

15 August 2025



Mr Steve Ashdown  
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Dear Steve,

**DM/23/2866 - Land East Of Ansty, Cuckfield Road, Ansty, West Sussex**

*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 (including DM/23/2866 – Proposed Parkland Reserve)*

I write in relation to the above live planning application following your conversation with our clients, and have pleasure providing clarifications and confirmation on the two key points which have been raised.

*High Weald National Landscape*

We note comments received from the High Weald Joint Advisory Committee in respect of perceived impacts to the setting of the HWNL as a result of these proposals. Accordingly we herewith submit amended plans (as follows) which address the concerns raised:

- Concept Masterplan – D3012-FAB-00-XX-DR-Y-009\_DI13
- Parameter Plan – Access & Movement - D3012-FAB-00-XX-DR-Y-036\_DI13

It is noted that there is some disagreement on the intervisibility between the site and the HWNL and clearly this is a matter ultimately for professional expert opinion, albeit the illustrative masterplan has been founded on a landscape led approach with the master planners being cognisant of maintaining a sensitive landscaped buffer where the site is closest to the HWNL boundary. It is self evident that a scheme of this scale will have some landscape impact and we are not looking to hide from that. We note their concerns about the parameter plans and are happy to engage in further discussions about the formal status of these

We also note comments on the proposed Toucan crossing providing links across the A272 Cuckfield Road, and can confirm that has now been removed from the illustrative masterplan.

We also note concerns over the proposed cycleway leading from the main site to the proposed parkland reserve and through ancient woodland. This has also been removed from those proposals and the updated masterplan from Davies Landscape Architects confirms this.



## Gypsy & Traveller Provision

Policies DP30 and DP33 of the adopted Mid Sussex District Plan identify the need for Gypsy and Traveller provision to address some of the need identified most recently in the 2022 Gypsy and Traveller Accommodation Assessment (GTAA).

Given the scale of proposed development, we understand that officers have identified that Land East of Ansty should be classified as a strategic site, and therefore Policy DP30 is relevant to the application

Policy DP30 identifies that development on strategic sites will be required to provide permanent pitches for Gypsies and Travellers, or *“the provision of an equivalent financial contribution towards off-site provision (or part thereof if some on-site provision is made) if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale, commensurable with the overall scale of residential development proposed by the strategic development”*.

Discussions with officers have identified that the scale of the development proposed would result in the requirement for three Gypsy and Traveller pitches to be provided as a result of the proposals. Indeed the 2022 GTAA identifies a need for three permanent pitches to be delivered to meet the identified need in Mid Sussex District.

Given the requirements of Policy DP30 and DP33, it is accepted that policy DP30 is engaged. However, in this instance it is felt most appropriate for the these proposals to agree a financial contribution towards Gypsy & Traveller pitches being delivered off-site, as opposed to the delivery of pitches on-site.

At this stage the master planning is only illustrative however detailed work has been undertaken to ensure that the site can accommodate all of the development being proposed. The site is however not without its physical restrictions and Fairfax do not believe that there is sufficient capacity within the development site to accommodate the Gypsy and Traveller pitches as well.

The site has been thoroughly examined in the preparation of this application by a number of technical consultants. The illustrative layout proposed has been derived from analysing and assessing a number of constraints, including potential visual impacts, site topography, areas on site at risk of flooding, the existing Public Rights of Way, the adjacent heritage assets and the adjacent waste water treatment works. Detailed analysis has ensured that the delivery of appropriate access into the site can be achieved safely in the locations identified, along with the provision of on-site facilities such as the school, local centre, sports facilities, and allotments, along with the necessary quantum of dwellings, commercial space, and public open space. All of the above have then been considered in the context of balancing the precise locations of development within the site to enable the best possible scheme to come forward. Provision of further on-site development will be to the detriment of the scheme that has been prepared and may necessitate development in an area of the site that would not be appropriate.

The policy wording of DP30 allows for financial contributions to be made where suitable, available and achievable sites can be provided. Site DPSC3 of the emerging District Plan 2021-2039 (*Land to the South of Reeds Lane, Sayers Common*) identifies as part of its proposed site allocation that 6 pitches will be delivered. There are also a number of other existing sites within the District that could be suitable for expansion

A similar position has been addressed in regard to application DM/23/2699 (Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead). As part of the Officer report it has been identified that whilst limited weight can be given to emerging policy DPSC3: Land to the South of Reeds Lane, Sayers Common, the Council are understood to be exploring the possibility of existing sites within the District. Whilst there remains uncertainty around the emerging Local Plan and its allocations whilst it can be seen that other options are available to MSDC to meet the identified need. This approach was accepted in the Imberhorne scheme, and an off-site contribution, secured by the S106 Legal Agreement.



Accordingly, Fairfax propose to make the necessary gypsy and traveller provision via a financial contribution through a legal agreement.

We trust this letter assists in responding to the queries raised and look forward to discussing matters further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "G Wilson", with a stylized flourish at the end.

**Graham Wilson**  
Associate

Encs.