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Mid Sussex District Council

Your Ref: DM/23/2866

planningappeals@midsussex.gov.uk

Our Ref: 6002030

Date: 11th June 2026

Dear Sir,

Town and Country Planning Act 1990

Appeal by: Fairfax Acquisitions Limited And The Norris Family
Address: Land East of Ansty, Cuckfield Bypass, Cuckfield, West Sussex, RH17 5AG

Although under the Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) Regulations 1997, the appeal was to have been decided by an Inspector, the Secretary of State considers that he should determine it himself.

Accordingly, in exercise of his powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that he shall determine this appeal instead of an Inspector. This means that instead of writing a decision, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State.

The reasons for this direction are that the appeal involves proposals which raise important or novel issues of development control, and/or legal difficulties, and a proposal for residential development of over 150 units or on sites of over five hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities

This direction is being served on the Inspector, the appellant (or their representative) and the Local Planning Authority.

The guidelines for 'recovering' appeals are to be found in House of Commons Hansard Ministerial Statement of 30 June 2008 (as amended). We will send you

a copy of the appropriate extracts if you ask for them or you can get them from GOV.UK

<https://www.gov.uk/government/collections/planning-applications-called-in-decisions-and-recovered-appeals#recovered-planning-appeals>

Yours faithfully,

Helen Skinner

This decision was made by officials on behalf of the Secretary of State, and signed on his behalf