

Fairfax Acquisitions Limited And The Norris Family  
Mr Graham Wilson  
Savills  
72-76 High Street  
Sevenoaks  
TN13 1JR

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**REFUSAL**

**REFERENCE: DM/23/2866**

**DESCRIPTION: OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE REDEVELOPMENT OF LAND TO THE EAST OF ANSTY TO CREATE A NEW GARDEN COMMUNITY, COMPRISING OF THE ERECTION OF UP TO 1,450 HOMES (INCLUDING 30% AFFORDABLE HOUSING), UP TO 90 RESIDENTIAL CARE UNITS (C2 CLASS), A PRIMARY SCHOOL, A SEND SCHOOL, HEALTH HUB, SPORTS FACILITIES INCLUDING ALL WEATHER HOCKEY PITCHES AND TENNIS CENTRE, ALLOTMENTS, RETAIL, COMMUNITY AND EMPLOYMENT USES TOGETHER WITH ANCILLARY AND ASSOCIATED DEVELOPMENT INCLUDING NEW AND ENHANCED PEDESTRIAN/CYCLE ROUTES, OPEN SPACES, AND LANDSCAPING.**

**LOCATION: LAND EAST OF ANSTY WAY, CUCKFIELD BYPASS, CUCKFIELD, WEST SUSSEX**

**DECISION DATE: 17 OCT 2025**

**CASE OFFICER: STEPHEN ASHDOWN - STEVE.ASHDOWN@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. It is considered that the proposal is contrary to the development plan, when read as a whole, for the following reasons;

- The proposal consists of major development within the countryside, out of keeping with the rural character, which fails to protect the distinctiveness of the area by extending the settlement boundary of Ansty, resulting in the perceived coalescence with Cuckfield, eroding the rural nature of the site which is further harmed by the proposed loss of trees. The application is therefore contrary to policies DP12, DP13 and DP37 of the Mid Sussex District Plan 2014-2031, policies AS1 and AS2 of Ansty and Staplefield Neighbourhood Plan and policies CNP3 and CNP5 of Cuckfield Neighbourhood Plan.

- Due to the location and scale of the development, the proposal would result in an unacceptable urbanising feature, eroding the rural nature of the site that makes a positive contribution to the setting of the HWNL. The proposal would therefore fail to avoid and minimise the adverse impact on the High Weald National Landscape to the detriment of the scenic beauty of the designated area. The proposal is therefore contrary to policy DP16 of the Mid Sussex District Plan 2014-2031, policy AS1 of the Ansty and Staplefield Neighbourhood Plan and policy CNP5 of the Cuckfield Neighbourhood Plan, the High Weald AONB Management Plan 2024 - 2029 and paragraph 189 of the NPPF.

- The proposal fails to provide the infrastructure, contributions, and off-site highway works to serve the development and the required affordable housing. The application therefore conflicts with policies DP20, DP21, DP31 and DP38 of the Mid Sussex District Plan 2014 - 2031, the Mid Sussex Supplementary Planning Documents 'Affordable Housing' and 'Development Infrastructure and Contributions'.

The Council recognises that it is currently not able to demonstrate a five year supply of deliverable housing sites and having regard to the NPPF, and in particularly para 11, it is not considered that the presumption in favour of sustainable development is engaged because having regard to the identified harm to the High Weald National Landscape para 11(d)(i) applies, and that material considerations do not indicate a decision otherwise than in accordance with the development plan.

## INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

### **Human Rights Implications**

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

### **Plans Referred to in Consideration of this Application**

The following plans and documents were considered when making the above decision:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Submitted Date</b>
General	D3012-FAB-00-XX-DR-Y-036	14	04.09.2025
General	D3012-FAB-00-XX-DR-Y-037	10	27.05.2025
General	D3012-FAB-00-XX-DR-Y-039	13	27.05.2025
General	D3012-FAB-00-XX-DR-Y-040	13	27.05.2025
General	D3012-FAB-00-XX-DR-Y-045	12	27.05.2025
Highways Plans	2207280-004	G	04.09.2025
Highways Plans	2207280-003	G	27.05.2025
Highways Plans	2207280-005	E	27.05.2025
Location Plan	D3012-FAB-00-XX-DR-Y-054	02	06.11.2023
Site Plan	D3012-FAB-00-XX-DR-Y-009	08	06.11.2023
Location Plan	D3012-FAB-00-XX-DR-Y-038	05	21.11.2023



Ann Biggs  
Assistant Director Planning and Sustainable Economy

REOUTZ

## APPEALS TO THE SECRETARY OF STATE

### Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
  - 28 days of the date of service of the enforcement notice, or
  - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).