

Site Promoter Information Form

The Mid Sussex District Plan 2021-2039 is currently at Examination. As a result of discussions at the recent Hearing sessions, the Council will be reviewing existing SHELAA sites. To assist with our assessment of sites, we are requesting additional information from site promoters to update and/or supplement our existing records.

Please would you:

- 1) Complete this form.
- 2) Provide an up-to-date plan showing the red line boundary of the site and the proposed access.
- 3) Provide any additional information or supporting evidence.

Please send the plan of the site and any supporting documentation to policyconsultation@midsussex.gov.uk.

The deadline for completion of this form and submission of additional information is **5pm on Friday 20 March 2026**.

If you have any queries, please contact policyconsultation@midsussex.gov.uk.

THE SITE

Site address	Land east of Ansty, Cuckfield Bypass, Cuckfield
SHELAA reference (if known)	736

SITE PROMOTER CONTACT DETAILS

Name	Steven Brown
Organisation	Woolf Bond Planning Ltd
Telephone	01189884923
Email	s.brown@woolfbond.co.uk
Role (e.g. promoter, developer)	Agent
Representing (if applicable)	Fairfax Acquisitions Ltd

PROMOTING YOUR SITE TO THE SHELAA

Do you still wish to promote your site to the SHELAA?	Yes
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SITE DETAILS

Remember to send an up-to-date plan of the site showing the red line boundary and the proposed access to policyconsultation@midsussex.gov.uk.

Yield (number of proposed residential units)	1450
Other proposed uses (e.g. C2, employment, retail, leisure, education etc)	Up to 30 self-build plots Up to 90 residential care units (Use Class C2) A primary school A Special Educational Needs School A health hub, with a new GP surgery A village centre with retail, employment and community uses
Current use	Agriculture
(If the site is in use, please include the anticipated end date of the current use)	

SITE INFORMATION

(1) Land Ownership

Who owns the land?	The Norris Family
How many ownerships are there?	1
Is a promotion agreement in place with all landowners (and landowners of any third party land required for, e.g. access)?	Yes
If there is no promotion agreement in place, on what basis is the site being promoted?	
Is there a housebuilder on board? If so, who, and is there an option in place?	Strong developer interest in taking the site forward.

SITE INFORMATION

(2) Potential Constraints

Is access secured through the same land ownership or is third party land required?	Same land ownership
If third party land is required, please provide details.	
Are there any known issues with the proposed access arrangements?	N/A. Access agreed through the recent planning application.

If there are any known issues, please provide details.	
Are there any known legal restrictions on the land, e.g. covenants? If yes, please provide details.	No
Are there any other known constraints and how are they proposed to be overcome?	No

DELIVERY (1)

Please can you provide an approximate timescale for the following:

Pre-application advice	
Full application	
Outline application	DM/23/2866
Reserved matters application	
Discharge of conditions	
Commencement	2028
First completions	2028/2029

DELIVERY (2)

Please add the anticipated housing completions for each year as appropriate.

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	50	100	150	150	150	150
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
150	150	150	150	150	100		
Beyond – please specify							

SUPPORTING EVIDENCE, INFRASTRUCTURE AND MITIGATION

The information in this section will assist us in the site selection process.

Remember to send any supporting evidence to policyconsultation@midsussex.gov.uk.

Have you undertaken assessment work in relation to ...?			
	Yes	No	In progress
Agricultural land survey	Yes		
Contaminated land	Yes		
Drainage / Flood risk	Yes		
Ecology / BNG assessment	Yes		
Green infrastructure	Yes		
Heritage / Archaeology	Yes		

Landscape / LVIA	Yes		
Transport	Yes		
Masterplan / Indicative layout	Yes		
Constraints and opportunities plan	Yes		
Vision document	Yes		
Other			

If you have selected 'Other' to the previous question, please provide details of the assessment work.	
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<p>Are you submitting to us any of the following documents? (There is no need to re-send us documents already submitted but we are happy to receive new or updated studies). Document submissions should be sent to policyconsultation@midsussex.gov.uk.</p>		
	Yes	No
Agricultural land survey	Yes	
Contaminated land	Yes	
Drainage / Flood risk	Yes	
Ecology / BNG assessment	Yes	
Green infrastructure	Yes	
Heritage / Archaeology	Yes	
Landscape / LVIA	Yes	
Transport	Yes	
Masterplan / Indicative layout	Yes	
Constraints and opportunities plan	Yes	
Vision document	Yes	
Other		

If you have selected 'Other' to the previous question, please provide details of the assessment work.	See application DM/23/2866
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Please provide details of any infrastructure to be provided on site (or off site).	
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Please provide details of any proposed mitigation to overcome any previous harms identified and where this is demonstrated in the supporting evidence.	
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Any other information you would like to tell us.

N/A