

Attention: Mr T Chicken WDC Planning & Environmental Services Date 15 September 2026

Name WD/2026/1718/F

Address SHAWPITS FARM, GROVE HILL, HELLINGLY, BN27

Proposal CONSTRUCTION OF NEW GROVE HILL ACCESS AND CLOSURE OF EXISTING ACCESS

CPRE wish to register our objection to this proposal and ask that approval be refused; our objections and concerns to this Application are explained below.

- 1 We cannot understand why this proposal does not form part of WD/2026/1679/MAO, as clearly it is an essential part of that proposal in order to allow access to the farm.
- 2 The existing access has been the only access to the farm for over 50 years, and is clearly quite satisfactory. The given address for this planning application is wrong, the actual address for the listed farm is in Mill Lane, the name for this proposal is very premature!
- 3 If we are to consider this as a stand-alone proposal then some actual justification for how the existing access is not suitable should be provided. Why are no actual items that cannot use the existing access identified? Perhaps all that needs to use the access can do so, there is no problem.
- 4 There does not appear to be any plan showing the width, length and construction details of the new access road from the new Grove Hill entrance to the Farm, the existing bridleway could not be used in its present condition, a new construction is needed, permission for an unknown structure should not be given, details are needed, It would be interesting to know how wide the new road is to be compared to the existing apparently inadequate access. Paragraph 4.9 states that the new track will be 5.5m wide, but this is just the access section, the drawing clearly shows that the new track narrows significantly beyond the Grove Hill connection.
- 5 The Design and Access Statement states that the "site" is 435m from the nearest listed building, Shawpits Farmhouse. This new cross-country roadway would go all the way to the Farm, it would not be 435 m away, it would be at the Farm. Thus this new construction would have a direct impact on that listed structure and its rural setting. It would quite definitely have a negative effect on the local landscape and setting of this listed building. Permission should not be given.
- 6 Paragraph 4.3 and 4.4 of the Design and Access statement quite correctly raise the NPPF issue of providing substantial weight to benefits for domestic food production policy E2, can we assume that these concerns and planning effects should also be applied to WD/2026/1679/MAO.

Overall this is a proposal to build a new road across a scenic landscape causing real harm with no proper reason or benefit identified, and thus permission should be refused.

Thank you John Hurwood For CPRE Sussex



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This is the formal response of CPRE Sussex – the Sussex Countryside Charity - to the above application. CPRE Sussex works to promote the beauty, tranquillity and diversity of the Sussex countryside by encouraging the sustainable use of land and other natural resources in town and country.