

3 November 2023  
23.11.03 - BBPR - Application Cover Letter



Planning Department  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Graham Wilson BSc (Hons) MSc MRTPI  
E: [grwilson@savills.com](mailto:grwilson@savills.com)  
DL: +44 (0) 1732 789755

74 High Street  
Sevenoaks TN13 1JR  
T: +44 (0) 1732 789 700  
F: +44 (0) 1732 789 789  
[savills.com](http://savills.com)

Dear Sirs,

**LAND NORTH OF ANSTY (BEECHY BOTTOM PARKLAND RESERVE) – PROPOSED NEW PARKLAND RESERVE**  
**Submission of Planning Application For Change of Use**

On behalf of our clients Fairfax Acquisitions Ltd and the Norris Family, we have pleasure submitting an outline planning application for a new parkland reserve on land North of Ansty village.

The proposed description for the detailed planning application is as follows:

*Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.*

The requisite suite of planning application plans and technical documents to enable validation of the application have been fully prepared and comprise the following:

| Document                                      | Prepared by                 | Reference Number       |
|-----------------------------------------------|-----------------------------|------------------------|
| Site Location Plan                            | Davies Landscape Architects | 2131.DLA.L.31.P01      |
| Detailed Masterplan                           | Davies Landscape Architects | 2131.DLA.L.21.P04      |
| Design & Access Statement                     | Davies Landscape Architects | 2131.DLA.DAS.RPT.01.V7 |
| Appendix A - Arboricultural Impact Assessment | Arbortrack                  | jwmb/rpt1/BBPR/AIAAMS  |
| Technical Detail Report                       | Davies Landscape Architects | 2131.DLA.DAS.RPT.02.V3 |
| Planning Statement                            | Savills                     |                        |

The requisite planning application fee will be paid directly by our clients to the planning portal at submission.

A full Environmental Statement is also submitted with this planning application and as such our understanding is that this application will be subject to a 16-week determination period as a major application with EIA appended.

### Environmental Impact Assessment - Explanation

Whilst the limited extent of these Parkland Reserve proposals (in terms of any physical development) are unlikely to constitute EIA development in isolation, these proposals have been considered and assessed in tandem with the proposals for a new garden community on Land East of Ansty which is subject to a separate outline planning application. Advice from Temple Group, the consultants who have prepared the wider Environmental Statement (ES), is that despite being two separate planning applications the ES should consider the effects of both schemes together as a single project. Accordingly the combined ES is also submitted with this planning application for completeness.

It has not been possible to formally scope the extent of the Environmental Statement (ES) in advance of submission of the planning application. As such the applicants' EIA advisors, Temple Group, have exercised their professional judgement on the appropriate scope of the ES. It is however appreciated that MSDC will need to undertake their own scoping assessment on receipt of the submission documents and we await confirmation as to whether MSDC are satisfied that the scope provided is appropriately comprehensive and robust.

Accordingly the submitted ES comprises the following elements:

| Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Consultant                                               | Report Reference                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------|
| <b>Environmental Statement Volume 1:</b><br><i>Non-Technical Summary</i>                                                                                                                                                                                                                                                                                                                                                                                                    | Temple Group                                             |                                      |
| <b>Environmental Statement Volume 2: Chapters</b><br>1) Introduction<br>2) The Site<br>3) EIA Methodology<br>4) Alternatives<br>5) The Proposed Development & Construction Overview<br>6) Socio-Economics<br>7) Traffic & Transport<br>8) Air Quality<br>9) Noise & Vibration<br>10) Agriculture & Soils<br>11) Ecology & Biodiversity<br>12) Climate Change Mitigation & Adaptation<br>13) Built Heritage<br>14) Effect Interactions<br>15) Residual Effects & Conclusions | Temple Group & technical subject specialists             |                                      |
| <b>Environmental Statement Volume 3:</b><br><i>Landscape and Visual Impact Assessment</i>                                                                                                                                                                                                                                                                                                                                                                                   | fabrik                                                   | D3012                                |
| <b>Environmental Statement Volume 4:</b><br><i>Technical Appendices</i> <ul style="list-style-type: none"> <li>Appendix A – Glossary &amp; Abbreviations</li> <li><b>Appendix B – Other Technical Reports</b> <ul style="list-style-type: none"> <li>Appendix B1 – Flood Risk Assessment &amp; Outline Drainage Strategy</li> <li>Appendix B2 – Land Quality Desk Study</li> </ul> </li> </ul>                                                                              | Temple Group<br><br>Yellow Sub Geo<br><br>Yellow Sub Geo | P21367_R5_Rev1<br><br>P21367_R2_Rev1 |

