

Town & Country Planning  
Act 1990 (as Amended)

Appeal by Fairfax  
Acquisitions Limited and  
The Norris Family

Land East of Ansty Way,  
Cuckfield Bypass,  
Cuckfield, West Sussex  
RH17 5AG

Proof of Evidence - Appendices  
Volume 1

M Stevens MIHT on behalf of  
Fairfax Acquisitions Limited and  
The Norris Family

PINS Ref: 6002030  
LPA Ref: DM/23/2866

May 2026

**MILESTONE**  
TRANSPORT PLANNING

Appendix MS1



- LEGEND
- ANSTY GARDEN COMMUNITY BOUNDARY
  - PARKLAND RESERVE BOUNDARY
  - DEVELOPMENT BLOCK
  - ANCIENT WOODLAND
  - EXISTING WOODLAND
  - PROPOSED TREES AND WOODLAND
  - PROPOSED SUDS
  - SITE ACCESS
  - TREE-LINED SPIKE STREET
  - TREE-LINED SECONDARY LOOP
  - TERTIARY STREET
  - FEATURE NODE WITH BUS STOP
  - LOCAL CENTRE
  - 2FE PRIMARY & SEND SCHOOLS
  - EXISTING ACCESS TRACK TO MACKERELL'S FARM COTTAGE RETAINED
  - RETAINED WOODLAND WITH BUFFER
  - RETAINED ANCIENT WOODLAND WITH BUFFER
  - RETAINED HEDGEROW
  - PARKLAND RESERVE
  - RETAINED FROW
  - NEW FOOT/CYCLE LINK
  - SPORTS FACILITY, INCLUDING HOCKEY, OUTDOOR TENNIS, INDOOR TENNIS AND PAVEL COURTS
  - PUBLIC OPEN SPACE
  - ALDOWMENS
  - FORMAL CHILDREN'S PLAY
  - BRIDGE ACROSS WOODED VALLEY
  - MOBILITY HUB

17	Updated school boundary	ID	15.04.26
18	Updated street alignment	ID	15.04.26
15	Updated landscape classifications	SD	14.04.25
14	Unapproved contours added	SD	25.09.24
13	Footpaths connection to country park removed	SD	12.08.25
12	Site boundary and footpaths amended	SD	22.05.25
11	Site boundary and footpaths updated	ID	21.05.25
10	Site boundary updated to incorporate new access	ID	21.05.25
09	Updated eastern access location	ID	20.05.25
08	Updated footpaths	ID	17.10.24
07	Updated footpaths and minor amendments	ID	13.10.24
06	Updated access and minor amendments	ID	04.10.24
05	Parkland reserves in blue boundary	ID	06.09.23
04	Update to sports facility, northern blocks and northern bus stop	ID	14.02.23
03	Update to bus stops	ID	13.04.23
02	Update to sports centre	ID	05.04.23
01	Update to street widths and layout	ID	31.03.23

**fabik**

PROJECT TITLE  
LAND AT ANSTY, HAYWARDS HEATH

DRAWN FOR  
CONCEPT MASTERPLAN

ISSUED BY London T: 020 7620 1453  
DATE AUG 2025 DRAWN SD  
SCALE/DWG 1:2,500 CHECKED ID  
STATUS FINAL APPROVED BS

DWG. NO. D3012-FAB-00-XX-DR-Y-009


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2. Only agreed dimensions are to be taken from this drawing. All contractors must take site and be responsible for taking and checking all dimensions related to the works shown on this drawing.

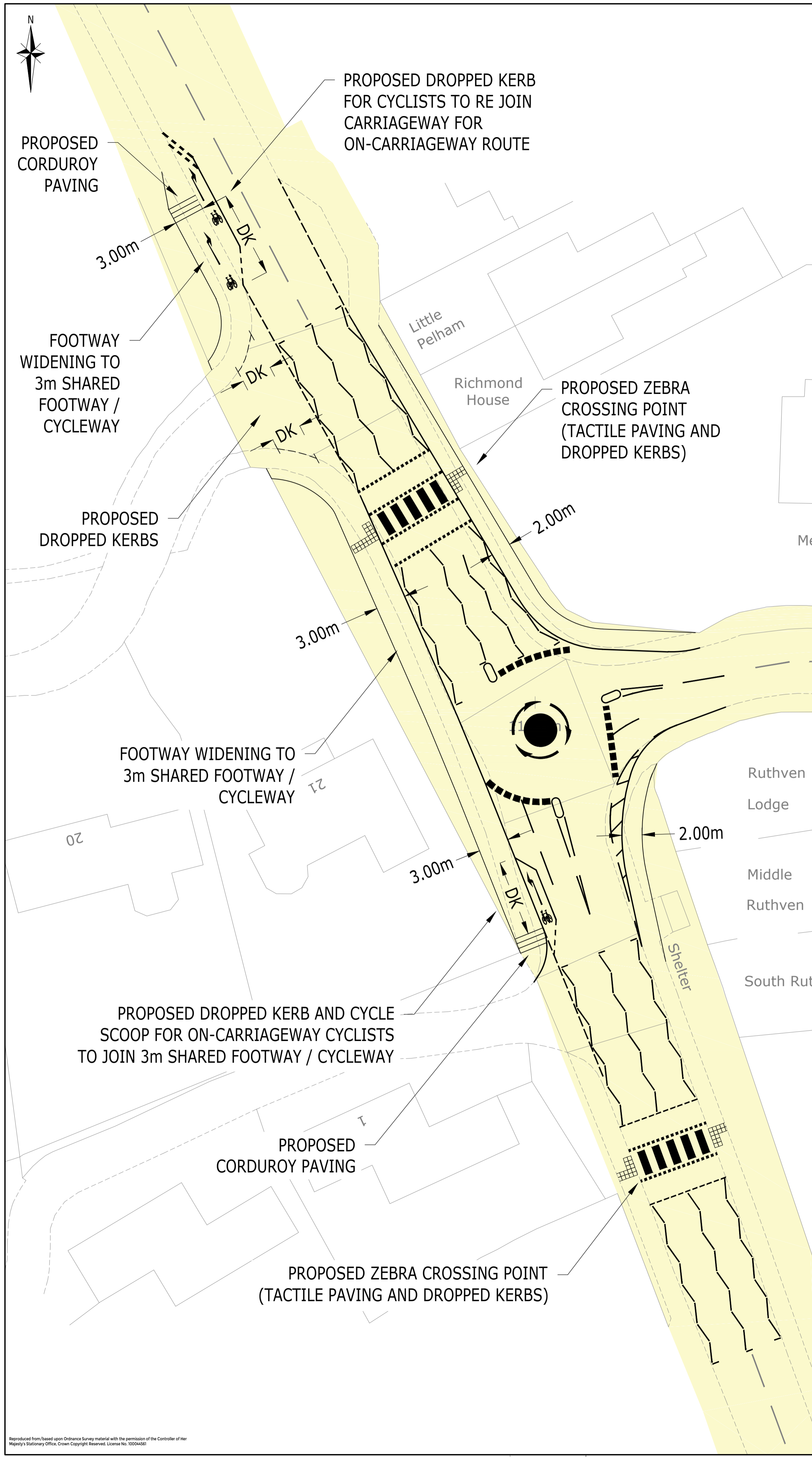
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Appendix MS2



NOTES:  
 DRAWING IS SUBJECT TO: TOPOGRAPHICAL SURVEY,  
 DETAILED DESIGN AND HIGHWAYS APPROVAL.  
 SIGNAGE DETAILS TO BE PROVIDED IN ACCORDANCE  
 WITH TSRGD AND LT1/20 STANDARDS

KEY:  
 HIGHWAY BOUNDARY TRANSCRIBED FROM  
 MSCC RECORDS



DRAFT

B	UPDATED FOLLOWING STAGE 1 RSA COMMENTS	DV	DV	DH	17.10.23
A	CYCLE IMPROVEMENTS ADDED	BT	SAF	DH	20.09.23
Rev	Description	Drn	Chk	App	Date

