Open Morning in Queens Hall earlier in the year a display of proposed highway works in Cuckfield was available for residents to comment on. The drawings have been modified to take account of comment, and have now gone to WSCC Highways for technical analysis before going before the County Local Committee in November. Two priorities have been highlighted. The requirement for an electronically controlled crossing in London Lane and a pedestrian refuge in London Road. Other works will follow as funding becomes available but the two priority works could be completed in the 2012/13 timescale. Depending on the costing of changes at Whitemans Green, the Parish Council may be able to fund

the improvements to the speed restriction signs and the village 'gateway' in a similar timescale.

### LAND NORTH OF BYLANES

Rydons, who own the field at Bylanes, are in the process of selling it on to Taylor Wimpey who will undertake detailed design and then build the development. A pre-application meeting has now taken place between Taylor Wimpey, Mid Sussex District Planning Officers and our District Councillors to discuss progress with this site.

Initial indications are that Taylor Wimpey's timetable could be:

- December 2011 - January 2012 detailed planning application to MSDC
- Dormice: Dormice move around by crossing from tree to tree in the canopies. As the one tree will need to be removed to put in the road, a 'bridging' structure will have to be built to enable them to cross to other trees. This is best done in autumn/winter.
- March - April 2012 look to obtain licence from Natural England
- Sept 2012 start phased installation of dormouse bridges to finish around Jan 2013.

- January 2013 start of site preparation
- 18 month construction period with estimate of last property occupation end of summer 2014.

The developers are proposing to have meetings with the Residents Association and will hold an open morning, probably at the Queen's Hall when the detailed plans will be on display. Currently the plans provide for seventeen units of affordable housing on two locations in the corners of the development. However, following a discussion on 'pepper potting', the developers have undertaken to look to splitting the units over three or four locations. Past experience of development in Cuckfield has shown that this is of benefit to all residents.

Many of you will be aware that the fields at the rear of the site are to be given over to the Parish Council for the general amenity of local residents in perpetuity. The



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