|                                                                                                                                 |                                        |                |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------|
| <ul style="list-style-type: none"> <li>○ Appendix B3 – Preliminary Mineral Resource Assessment</li> </ul>                       | Yellow Sub Geo                         | P21367_R3_Rev1 |
| <ul style="list-style-type: none"> <li>● Appendix C – Transport Assessment</li> </ul>                                           | Ardent                                 | 2207280-R09    |
| <ul style="list-style-type: none"> <li>● Appendix D – Air Quality</li> </ul>                                                    | Temple Group                           |                |
| <ul style="list-style-type: none"> <li>● Appendix E – Noise &amp; Vibration</li> </ul>                                          | Temple Group                           |                |
| <ul style="list-style-type: none"> <li>● Appendix F – Agriculture &amp; Soils</li> </ul>                                        | Kernon Countryside Consultants Limited | KCC3307        |
| <ul style="list-style-type: none"> <li>● <b>Appendix G – Ecology &amp; Biodiversity</b></li> </ul>                              |                                        |                |
| <ul style="list-style-type: none"> <li>○ Appendix G1 – Ansty Garden Community Ecological Impact Assessment</li> </ul>           | Ecology Co-op                          | P2831          |
| <ul style="list-style-type: none"> <li>○ Appendix G2 – Bat Trapping &amp; Radiotracking Report</li> </ul>                       | Temple Group                           |                |
| <ul style="list-style-type: none"> <li>○ Appendix G3 – Beechy Bottom Parkland Reserve – Ecological Impact Assessment</li> </ul> | Ecologic                               |                |
| <ul style="list-style-type: none"> <li>○ Appendix G4 – Ansty Garden Community BNG Assessment</li> </ul>                         | Ecology Co-op                          |                |
| <ul style="list-style-type: none"> <li>○ Appendix G5 – Beechy Bottom Parkland Reserve BNG Assessment</li> </ul>                 | Ecology Co-op                          |                |
| <ul style="list-style-type: none"> <li>○ Appendix G6 – Habitat &amp; Ecological Restoration Management Plan</li> </ul>          | Tadorna Consulting                     | 0069_Rev A     |
| <ul style="list-style-type: none"> <li>● Appendix H – Climate Change Mitigation &amp; Adaptation</li> </ul>                     | Temple Group                           |                |
| <ul style="list-style-type: none"> <li>● Appendix I – Built Heritage</li> </ul>                                                 | Turley                                 | FAIH3019       |

## The Applicant

The listed applicants for the planning application are jointly Fairfax Acquisitions Ltd. and The Norris Family. Due to character limits within the application forms it has not been possible to list there all the individual members of the Norris family and as such we can confirm here that the 'Norris Family' comprises Liz Norris, Melanie Skinner, Sophia Codrington and Richard Norris. The Norris Family are the legal owners of the land and Fairfax Acquisitions benefit from a promotion agreement on the landholding.

## Parkland Reserve Planning Application

In tandem with this planning application and separate outline planning application has been lodged for a new garden community on land east of Ansty. It is intended that the delivery and ongoing management of the garden reserve will be legally tied to the delivery of the garden community proposals and both planning permissions will be linked via either planning condition or a Section 106 legal agreement.

We look forward to receiving your confirmation of validation of this application and to engaging with your allocated planning officer. Should you have any queries on the submission package please do not hesitate to contact the writer.