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 E-mail: enquiries@ardent-ce.co.uk





Client:  
**FAIRFAX ACQUISITIONS LTD**

Project Title:  
**LAND AT ANSTY FARM, MID SUSSEX**

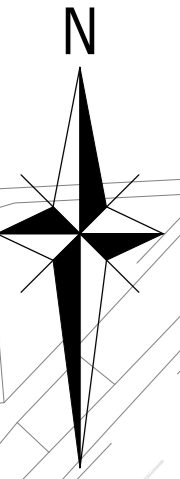
Drawing Title:  
**POTENTIAL ROUNDABOUT IMPROVEMENTS**

A2 Scale	Date	Designed by
1:250	14.12.22	BT
Drawn by	Checked by	Approved by
BT	SAF	DH

Drawing Number **2207280-002** Rev **B**

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Sports Pavilion



ARCADY ROUNDABOUT GEOMETRY:	(ARM 1) A272 EAST	(ARM 2) DEVELOPMENT ACCESS	(ARM 3) A272 WEST
APPROACH ROAD HALF WIDTH	3.65m	3.25m	3.50m
ENTRY WIDTH	4.50m	4.50m	4.50m
EFFECTIVE FLARE LENGTH	13.50m	12.50m	4.50m
ENTRY RADIUS	40.00m	42.00m	15.00m
INSCRIBED CIRCLE DIAMETER	30.00m	30.00m	30.00m
CONFLICT ANGLE	26.00°	23.00°	31.00°
DEFLECTION	81.29m	96.25m	92.79m

NOTES:

ROUNDABOUT DESIGNED TO CD 116 GEOMETRIC DESIGN OF ROUNDABOUTS (FORMERLY TO 15/07, TO 50/04, TO 51/17, TO 54/07, TA 23/81, TA 78/97, TA 86/03, TO 70/08)

DESIGN IS BASED ON TOPOGRAPHICAL SURVEY PRODUCED BY MARVIN & PARTNERS LTD DATED FEB 2023

ROUNDABOUT SUBJECT TO FURTHER DESIGN REFINEMENT OF NON-VEHICULAR WORKS, SPEED SURVEYS, ROAD SAFETY AUDIT, LAND OWNERSHIP CONFIRMATION, AGRICULTURAL SURVEY AND DISCUSSIONS WITH HIGHWAYS

THE PEDESTRIAN/CYCLE ACCESS STRATEGY IS SUBJECT TO DISCUSSIONS WITH HIGHWAYS BUT INDICATIVE ROUTING/CROSSING LOCATIONS HAVE BEEN SHOWN SUBJECT TO REVIEW AGAINST LAND OWNERSHIP/CONSTRAINTS INFORMATION, ECOLOGY INFORMATION AND AGRICULTURAL SURVEY.

STREET LIGHTING TO BE CONSIDERED.

