



ROBINSON ESCOTT PLANNING LLP



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

DOWNE HOUSE, 303 HIGH STREET, ORPINGTON, KENT BR6 0NN. TEL: 01689 836334 FAX: 01689 878091
email: enquiries@replanning.co.uk website: www.replanning.co.uk

Head of Economic Promotion & Planning
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

19 August 2015

OUR REF: JE/CN/13/223/FD

Dear Mrs Tester,

**LAND TO THE NORTH OF BIRCHEN LANE, HAYWARDS HEATH,
WEST SUSSEX RH16 1RZ**

I enclose on behalf of my clients, Messrs Crest Nicholson Operations Ltd, a revised Outline planning application for residential development of up to 40 houses on land to the north of Birchen Lane, Haywards Heath, West Sussex RH16 1RZ. My clients' cheque for £18,382 is being sent to you under separate cover.

The application is submitted in Outline form with only means of access to be considered at this stage. The application seeks to establish the principle of residential development of up to 40 dwellings on the land, together with the principle of access to that development from Gatesmead. Matters of appearance, landscaping, layout and scale are reserved for subsequent approval.

As you may be aware, a previous application for residential development on the land for up to 48 dwellings was refused planning permission by the Council under reference 14/04475 on the 31st March 2015. An appeal has been lodged against this decision and a Local Inquiry is scheduled for February 2016. There were two reasons for refusal relating, firstly, to the effect of the proposed development on the setting of the Listed Building at Sunte House and, secondly, the effect of the proposed development on a Medieval Assart landscape.

Since refusal of the application, further discussions have been held with your Officers and also with Historic England and the County Archaeological Advisor. As a result of these discussions, the application proposal has now been revised to remove all new housing from the southern field adjacent to Sunte House and to amend the proposed access road arrangements within the southern field.

As a consequence of these changes, Historic England has now confirmed that it withdraws its objection to the proposed development. The County Archaeological Advisor has also confirmed that the revision significantly lessens the alleged impact on the Medieval Assart landscape with the southern field now remaining as part of the historic landscape context for Sunte House.



All of the reports that supported the previous application have now been updated and amended where necessary. Additionally, further survey work has been done in relation to ecological matters and further transport modelling work has been done. The conclusion of all of the assessments is that there are no sound and defensible reasons planning permission to be refused.

The Council has previously acknowledged that the site is in a sustainable and accessible location and is well related to existing development within Haywards Heath. It has also acknowledged that significant planning benefits would arise from the application proposal given the current situation in the District in relation to the absence of a five year housing land supply.

I am aware that the Council has recently published the draft Mid Sussex District Plan which promotes a strategy of bringing forward new housing sites in the District through Neighbourhood Plans. I am also aware that formal objections have been lodged to this strategy on the grounds that the District Plan would not provide the certainty that the District's objectively assessed housing need will be met.

In the light of the discussions that have taken place with your Officers and other parties and in view of the fact that the revised scheme plainly addresses and overcomes the two reasons for refusal of the earlier proposal, I trust that the application can now be viewed positively and proceed to an early committee determination with a recommendation that planning permission be granted.

Should there be any matters that you feel require further discussion or clarification then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'John Escott', written over a horizontal line.

John Escott
ROBINSON ESCOTT PLANNING
Email: fiona@replanning.co.uk

*List of Application Plans & Documents enclosed:

Site Location Plan	1020660_500_Rev7
Aerial Red Line Plan	1020660_503_Rev4
Developable Area Parameter Plan	1020660_505_Rev8
Development Parameter Plan	1020660_506_Rev12
Indicative Site Layout Plan Masterplan	1020660_501_Rev23
Indicative Buildings by Tenure Plan	1020660_507_Rev5
Indicative Parking Allocation Plan	1020660_508_Rev5
Accommodation Schedule	1020660_Rev23



Planning Statement
Design & Access Statement including Statement of Community Involvement
Planning Obligations Statement
Affordable Housing Statement
Transport Statement & Appendices
Flood Risk Assessment
Utilities Assessment
Hydraulic Modelling Report
Sustainability Statement
Ecological Assessment
Landscape & Visual Impact Assessment
Heritage Assessment
Arboricultural Assessment
Foul Sewerage & Utilies Assessment