



The countryside charity  
Sussex

**8 October 2025**

**PRESS RELEASE: Dismay as planning officer recommends approval of 1,450 homes**

***Charity urges councillors to reject controversial and wholly unsustainable ‘Cuckstye’ scheme.***

Campaigners have been left dismayed by a recommendation to approve plans for 1,450 homes on a large farmland site.

CPRE Sussex says the bid for a large development on the south side of the A272 between Cuckfield and Ansty is ‘wholly unsustainable’.

However, planning officers for Mid Sussex District Council have recommended the scheme is approved.

**Paul Steedman, director of CPRE Sussex, said:** “Dropping thousands of new residents into the middle of the countryside, away from infrastructure and public transport links, is not good planning. It just creates development sprawl, while harming the natural landscape and failing to deliver enough affordable housing.”

While applicants Fairfax Developments have charmingly described the bid as a ‘Community Garden’ locals have branded it the ‘Cuckstye’ scheme.

CPRE Sussex has been working alongside Cuckfield Parish Council, Ansty and Staplefield Parish Council, the Cuckfield Society and residents to oppose the bid. Concerns include:

- The unsustainable location of the site, including car dependency.
- The complete lack of existing infrastructure on the greenfield site.
- Environmental damage, including adverse landscape and heritage impacts.

Councillors will discuss the ‘Cuckstye’ application at the District Planning Committee meeting from 2pm on Thursday, 16 October. CPRE Sussex urges them to refuse the bid.

The charity is also encouraging residents concerned about the scheme to contact their local councillor.

-ENDS-

For press inquiries and interview opportunities call Nancy Duckels on 07795 551852.

**Notes for editors:**

[cpresussex.org.uk](http://cpresussex.org.uk)



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### **About CPRE Sussex**

CPRE Sussex is shaping a greener future for Sussex. Our priorities are:

- Beautiful landscapes, rich in nature and greener towns and cities
- Countryside and green spaces which are accessible to all, enriching lives and health
- Sustainable development for thriving communities
- Effective responses to the climate emergency

We engage with decision makers, influencing them and challenging them to protect the Sussex countryside and green spaces. We inform on environmental issues and empower individuals and communities with robust evidence to defend and enhance the green spaces they love. We believe in collaborating with others to ensure a greener future for our county. We research and provide advice on planning issues. Together we can shape a greener future for Sussex.