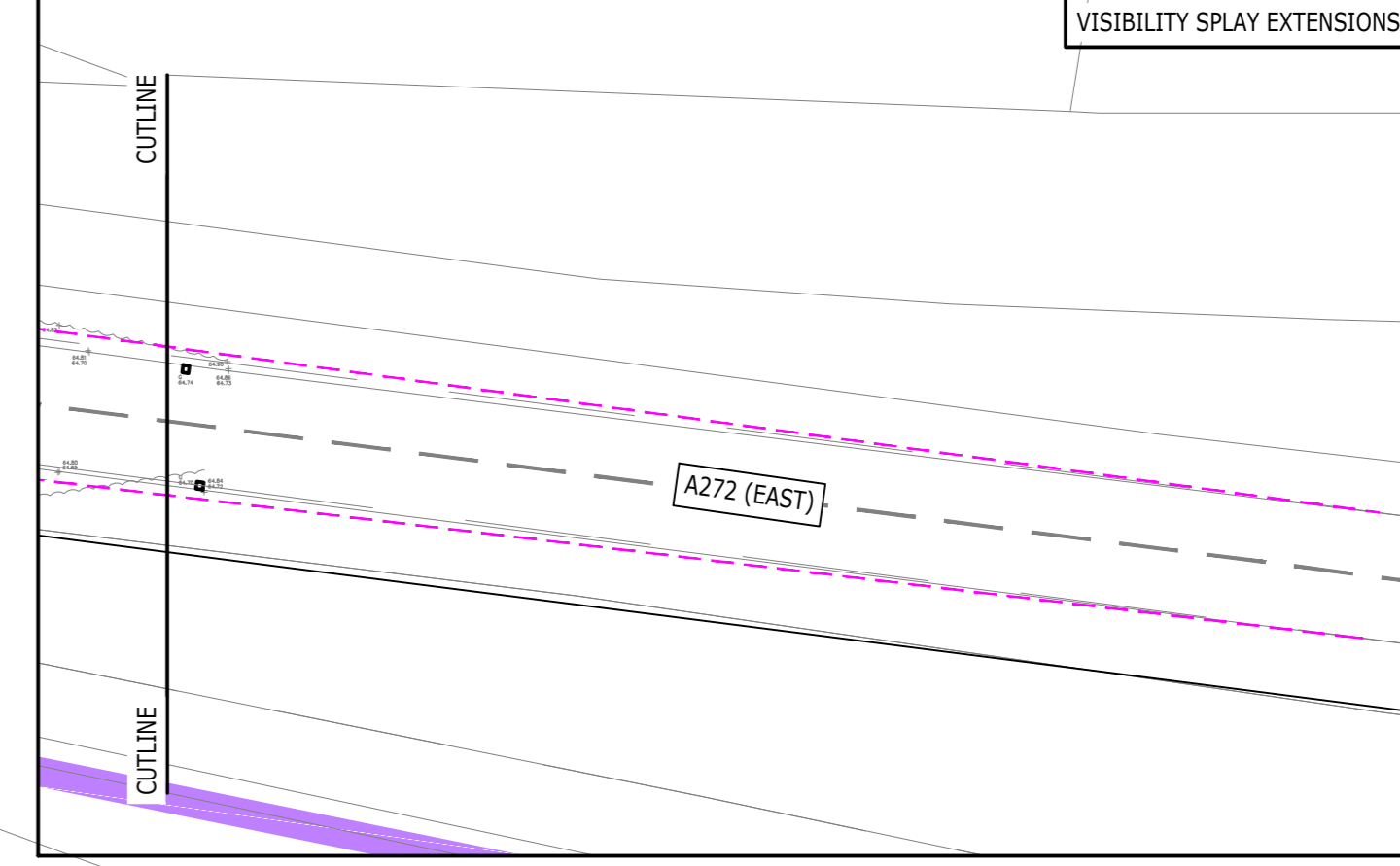
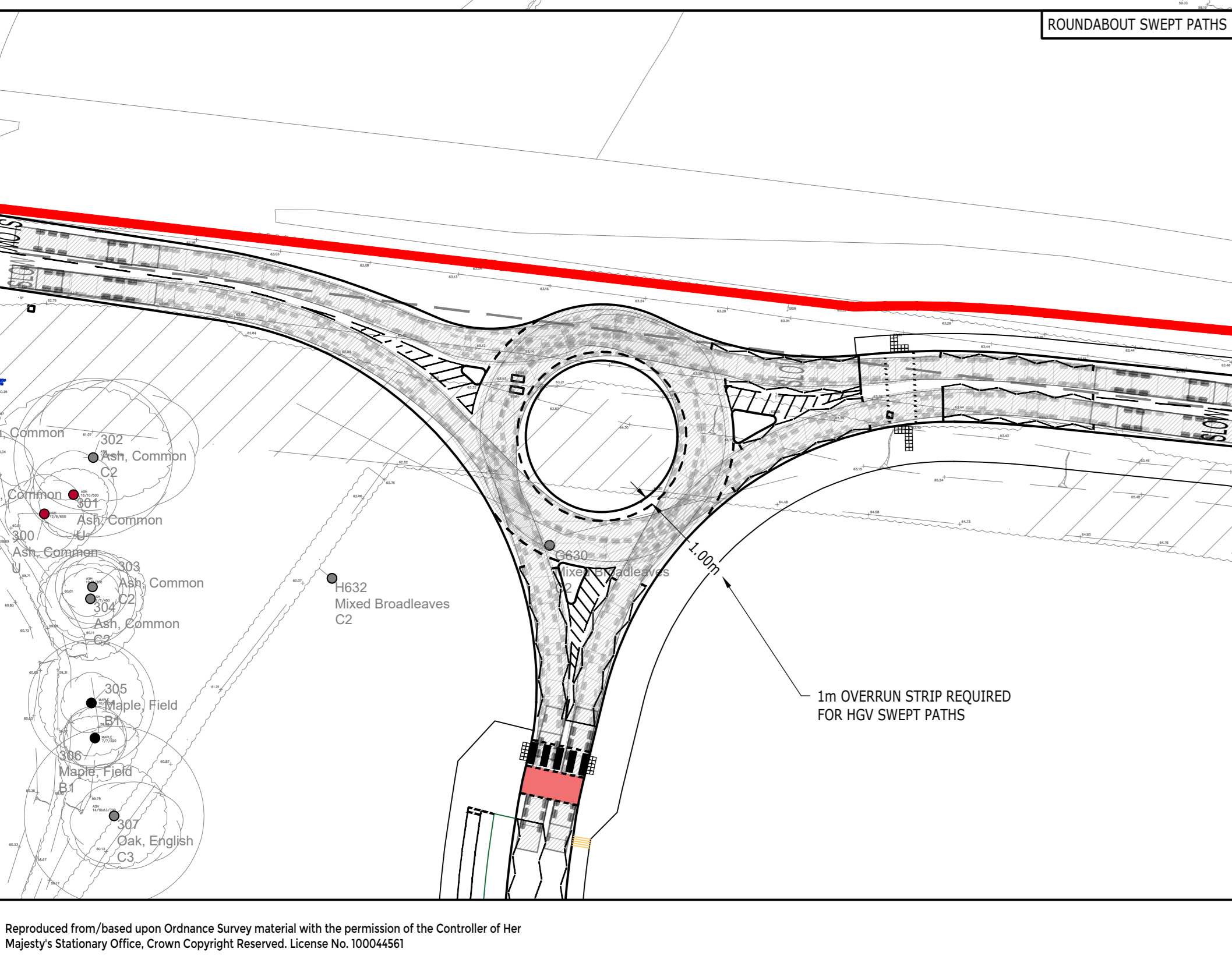
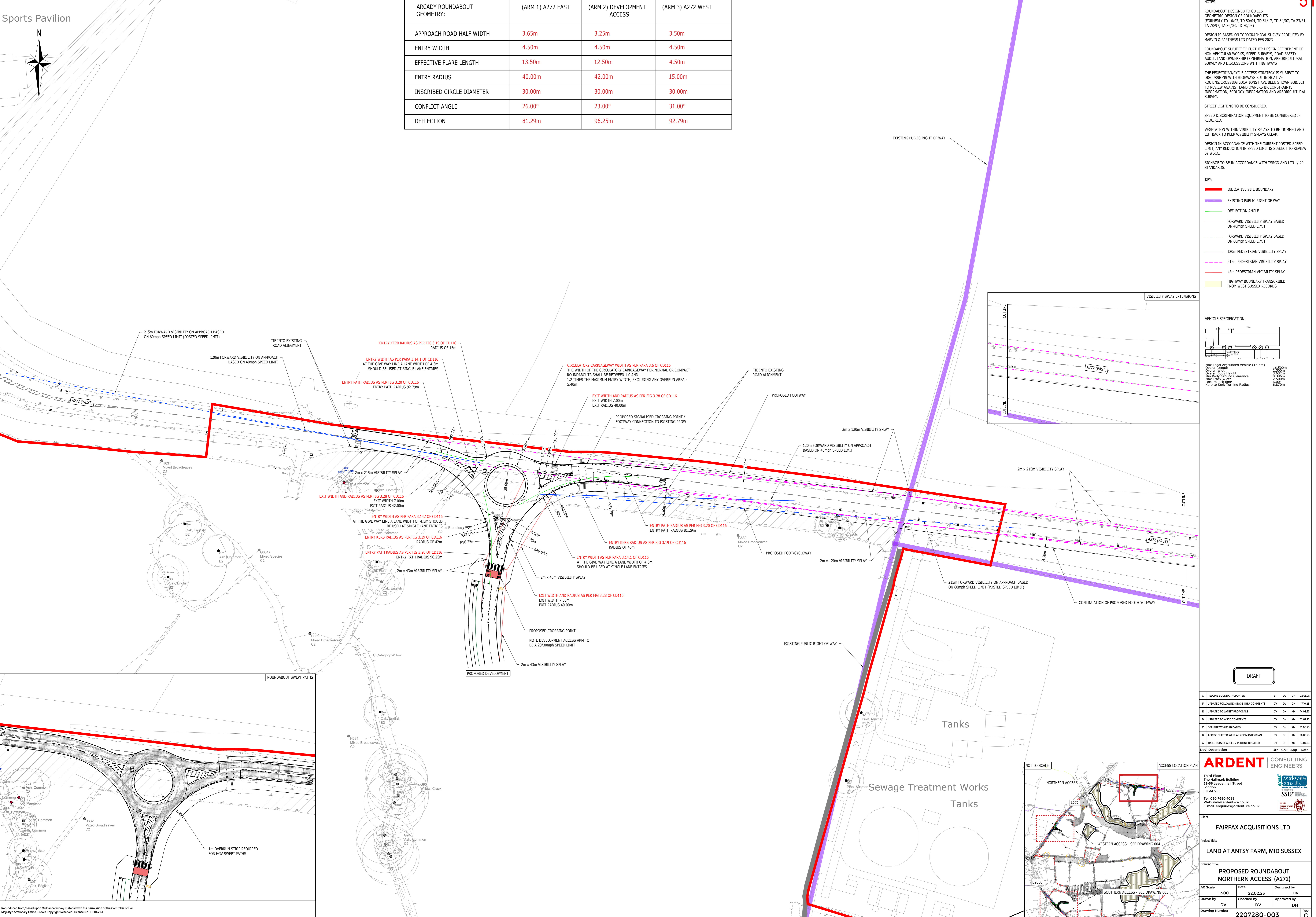
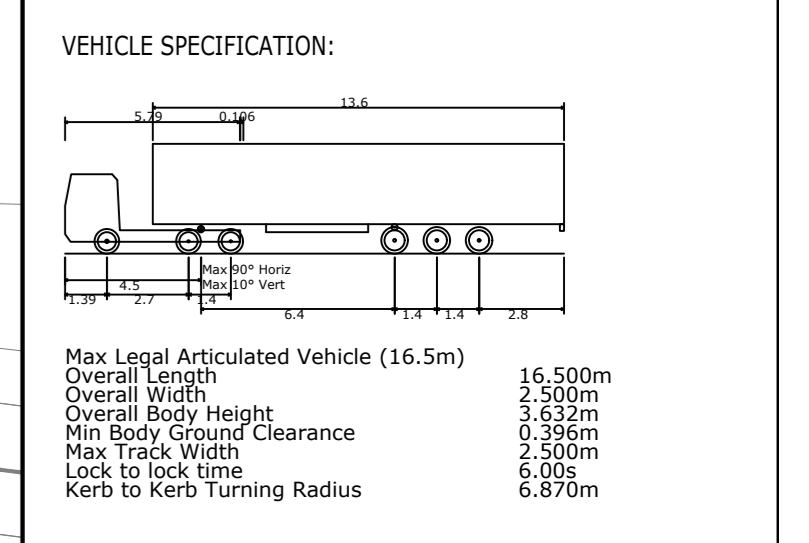
SPEED DISCRIMINATION EQUIPMENT TO BE CONSIDERED IF REQUIRED.

