

Our Reference: T4166

27<sup>th</sup> May 2025

FAO: Steve Ashdown - Head of Development Management  
Planning Services, Mid Sussex District Council  
Oaklands Road,  
Haywards Heath,  
West Sussex, RH16 1SS

**Dear Steve,**

**DM/23/2866: Ansty Garden Community – Revised Information for Planning Application-  
Environmental Impact Assessment (EIA) Statement of Conformity (SoC) Letter**

1. In November 2023, Fairfax Acquisitions Ltd ('the Applicant') submitted an outline planning application (all matters reserved except for access) for the redevelopment of land to the east of Ansty ('the Site'). to create a new Garden Community, ('the Proposed Development'). Planning application reference: DM/23/2866.
2. The Proposed Development includes 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.
3. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, SI 2017/571 (as amended) ("the EIA Regulations") an Environmental Impact Assessment (EIA) was undertaken, and an Environmental Statement (ES) was prepared by Temple Group Ltd ('Temple'), on behalf of the Applicant, and submitted in support of this application.
4. Following submission of the outline planning application, in response to on-going consultations with the Highways Authority, a revised access arrangement is proposed for the western access to the Site, off the A272, to ensure appropriate visibility splays are achieved.
5. This revision proposes the movement of the western access by 100 metres along the A272, in a northeasterly direction away from the village of Ansty. A minor amendment to some of the parameter plans is also required to connect the repositioned western access to the internally road layout within the Site, which otherwise remain unaltered.
6. The description of the development for the planning application remains unchanged, and no changes are proposed in relation to the parallel planning application DM/23/2867 for the change of use of farmland and woodland to parkland reserve.



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7. This minor revision does however require an amendment to the redline boundary to incorporate the additional northeastern element of the A272, and this redline boundary change, and the relocation of the western access, is then shown on the updated Concept Masterplan and parameter plans. These drawings which formed the basis of the EIA as listed in Vol 2, Chapter 5, Table 5.1 of the ES, are listed below, with the amended drawing references included in the right hand column. There are no other changes to the parameters shown on these drawings and assessed within the ES, other than this amendment to the redline boundary and the repositioning of the western access and its connection to the internal road network.

Drawing Title	Original ES Drawing reference	Amended Drawing reference
Concept Masterplan	D3102-FAB-00-XX-DR-Y-009	D3012-FAB-00-XX-DR-Y-009_DI12
Access and Movement Parameter Plan	D3102-FAB-00-XX-DR-Y-036	D3012-FAB-00-XX-DR-Y-036_DI12
Green Infrastructure Parameter Plan	D3102-FAB-00-XX-DR-Y-037	D3012-FAB-00-XX-DR-Y-037-DI10
Site Boundary Parameter Plan	D3102-FAB-00-XX-DR-Y-038	D3012-FAB-00-XX-DR-Y-038-DI08
Land Use Parameter Plan	D3102-FAB-00-XX-DR-Y-039	D3012-FAB-00-XX-DR-Y-039-DI13
Building Heights Parameter Plan	D3102-FAB-00-XX-DR-Y-040	D3012-FAB-00-XX-DR-Y-040-DI13
Density Parameter Plan	D3102-FAB-00-XX-DR-Y-045	D3012-FAB-00-XX-DR-Y-045_DI12

8. This EIA Statement of Conformity Letter ('EIA SoC) considers this revised information in the context of its implications for the submitted ES.
9. The 2023 ES was produced in November 2023 and took note of relevant policy and guidance at the time. There have not been any material changes to legislation, policy or guidance for the technical assessments undertaken within the ES that would materially affect the assessments or residual effects presented in the 2024 ES. In the context of the revised information, the existing assessments can be considered valid in terms of the legislation, policy and guidance applied.
10. The baseline for the ES was determined from the conditions on and surrounding the Site from 2022 to 2023. The baseline conditions in the intervening period are not considered to have materially changed from those assessed and the baseline assessed in the 2023 ES. There have also been no changes to the list of committed developments considered as part of the cumulative effects assessments presented in the ES, that have the potential to materially change the conclusions of the ES. In view of the above, it is considered that the baseline can still be considered representative and valid in the context of the revised information and the assessment of cumulative effects remains valid.
11. The proposed revision relates to the relocation of the western access to the Site, which itself involves the minor movement of the proposed western access, 100m along the A272. This does not change the overall location, nature and scale of the Proposed Development, it does not change the other parameters assessed, nor does it result in a change in vehicle trips. Therefore,



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the residual effects and conclusions associated with the technical topics considered in the ES (including in relation to likely significant effects and mitigation) are considered to remain valid and unchanged in the context of the proposed revision.

12. It should be noted that the original access arrangement off the A272 required the removal of 6 trees (5 x 'B' category and 1 x 'C' category trees) and the partial removal of a group of 'B' category trees (G10), whereas the revised access arrangement only requires the removal of 4 'C' category trees, i.e. trees 71, 72, 82 & 310. Although this is not considered significant in the context of the EIA/ES, this is considered an improvement in terms of tree losses and is considered in more detail within an updated Arboricultural Impact Assessment & Method Statement (dated May 2025).
13. In conclusion, the minor revision to the location of the western access to the Site is considered to be within the scope of the original ES, which remains relevant for assessing the likely significant environmental effects arising from the Proposed Development. The conclusions within the ES in relation to likely significant effects, residual effects and mitigation remain valid. Furthermore, the ES is considered to remain comprehensive, enabling informed decision-making, and can be relied upon by the planning authority when determining the planning application.

Yours sincerely,



**Mark Skelton**

On behalf of Temple Group Ltd

cc. Fairfax Acquisitions Ltd

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## temple

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