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**DATE:** 28th April 2026

Dear Sir/Madam

**Mid Sussex Ref:** AP/26/0017

**Planning Inspectorate Ref:** 6002030

**Land At:** Land East Of Ansty Cuckfield Bypass Cuckfield West Sussex

**Proposed Development:** 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.

**Appeal By:** Fairfax Acquisitions Limited And The Norris Family

**Start Date:** 16th February 2026

I am writing to let you know that the appellant for the above appeal has requested that the Inspector consider the proposal based upon a series of proposed amended plans, and not all of those determined as part of the earlier application process.

The Inspector is seeking comments on the proposed amended plans. It is important to note that the Inspector has all the previously made presentations submitted as part of planning application, and those from the earlier notification of this appeal. Any response should be focussed only on the proposed amended plans.

As means of explanation for the proposed amended plans, the appellants have provided the following clarification:

*'As considered by the Council when the Application was reported to Planning Committee, the land for the 2FE Primary and SEND School is shown on Masterplan 009-14 (1) #8. The C2 care element is shown as #7. County Education raised concerns during the Application about the location of the land proposed for education provision in relation to noise from the A272. The Appellant remains of the view that this location is appropriate.*

*The Updated Masterplan (No.009-17) (2) shows the land for the 2FE Primary and SEND School as #8, which we understand satisfies the County 'Requirements'.*

*The C2 care element (90 x residential care units (as per the application description)), previously shown as #7, will be dispersed across the Site. This has resulted in an increase in densities across parts of the Site (Density Parameter Plan No.045-15) (4).*

Corresponding updates are proposed to the Land Use Parameter Plan (No.039-16) (6), Green Infrastructure Plan (No.037-11) (8) and the Access and Movement Parameter Plan (No.036-16) (10).

There is no increase in storey heights from those shown on the originally submitted Heights Parameter Plan, but an alternative plan has been provided (No.040-15) (12).'

The proposed amended plans are available for inspection at these offices during normal office hours or through the Council's website <https://pa.midsussex.gov.uk/online-applications/> and select the 'Appeals' button and enter the reference AP/26/0017 in the search field. For clarity, the proposed amended plans can be compared against the original application plans. They are saved to the file as follows:

- Original Masterplan No.009-14 (1)
- Alternative Masterplan No.009-17 (2)
- Original Density Parameter Plan No.045-12 (3)
- Alternative Density Parameter Plan No.045-15 (4)
- Original Land Use Parameter Plan No. 039-13 (5)
- Alternative Land Use Parameter Plan No.039-16 (6)
- Original Green Infrastructure Parameter Plan No.037-10 (7)
- Alternative Green Infrastructure Parameter Plan No.037-11 (8)
- Original Access and Movement Parameter Plan No.036-14 (9)
- Alternative Access and Movement Plan Parameter Plan No.036-16 (10)
- Original Heights Parameter Plan No.040-13 (11)
- Alternative Heights Parameter Plan No.040-15 (12)

**It should be made clear that the proposed amended plans have not been accepted at this point. The final decision will be made by the Inspector following the consideration of representations made.**

If you wish to make any comments on the proposed amended plans, these should be made, by email, to the following Council Officer:

[Martin.Dale@midsussex.gov.uk](mailto:Martin.Dale@midsussex.gov.uk)

If you do not have access to the internet, you can send your comments to:

**Martin Dale**  
**c/o Mid Sussex District Council**  
**Oaklands**  
**Oaklands Road**  
**Haywards Heath**  
**RH16 1SS**

**All representations must be received by 26<sup>th</sup> May 2026.** Any representations submitted after the deadline will not usually be considered and will be returned. The Council will collate responses received and send them onto the Planning Inspectorate and the other parties involved in the appeal. All representations must quote the Planning Inspectorate's Reference 6002030.

Yours faithfully



Eric Owens  
Interim Assistant Director Planning and Sustainable Economy