VEGETATION WITHIN VISIBILITY SPLAYS TO BE TRIMMED AND CUT BACK TO KEEP VISIBILITY SPLAYS CLEAR.

DESIGN IN ACCORDANCE WITH THE CURRENT POSTED SPEED LIMIT, ANY REDUCTION IN SPEED LIMIT IS SUBJECT TO REVIEW BY WSCC.

SIGNAGE TO BE IN ACCORDANCE WITH TSERG AND LTN 1/20 STANDARDS.

- KEY:
- INDICATIVE SITE BOUNDARY
  - EXISTING PUBLIC RIGHT OF WAY
  - DEFLECTION ANGLE
  - FORWARD VISIBILITY SPLAY BASED ON 40mph SPEED LIMIT
  - - - FORWARD VISIBILITY SPLAY BASED ON 60mph SPEED LIMIT
  - 120m PEDESTRIAN VISIBILITY SPLAY
  - - - 215m PEDESTRIAN VISIBILITY SPLAY
  - - - 43m PEDESTRIAN VISIBILITY SPLAY
  - HIGHWAY BOUNDARY TRANSCRIBED FROM WEST SUSSEX RECORDS



Revised: 22.02.23

Rev	Description	Drn	Chk	App	Date
C	REDLINE BOUNDARY UPDATED	BT	DV	DW	22.02.23
F	UPDATED FOLLOWING STAGE 1 R&A COMMENTS	DV	DV	DW	17.02.23
E	UPDATED TO LATEST PROPOSALS	DV	DH	KM	14.09.21
D	UPDATED TO WSCC COMMENTS	DV	DH	KM	12.07.21
C	OFF-SITE WORKS UPDATED	DV	DH	KM	18.06.21
B	ACCESS SHIFTED WEST AS PER MASTERPLAN	DV	DH	KM	18.05.21
A	FRESH SURVEY ADDED / REDLINE UPDATED	DV	DH	KM	15.04.21

Rev Description Drn Chk App Date

**DRAFT**

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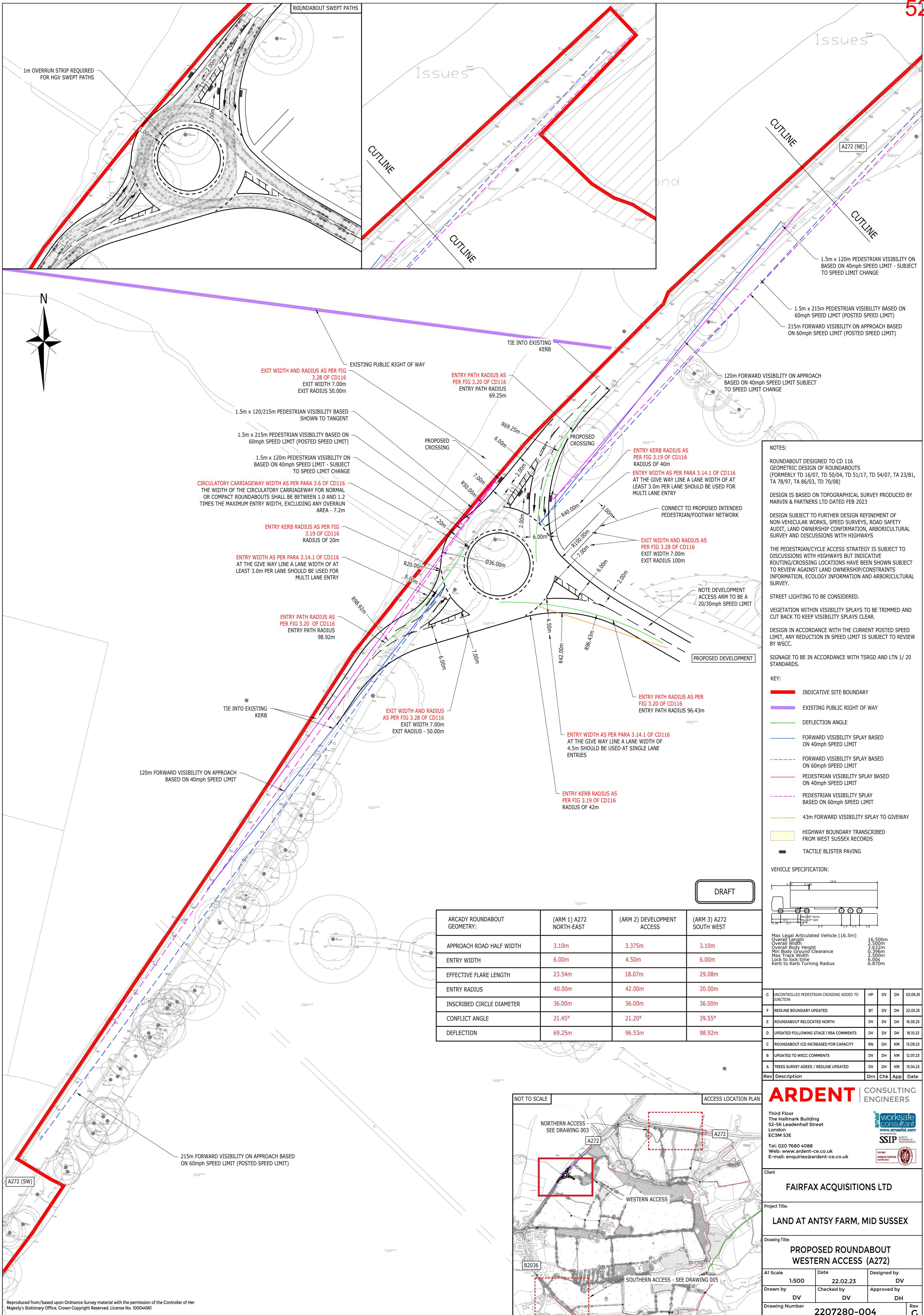
Client: **FAIRFAX ACQUISITIONS LTD**

Project Title: **LAND AT ANTSY FARM, MID SUSSEX**

Drawing Title: **PROPOSED ROUNDABOUT NORTHERN ACCESS (A272)**

AO Scale: 1:500 Date: 22.02.23 Designed by: DV  
 Drawn by: DV Checked by: DV Approved by: DH  
 Drawing Number: 2207280-003 Rev: C

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**NOTES:**

ROUNDABOUT DESIGNED TO CD 116  
 GEOMETRIC DESIGN OF ROUNDABOUTS  
 (FORMERLY TD 16/07, TD 50/04, TD 51/17, TD 54/07, TA 23/81, TA 78/97, TA 86/03, TD 70/08)

DESIGN IS BASED ON TOPOGRAPHICAL SURVEY PRODUCED BY MARVIN & PARTNERS LTD DATED FEB 2023

DESIGN SUBJECT TO FURTHER DESIGN REFINEMENT OF NON-VEHICULAR WORKS, SPEED SURVEYS, ROAD SAFETY AUDIT, LAND OWNERSHIP CONFIRMATION, ARBORICULTURAL SURVEY AND DISCUSSIONS WITH HIGHWAYS

THE PEDESTRIAN/CYCLE ACCESS STRATEGY IS SUBJECT TO DISCUSSIONS WITH HIGHWAYS BUT INDICATIVE ROUTING/CROSSING LOCATIONS HAVE BEEN SHOWN SUBJECT TO REVIEW AGAINST LAND OWNERSHIP/CONSTRAINTS INFORMATION, ECOLOGY INFORMATION AND ARBORICULTURAL SURVEY.

STREET LIGHTING TO BE CONSIDERED.

