



DM/23/2867: Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex

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.

This representation is written on jointly on behalf of Cuckfield Parish Council and Ansty & Staplefield Parish Council, who both **OBJECT** to this application on the following grounds:

1. The applicant has indicated that they have no intention of implementing this proposal unless permission is also given for the residential development which is the subject of application DM/23/2866.

We believe that two separate applications have only been made to avoid the red line boundary of what should properly have been a single application for major residential development being partly within the High Weald National Landscape (Area of Outstanding National Beauty). We have set out our objection to the residential application in our representation of 12th January 2024 and for all the same reasons believe that this application is contrary to relevant policies in the District Plan, the Ansty, Staplefield and Brook Street Neighbourhood Plan and the National Planning Policy Framework.

2. There would be no benefit to the local community from the proposal to create a parkland reserve. Public access is already available via the public rights of way network and there is no evidence of any local need to increase that access. Any trespass that currently takes place is either trivial and irrelevant or easily dealt with by the landowner and does not need to be regularised.
3. The application contains no details of how the maintenance and management of the site would be undertaken and funded in the long term.
4. The proposals would involve highly speculative impacts on existing biodiversity which are inherently unpredictable given the proposed changes to public access.

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This application is unacceptable in its own terms and because its sole purpose is to facilitate unacceptable development on adjoining land under the control of the applicant. It should therefore be refused.



Andy Burton
Chairman
Cuckfield Parish Council



Brad Williams
Chairman
Ansty & Staplefield Parish Council