

Say No to Cuck-stye (SCAG)
c/o Ansty and Staplefield Parish Council,
Parish Council Offices,
Ansty Village Centre
Deakes Lane,
Ansty
West Sussex,
RH17 5AS

c/o Cuckfield Parish Council
Queen's Hall
High Street
Cuckfield
Haywards Heath
RH17 5EL

Attn: Simon Stokes

c/o lisaandsimonstokes@gmail.com

30th November 2023/ 412/L of A

Dear Simon

**Proposed development of 1450 new homes, 90 retirement units and country park,
Ansty, Sussex: objection to Fairfax planning application**

Thank you for your call and emails this week. You advised that Fairfax have now submitted their application for planning and that the deadline for public responses is 15 December 2023.

LHLA has been established for over twenty years. Louise sits on the Design Panel for the South Downs National Park, is an Expert Panel member for Design Southeast and has over thirty years of experience overseas and in the UK, working in award winning landscape practices and with renowned architects. LHLA has undertaken many LVIA's, and recent projects include residential, village and agricultural development in Kent, Sussex, Hampshire and Buckinghamshire, industrial development in Buckinghamshire and Medway, north Kent and a Public Enquiry in Hertfordshire. LHLA has a high success rate with planning applications, appeals and enquiries supported by a LVIA.

Site Context

The site for the proposed housing covers 97 hectares and lies to the east of Ansty village, adjacent to but outside the boundary of the High Weald Area of Outstanding Natural Beauty (AONB). To the north of the village and within the High Weald AONB is the 99-hectare site proposed for use as a Country Park.

Development Proposals

Fairfax plans to construct 1450 new homes, 90 retirement units and provide space for a primary school and village centre on undulating farmland to the east of Ansty village and to the south of the A272; this area includes ancient woodland and listed buildings, and is overlooked by the Cuckfield Conservation Area, and visible from the High Weald AONB and the South Downs National Park. A Country Park/SANG (Suitable Alternative Greenspace) is proposed within the High Weald AONB to the north of Ansty village.

Louise Hooper CMLI BA (Hons) L Arch

Latterhams Penshurst Tonbridge Kent TN118DL

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Landscape and Visual Impact Assessment (LVIA)

LHLA undertook two LVIA's, for the proposed housing and for the proposed country park in 2022. You have asked me to re-visit the executive summaries of these two reports, update them to reflect the current planning application and the current legal/planning context and to combine them into a single report.

Programme

With a deadline of 15th December, LHLA will submit a draft to you for your comment by 13th December.

Exclusions

No allowance has been made for data costs or printing. Work additional to that outlined above would be carried out, on your agreement, at the following day rates, with expenses if required at cost. No allowance has been made for fulfilling planning conditions. All work to be submitted electronically. If printed copies of reports or drawings are required, standard expenses will be charged.

Please find below our fee proposal for the report.

Professional Indemnity (PI)

LHLA has PI cover up to £1 million.

LHLA Day/Hourly Rates

Director	£750/£125
Landscape Technician	£500/£80

Fee Proposal

Report objecting to application	£3000
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Total **£3000**

Invoicing Schedule

On appointment:	£1500
On completion	£1500

LHLA does not charge VAT.
Payment within 14 days of invoice please.

Yours sincerely



Louise Hooper BA (Hons) CMLI
Chartered Landscape Architect
Louise Hooper Landscape Architect
Encls

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