VEGETATION WITHIN VISIBILITY SPLAYS TO BE TRIMMED AND CUT BACK TO KEEP VISIBILITY SPLAYS CLEAR.

DESIGN IN ACCORDANCE WITH THE CURRENT POSTED SPEED LIMIT, ANY REDUCTION IN SPEED LIMIT IS SUBJECT TO REVIEW BY WSCC.

SIGNAGE TO BE IN ACCORDANCE WITH TSRGD AND LTN 1/ 20 STANDARDS.

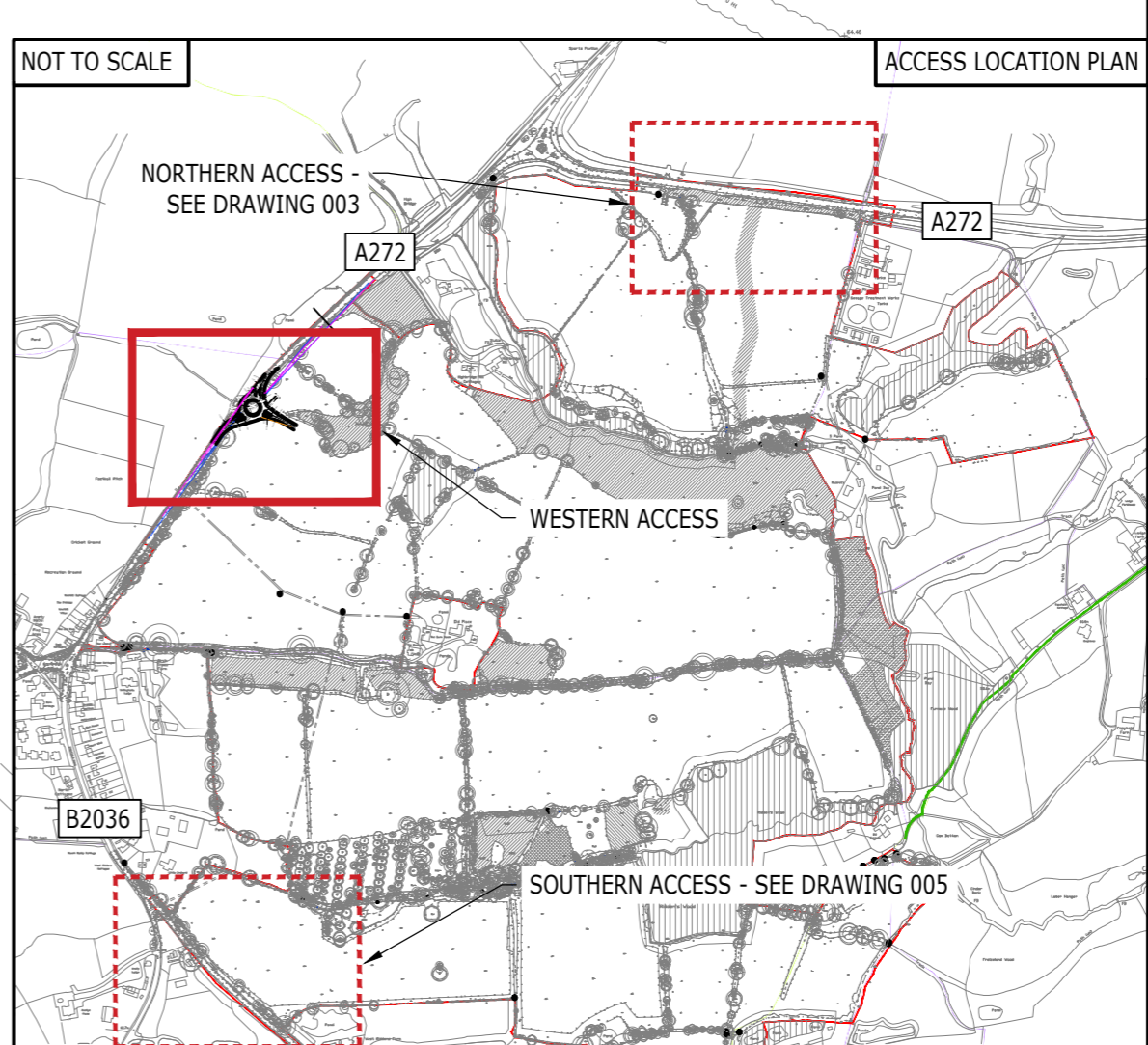
- KEY:**
- INDICATIVE SITE BOUNDARY
  - EXISTING PUBLIC RIGHT OF WAY
  - DEFLECTION ANGLE
  - FORWARD VISIBILITY SPLAY BASED ON 40mph SPEED LIMIT
  - FORWARD VISIBILITY SPLAY BASED ON 60mph SPEED LIMIT
  - PEDESTRIAN VISIBILITY SPLAY BASED ON 40mph SPEED LIMIT
  - PEDESTRIAN VISIBILITY SPLAY BASED ON 60mph SPEED LIMIT
  - 43m FORWARD VISIBILITY SPLAY TO GIVEWAY
  - HIGHWAY BOUNDARY TRANSCRIBED FROM WEST SUSSEX RECORDS
  - TACTILE BLISTER PAVING

**VEHICLE SPECIFICATION:**

Max Legal Articulated Vehicle (16.5m)	16.500m
Overall Length	2.500m
Overall Width	3.632m
Min Body Ground Clearance	0.395m
Max Track Width	2.500m
Lock to lock time	6.09s
Kerb to Kerb Turning Radius	6.870m

ARCADY ROUNDABOUT GEOMETRY:	(ARM 1) A272 NORTH-EAST	(ARM 2) DEVELOPMENT ACCESS	(ARM 3) A272 SOUTH WEST
APPROACH ROAD HALF WIDTH	3.10m	3.375m	3.10m
ENTRY WIDTH	6.00m	4.50m	6.00m
EFFECTIVE FLARE LENGTH	23.54m	18.07m	29.08m
ENTRY RADIUS	40.00m	42.00m	20.00m
INSCRIBED CIRCLE DIAMETER	36.00m	36.00m	36.00m
CONFLICT ANGLE	21.45°	21.20°	39.55°
DEFLECTION	69.25m	96.53m	98.92m

DRAFT



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**worksafe consultant**  
 www.smasstd.com

