

# Statement of Common Ground.



## Mid Sussex District Council and Pegasus Group.

Pegasus Group on behalf of Fairfax Acquisitions Limited And The Norris.

Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex.

14th May 2026 | Pegasus Ref: P26-0684

Author: GS

<b>Signed:</b> 	<b>Signed:</b> 
<b>Name: Steve Ashdown</b>	<b>Name: Gail Stoten</b>
<b>On behalf of: Mid Sussex District Council</b>	<b>On behalf of: Pegasus Group (acting on behalf of Fairfax Acquisitions Limited And The Norris)</b>
<b>Date: 14<sup>th</sup> May 2026</b>	<b>Date: 14<sup>th</sup> May</b>



## Document Management.

Version	Date	Author
Draft 1	14/05/26	GS



# 1. Introduction

- 1.1. This Statement of Common Ground (SoCG) is agreed between Gail Stoten (for Fairfax Acquisitions Limited And The Norris), and Mid Sussex District Council, and relates to application DM/23/2866, Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex.
- 1.2. This Statement of Common Ground relates to Heritage.

# 2. Areas of Agreement

- 2.1. It is agreed that:
  - (i) No reasons for refusal relate to heritage.
  - (ii) Heritage harm is outweighed by the public benefits of the proposed scheme.

# 3. Matters in Dispute

- 3.1. Whilst it is agreed that heritage harm and outweighed and that matters relating to heritage are not a reason for refusal, there are differences in the levels of harm assessed to heritage assets. These are set out in the table below.

Asset	Significance	Harm assessed by Mid Sussex Conservation Officer and considered to be outweighed by the public benefits of the scheme, for Scheme A	GS for Appellant assessment of harm (for Scheme A or Scheme B)
Harvest Hill House	Grade II Listed	Low-Mid less than substantial harm	Very low less than substantial harm
Upper Ridges	Grade II Listed	Mid less than substantial harm	No Harm
West Riddens Farm	Grade II Listed	Mid-High less than substantial harm	Low to mid less than substantial harm.

Asset	Significance	Harm assessed by Mid Sussex Conservation Officer and considered to be outweighed by the public benefits of the scheme, for Scheme A	GS for Appellant assessment of harm (for Scheme A or Scheme B)
Mount Noddy Cottage	Grade II Listed	Low-Mid less than substantial harm	No Harm
The Old Place and The Barn House	Grade II Listed	High less than substantial harm	Less than substantial and low to mid on the spectrum.
Mackrells Cottage	Grade II Listed	Mid-High less than substantial harm	Less than substantial and low to mid on the spectrum.
Lodge Farm	Grade II Listed	Low-Mid less than substantial harm	No Harm
Highbridge Mill	Grade II Listed	High less than substantial harm	Very low less than substantial
Highbridge Mill Cottages	Non-designated heritage asset	High level of harm	Low to moderate harm
Holy Trinity Church	Grade I Listed	Mid-High less than substantial harm	Very low less than substantial harm
Other assets at Holy Trinity	Grade II	Mid-High less than substantial harm	No harm
Cuckfield Park and Lodge	Grade II* and Grade II Listed	Low less than substantial harm	No harm
Laines Farm and Courthouse Farm	Non-designated Heritage Asset	Mid level of harm	Very low level of harm



Asset	Significance	Harm assessed by Mid Sussex Conservation Officer and considered to be outweighed by the public benefits of the scheme, for Scheme A	GS for Appellant assessment of harm (for Scheme A or Scheme B)
Cuckfield Conservation Area	Conservation Area	Mid-High less than substantial harm	Low level of less than substantial.

**Town & Country Planning Act 1990 (as amended)**  
**Planning and Compulsory Purchase Act 2004**

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