



CUCKFIELD PARISH COUNCIL

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By email to: sally.blomfield@midsussex.gov.uk

27th June 2019

Dear Sally

Denning Place, Broad Street, Cuckfield

Further to your letter of 16th April 2019, we would be pleased to receive an update regarding the enforcement notice that you highlighted the council would be issuing with regards the entrance gates.

In addition, it has become apparent from the latest aerial imagery available on Google that:

1. No 1, Denning Place does not have the garden boundary that has been consented. There is no sign of a fence or hedge on the aerial photo (Figure 1) along the boundary shown on the planning drawing (Figures 2 & 3). This indicates that there has been domestic garden encroachment into the countryside. MSDC has refused similar consent requests at other Cuckfield locations in recent years.
2. You can see from the aerial photo that a large, hardstanding car park has been constructed beyond the second entrance gates. As this is beyond the red-line boundary of the original development (Figure 3), we do not believe that this can be ancillary to the domestic dwellings, and hence would not fall within change-of-use permitted development. Therefore, along with the removal of both sets of gates, the enforcement notice should extend also to its reinstatement as countryside.
3. All four houses have swimming pools, with additional adjacent support buildings. Whilst garages were included in the plans, we cannot see that pools and 'pool halls' were. However, could you please clarify that these would be classed as permitted development, even if constructed in the original build.

You are aware that a key policy in the Cuckfield Neighbourhood Plan is the preservation of the village landscape character and the strategic views from the village boundary out into the countryside (CNP5). The developer at the Appeal placed great emphasis on the fact that the views to Blunts Wood and Paiges Meadow LNR would be maintained through the 28.7m wide undeveloped corridor at the north of the site (highlighted on the plans). The Parish Council is therefore extremely anxious to see this rural view returned undiminished for the enjoyment of residents, as was expected from the final determination of the application.

We look forward to hearing from you.

Yours sincerely,



Andrew Burton
Chair
Cuckfield Parish Council

Figure 1 – Latest Google aerial imagery



Figure 2 – Revised site layout from (Block Plan) 1504/PL.04 RevA



Figure 3 – Site layout red line boundary from 1503/PL.01