**SSIP**  
 SPECIALIST INSTITUTE FOR THE SURVEILLANCE OF THE CONSTRUCTION INDUSTRY

Client: **FAIRFAX ACQUISITIONS LTD**

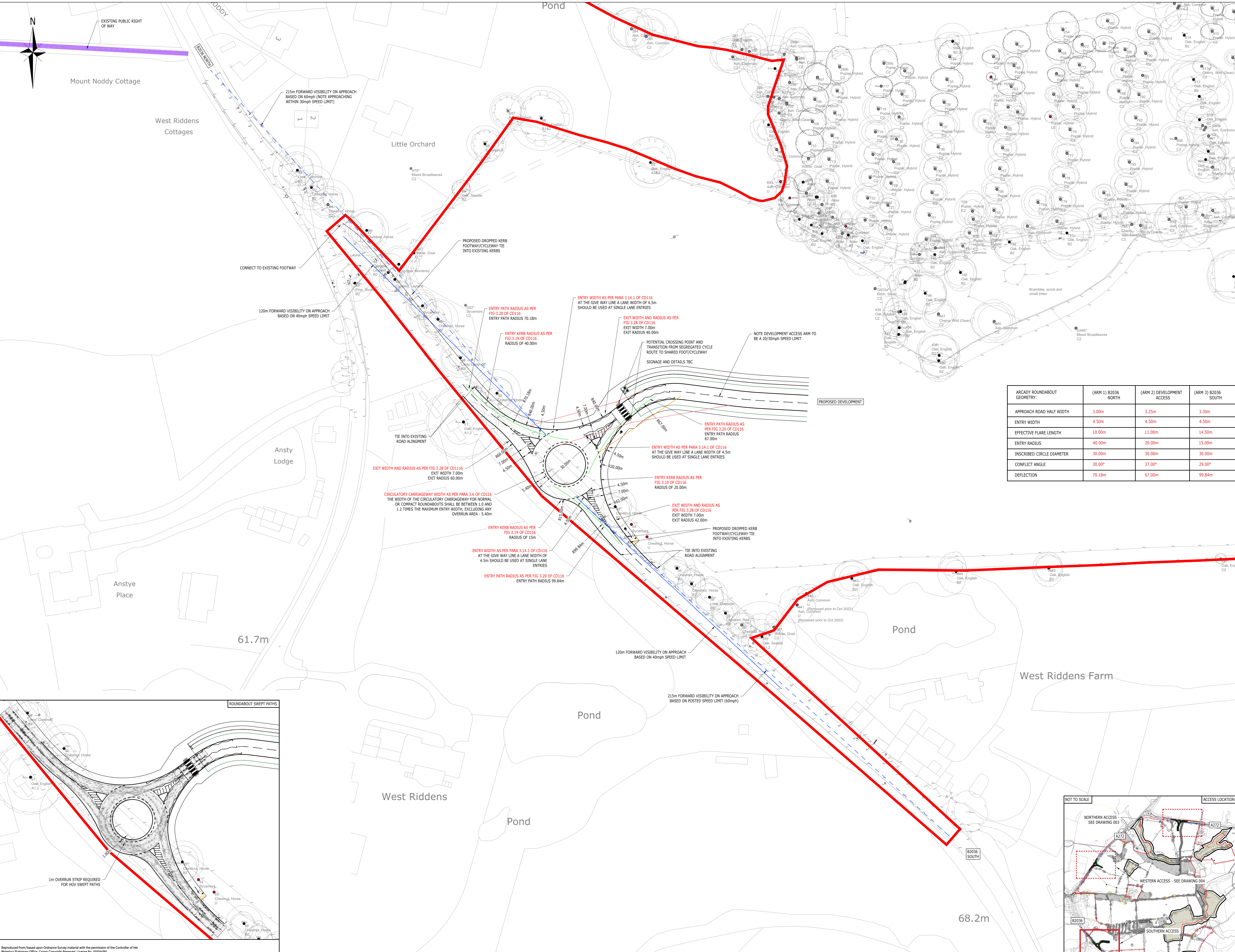
Project Title: **LAND AT ANTSY FARM, MID SUSSEX**

Drawing Title: **PROPOSED ROUNDABOUT WESTERN ACCESS (A272)**

At Scale	Date	Designed by
1:500	22.02.23	DV
Drawn by	Checked by	Approved by
DV	DV	DH

Drawing Number: **2207280-004** Rev **G**

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**NOTES:**

ROUNDABOUT DESIGNED TO CD 116  
 GEOMETRIC DESIGN OF ROUNDABOUTS  
 (FORMERLY TO 16/97, TO 50/94, TO 51/17, TO 54/07, TA 23/81,  
 TA 78/97, TA 86/03, TO 70/08)

DESIGN IS BASED ON TOPOGRAPHICAL SURVEY PRODUCED BY  
 MARVIN & PARTNERS LTD DATED FEB 2023

ROUNDABOUT SUBJECT TO FURTHER DESIGN REFINEMENT OF  
 NON-VEHICULAR WORKS, SPEED SURVEYS, ROAD SAFETY  
 AUDIT, LAND OWNERSHIP CONFIRMATION, ARBORICULTURAL  
 SURVEY AND DISCUSSIONS WITH HIGHWAYS

THE PEDESTRIAN/CYCLE ACCESS STRATEGY IS SUBJECT TO  
 DISCUSSIONS WITH HIGHWAYS BUT INDICATIVE  
 ROUTING/CROSSING LOCATIONS HAVE BEEN SHOWN SUBJECT  
 TO REVIEW AGAINST LAND OWNERSHIP/CONSTRAINTS  
 INFORMATION, ECOLOGY INFORMATION AND ARBORICULTURAL  
 SURVEY.

STREET LIGHTING TO BE CONSIDERED.

