

3 November 2023  
23.11.03 - AGC - Outline Application Cover Letter



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Dear Sirs,

**LAND EAST OF ANSTY – PROPOSED NEW GARDEN COMMUNITY  
Submission of Outline Planning Application**

On behalf of our clients Fairfax Acquisitions Ltd and the Norris Family, we have pleasure submitting an outline planning application for a new garden community on land East of Ansty village.

The proposed description for the outline planning application is as follows:

*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*

The requisite suite of planning application plans and technical documents to enable validation of the application have been fully prepared and comprise the following:

Document	Prepared by	Reference Number
Planning Application Forms	Savills	Via Planning Portal
Planning Statement	Savills	
Design and Access Statement	fabrik	
Concept Masterplan	fabrik	D3012-FAB-00-XX-DR-Y-009
Access and Movement Parameter Plan	fabrik	D3012-FAB-00-XX-DR-Y-036
Land Use Parameter Plan	fabrik	D3012-FAB-00-XX-DR-Y-039
Density Parameter Plan	fabrik	D3012-FAB-00-XX-DR-Y-045
Building Heights Parameter Plan	fabrik	D3012-FAB-00-XX-DR-Y-040
Green Infrastructure Parameter Plan	fabrik	D3012-FAB-00-XX-DR-Y-037
Site Boundary Parameter Plan	fabrik	D3012-FAB-00-XX-DR-Y-038
Combined Site Boundaries	fabrik	D3012-FAB-00-XX-DR-Y-054
Energy and Sustainability Statement	NRG Consulting	PP2153/LEA/ESS/202310-RT

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Health Impact Assessment	Savills	Land East of Ansty_HIA_V3
Built Heritage Statement	Turley Heritage	FAIH3019
Transport Assessment	Ardent Consulting Engineers	2207280-R09
Framework Travel Plan	Ardent Consulting Engineers	2207280-R10
Preliminary Mineral Resource Assessment	Yellow Sub Geo Ltd	P21367_R3_Rev1
Flood Risk Assessment and Outline Drainage Strategy	Yellow Sub Geo Ltd	P21367_R5_Rev1
Arboricultural Impact Assessment	Arbortrack Systems Ltd	jwmb/rpt3/ landeastofcuckfieldrd/AIAAMS
Tree Protection Plan	Arbortrack Systems Ltd	
Environmental Statement Volume 1: Non-Technical Summary	Temple Group	
Environmental Statement Volume 2: Chapters 1-15 1) Introduction 2) The Site 3) EIA Methodology 4) Alternatives 5) The Proposed Development & Construction Overview 6) Socio-Economics 7) Traffic & Transport 8) Air Quality 9) Noise & Vibration 10) Agriculture & Soils 11) Ecology & Biodiversity 12) Climate Change Mitigation & Adaptation 13) Built Heritage 14) Effect Interactions 15) Residual Effects & Conclusions	Temple Group & technical subject specialists	
Environmental Statement Volume 3: Landscape and Visual Impact Assessment	fabrik	D3012
Economic Statement	Volterra	October 2023
Agricultural Land Classification and Circumstances	Kernon Countryside Consultants Limited	KCC3307
Archaeological Desk-Based Assessment	Archaeology South East	2022301
Statement of Community Involvement	Cavendish	November 2023
Sports Facilities Provision Statement	Consult QRD	RG/1157/2023
Transport Assessment	Ardent Consulting Engineers	2207280-R09

Framework Travel Plan	Ardent	2207280-R10
Designers Response (Northern Access)	Ardent	2207280-R13
Designers Response (Western Access)	Ardent	2207280-R14
Designers Response (Southern Access)	Ardent	2207280-R15
Designers Response (A272 Cycle Scheme)	Ardent	2207280-R16
Designers Response (A272 Toucan)	Ardent	2207280-R17
Designers Response (Ardingly Road Mini Roundabout scheme)	Ardent	2207280-R18
Designers Response (Bolney Mini scheme)	Ardent	2207280-R19

The requisite planning application fee will be paid directly by our clients to the planning portal at submission.

### **The Applicant**

The listed applicants for the planning application are jointly Fairfax Acquisitions Ltd. and The Norris Family. Due to character limits within the application forms it has not been possible to list there all the individual members of the Norris family and as such we can confirm here that the 'Norris Family' comprises Liz Norris, Melanie Skinner, Sophia Codrington and Richard Norris. The Norris Family are the legal owners of the land and Fairfax Acquisitions benefit from a promotion agreement on the landholding.

### **Environmental Impact Assessment**

It has not been possible to formally scope the extent of the Environmental Statement (ES) in advance of submission of this planning application. As such the applicants' EIA advisors, Temple Group, have exercised their professional judgement on the appropriate scope of the ES. It is however appreciated that MSDC will need to undertake their own scoping assessment on receipt of the submission documents and we await confirmation as to whether MSDC are satisfied that the scope provided is appropriately comprehensive and robust.

### **Parkland Reserve Planning Application**

In tandem with this outline planning application and separate detailed planning application has been lodged for the change of use of 103ha of agricultural land and woodland north of Ansty and south and west of Cuckfield to a Parkland Reserve providing ongoing management regimes, including biodiversity net gain, rewilding, and far greater public access. It is intended that the delivery of this will be legally tied to the delivery of these garden community proposals and both permissions would be linked via either planning condition or a Section 106 legal agreement.

We look forward to receiving your confirmation of validation of this application and to engaging with your allocated planning officer. Should you have any queries on the submission package please do not hesitate to contact the writer.

Yours faithfully,