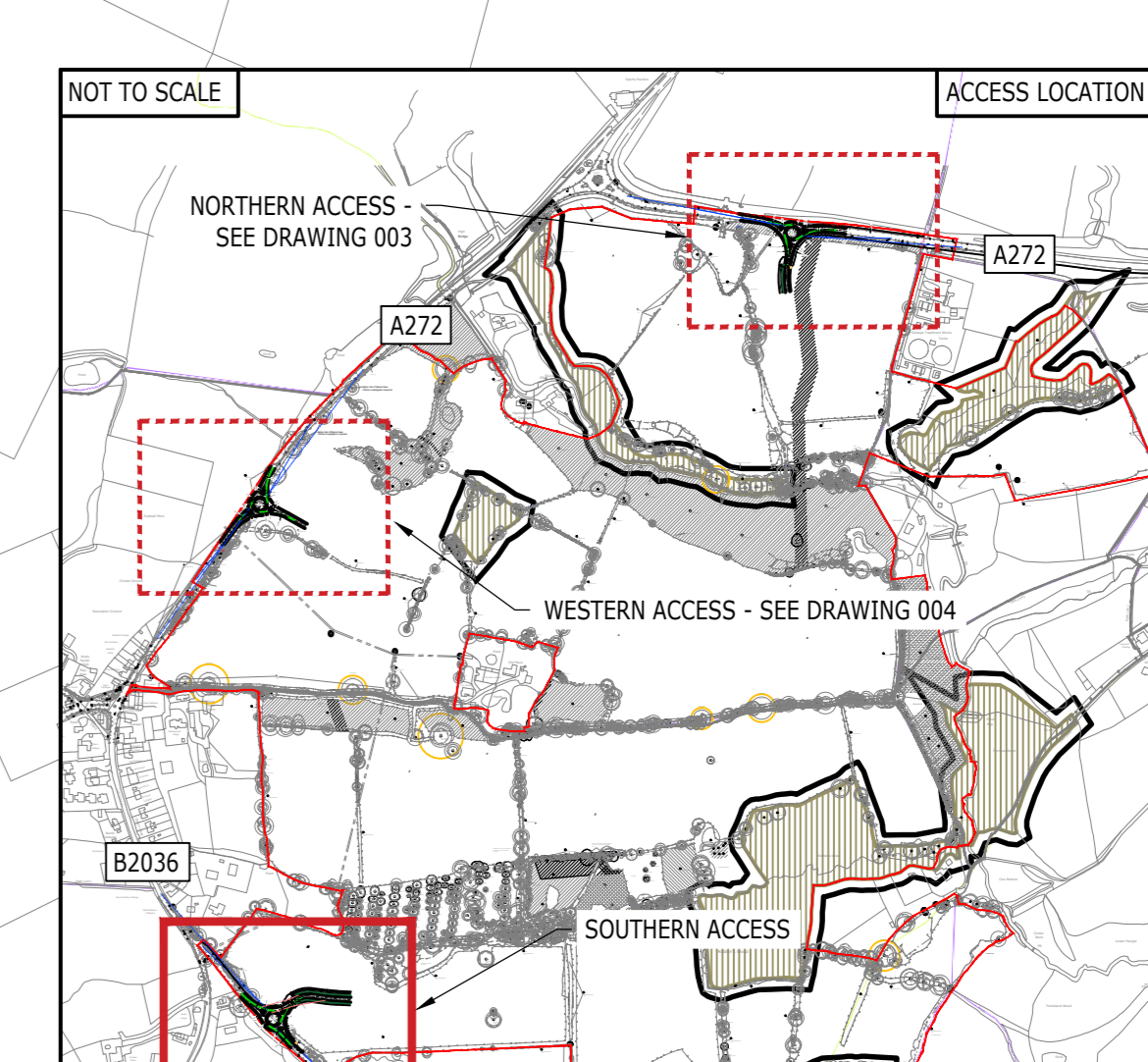
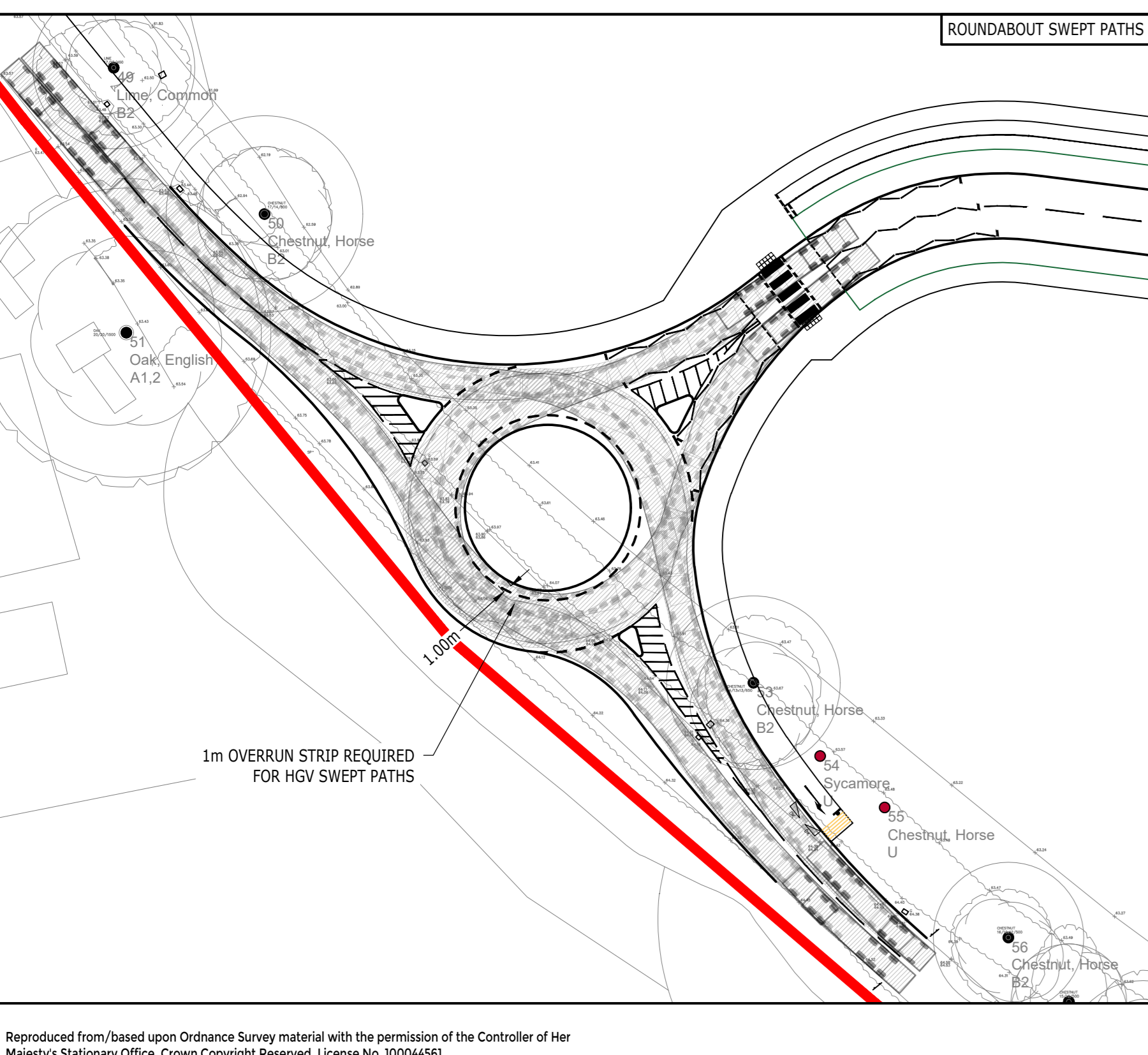
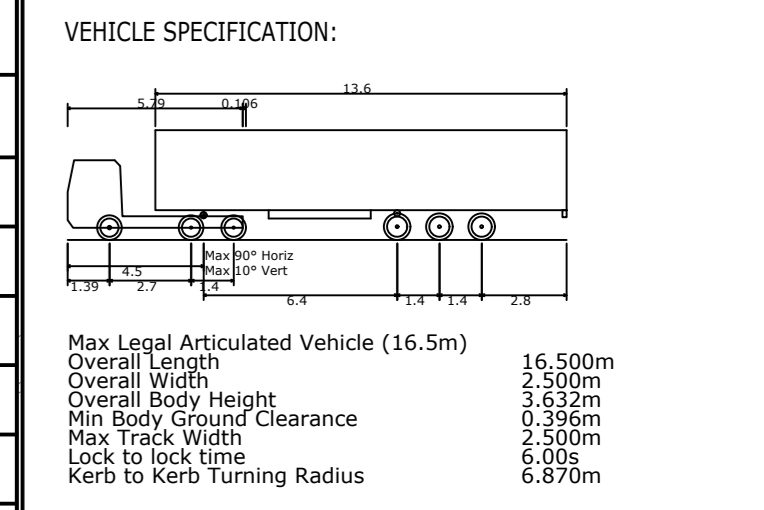
VEGETATION WITHIN VISIBILITY SPLAYS TO BE TRIMMED AND  
 CUT BACK TO KEEP VISIBILITY SPLAYS CLEAR.

DESIGN IN ACCORDANCE WITH THE CURRENT POSTED SPEED  
 LIMIT. ANY REDUCTION IN SPEED LIMIT IS SUBJECT TO REVIEW  
 BY WSSC.

SIGNAGE TO BE IN ACCORDANCE WITH TSGRD AND LTN 1/20  
 STANDARDS.

- KEY:**
- INDICATIVE SITE BOUNDARY
  - EXISTING PUBLIC RIGHT OF WAY
  - DEFLECTION ANGLE
  - FORWARD VISIBILITY SPREAD BASED ON 40mph SPEED LIMIT
  - FORWARD VISIBILITY SPREAD BASED ON 60mph SPEED LIMIT
  - 43m FORWARD VISIBILITY SPREAD
  - 43m PEDESTRIAN VISIBILITY SPREAD
  - HIGHWAY BOUNDARY TRANSCRIBED FROM WEST SUSSEX RECORDS

ARCADY ROUNDABOUT GEOMETRY:	(ARM 1) B2036 NORTH	(ARM 2) DEVELOPMENT ACCESS	(ARM 3) B2036 SOUTH
APPROACH ROAD HALF WIDTH	3.00m	3.25m	3.30m
ENTRY WIDTH	4.50m	4.50m	4.50m
EFFECTIVE FLARE LENGTH	10.00m	11.00m	14.50m
ENTRY RADIUS	40.00m	20.00m	15.00m
INSCRIBED CIRCLE DIAMETER	30.00m	30.00m	30.00m
CONFLICT ANGLE	30.00°	37.00°	29.00°
DEFLECTION	70.18m	67.00m	99.84m



**DRAFT**

Rev	Description	Drn	Chk	App	Date
E	REDLINE BOUNDARY UPDATED	BT	DV	DH	21.05.23
D	UPDATED FOLLOWING STAGE 1 ISA COMMENTS	DV	DV	DH	17.10.21
C	CYCLE ROUTE EXTENDED ALONG SOUTHERN ARM	ADS	DH	KM	28.09.23
B	UPDATED TO WSSC COMMENTS	DV	DH	KM	12.07.23
A	FREES SURVEY ADDED / REDLINE UPDATED	DV	DH	KM	15.04.23

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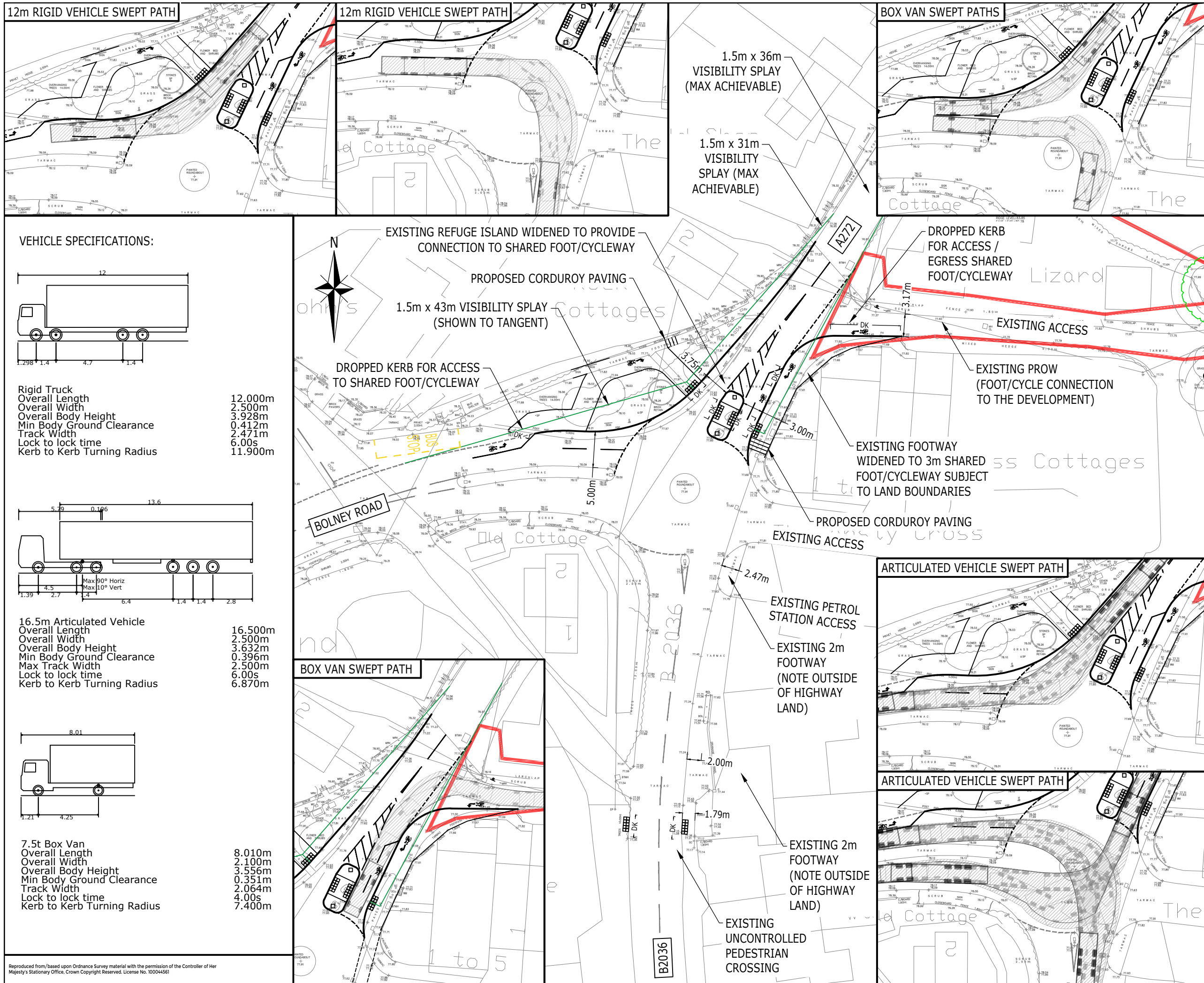
Client: **FAIRFAX ACQUISITIONS LTD**

Project Title: **LAND AT ANSTY FARM, MID SUSSEX**

Drawing Title: **PROPOSED ROUNDABOUT SOUTHERN ACCESS (B2036)**

AO Scale: 1:500 Date: 22.02.23 Designed by: DV  
 Drawn by: DV Checked by: DV Approved by: DH  
 Drawing Number: 2207280-005 Rev: E

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**VEHICLE SPECIFICATIONS:**

<b>12m Rigid Truck</b>	Overall Length	12.000m
	Overall Width	2.500m
	Overall Body Height	3.928m
	Min Body Ground Clearance	0.412m
	Track Width	2.471m
	Lock to lock time	6.00s
	Kerb to Kerb Turning Radius	11.900m

<b>16.5m Articulated Vehicle</b>	Overall Length	16.500m
	Overall Width	2.500m
	Overall Body Height	3.632m
	Min Body Ground Clearance	0.396m
	Max Track Width	2.500m
	Lock to lock time	6.00s
	Kerb to Kerb Turning Radius	6.870m

<b>7.5t Box Van</b>	Overall Length	8.010m
	Overall Width	2.100m
	Overall Body Height	3.556m
	Min Body Ground Clearance	0.351m
	Track Width	2.064m
	Lock to lock time	4.00s
	Kerb to Kerb Turning Radius	7.400m

**NOTES:**

THE PEDESTRIAN/CYCLE ACCESS STRATEGY IS SUBJECT TO DISCUSSIONS WITH HIGHWAYS BUT INDICATIVE ROUTING/CROSSING LOCATIONS HAVE BEEN SHOWN SUBJECT TO REVIEW AGAINST LAND OWNERSHIP/CONSTRAINTS INFORMATION, ECOLOGY INFORMATION AND ARBORICULTURAL SURVEY.

VISIBILITY SPLAYS SUBJECT TO SPEED LIMIT CHANGE AND DISCUSSIONS WITH HIGHWAYS.

SIGNAGE TO BE IN ACCORDANCE WITH TSRGD AND LTN/1 20 STANDARDS.

**KEY:**

- INDICATIVE SITE BOUNDARY TO BE CONFIRMED
- HIGHWAY BOUNDARY TRANSCRIBED FROM MID SUSSEX RECORDS


DRAFT

D	ADDITIONAL ARTICULATED VEHICLE TRACKS ADDED	BT	BT	DH	15.05.25
C	ARTICULATED VEHICLE TRACKS ADDED	DV	DV	DH	29.04.25
B	UPDATED FOLLOWING STAGE 1 RSA COMMENTS	DV	DV	DH	17.10.23
A	UPDATED TO ALLOW 5m ENTRY WIDTH	DV	DV	DH	22.09.23
Rev	Description	Drn	Chk	App	Date

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E-mail: enquiries@ardent-ce.co.uk


Client  
**FAIRFAX ACQUISITIONS LTD**

Project Title:  
**LAND AT ANTSY FARM, MID SUSSEX**

Drawing Title:  
**PROPOSED CYCLE CONNECTIONS  
A272 / BOLNEY ROAD / B2036**

A3 Scale	Date	Designed by
1:500	03.08.23	DV
Drawn by	Checked by	Approved by
DV	DV	KM
Drawing Number	Rev D	
2207280-007		

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KEY:

- INDICATIVE PROPERTY BOUNDARY
- DEVELOPING CYCLE ROUTE
- EXISTING BRIDLEWAY
- EXISTING FOOTPATH
- NEW BRIDLEWAY

55



Rev	Description	By	Chk	App	Date
A	REVISED FROM STRATEGY	HP	CH	DM	20/03/24

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Client:  
**FAIRFAX ACQUISITIONS LTD**

Project Title:  
**LAND AT ANTSY FARM, MID SUSSEX**

Drawing Title:  
**PROPOSED PUBLIC RIGHT OF WAY IMPROVEMENTS PLAN**

AO Scale:	1:2000	Date:	26.03.2024	Designed by:	HP
Drawn by:	HP	Checked by:	35	Approved by:	DH
Drawing Number:	2207280-014				