

**Contact:**  
Chris Tunnell 01444 477322, Fax: 01444 477507  
email: chris.tunnell@midsussex.gov.uk

**Your Ref:**  
**Our Ref:** CT/LM

**Date:**  
6<sup>th</sup> February 2017

The Earl of Lytton  
Lawrence Foote and Partners (London) Limited  
21 Arlington Street  
London  
SW1A 1RN

By email: john.lytton@lfpltd.com

Dear Lord Lytton

I refer to your letter of 1<sup>st</sup> February sent to Mr Jonathan Bore, the Plan Inspector for the Mid Sussex District Plan Examination, and copied to me.

I am, of course, aware of the position your site from our discussions when we met last year and our email exchanges. I am also aware of the history of this site and its failure to make progress from the period 2000-10 onwards.

Without prejudice to any decision by the Council on allocation, the Council will work courteously and collaboratively with landowners or developers to ascertain whether a site is suitable, available and achievable. It must satisfy itself that there is reasonable chance of the site being able to deliver housing within the plan period. To meet its needs to be able to maintain a rolling 5 year land supply the Council also needs to be able to address concerns expressed by other developers as to the deliverability of any site.

There are a number of issues which require relatively high level resolution before we can properly consider the site for allocation. These include:

- The issue of sewage capacity (raised in relation to Pease Pottage, so still a live issue).
- Transport (the 2009 'At Crawley' study suggested the need for significant works including a potential Crawley Western Relief Road and potential upgrades to road junctions including those with the M23, which could take considerable time to resolve and deliver).
- The overall infrastructure delivery strategy and funding arrangements (including education facilities, health, leisure, transport etc).
- Getting your land owners aligned and determining a strategy for value equalisation.
- Your programme and timing, etcetera.

As you will be aware I suggested that the Homes and Community Agency should meet with you to see if they could provide any assistance in addressing these and other issues and I understand such a meeting took place.

*Working together for a better Mid Sussex*

Overall I must admit I was rather surprised by your suggestion that the Council has been 'wholly negative' about your site, particularly in the light of our discussions.' Could we be clear, the Council will work actively with you to determine what is required and support this process as far as it can. However, given a realistic view of the Council's resources, the ball is firmly in your court as to resolving the major issues of deliverability.

Yours sincerely

A handwritten signature in black ink that reads "Chris Tunnell". The signature is written in a cursive, slightly slanted style.

Chris Tunnell  
Interim Head of Economic Promotion and Planning

## Copies of recent correspondence

**From:** Chris Tunnell  
**Sent:** 04 October 2016 09:13  
**To:** John Lytton  
**Cc:** George Back (GeorgeB@rhrwclutton.co.uk); Lawrence Foote  
**Subject:** Re: Crabbet Park

Dear Lord Lytton

Many thanks for your reply. I would be pleased to meet. If you are keen to meet quickly I am available from late morning on Friday this week or on Monday. Thereafter, the rest of next week is largely booked out and I am on holiday Friday 14th - Friday 21st October, but could meet in the week beginning the 24th.

We are very familiar with the issues of value equalisation and the challenges of upfront infrastructure. We are aware from our other sites that in some instances the Homes and Communities Agency can help with upfront loans etc, and we could put you in touch with them if this is helpful at any stage.

As you are probably aware, the issue of sewage treatment capacity is raised by Crawley BC in relation to development around the town, particularly in the light of other growth projects such as Gatwick expansion. I would urge you to look into whether this is a real constraint or not.

I am assuming we would meet in Haywards Heath at the Council Offices and I would prefer this, but if it helps with your availability, my main office (Arup) is in London W1 and we could meet there.

Yours sincerely

Christopher Tunnell  
Interim Head of Planning

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**From:** John Lytton <[john.lytton@lfpltd.com](mailto:john.lytton@lfpltd.com)>  
**Sent:** Monday, October 3, 2016 7:03:19 PM  
**To:** Chris Tunnell  
**Cc:** George Back ([GeorgeB@rhrwclutton.co.uk](mailto:GeorgeB@rhrwclutton.co.uk)); Lawrence Foote  
**Subject:** RE: Crabbet Park

Dear Mr Tunnell

Thank you for your email. Crabbet Park has not gone to sleep again!

George Back of RH&RW Clutton and I are talking to various interested parties with regard to this so you have not been misinformed. Had it not been for our respective absences during September I should previously have sought an appointment for us to meet with and brief you and I would still like to do that if you are willing.

The landowners are all as keen as mustard but there are quite a number of them. Principles of equalisation and promotion are however reasonably clear as we went through all that when Miller Strategic Land were trying to capture your Council's attention before 2009 and we know that consolidating ownership into a single delivery vehicle will be an important consideration.

You will of course be more aware than anyone that large sites such as this need careful thought due to finance, infrastructure, timeframes and sheer scale of what is involved.

Might I enquire as to your availability if we were to come and see you later this month?

Yours sincerely,

John Lytton



**John Lytton BSc FRICS IRRV**  
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Good afternoon

Further to the exchange below, is there any further update on progress with this potential allocation? I met a developer recently who suggested that you or one of your advisers may now be making progress with bringing it forward.

As the District Plan has been submitted for allocation I am very keen to keep up to date with any progress that has been made.

Many thanks,

Chris Tunnell

**Acting Head of Planning**

**From:** John Lytton [<mailto:john.lytton@lfpltd.com>]

**Sent:** 06 July 2016 15:28

**To:** Chris Tunnell

**Subject:** Re: Crabbet Park

Dear Mr Tunnell

The Crabbet project went to sleep after 2008 and although I am disappointed that RPS did not contact me following your officers' enquiry, I am not entirely surprised.

I think the time is ripe to have an exploratory meeting and I will be in touch to set something up.

Regards

John Lytton

Sent from John Lytton's mobile  
Lawrence Foote & Partners (London) Ltd

----- Original message -----

From: Chris Tunnell <[Chris.Tunnell@midsussex.gov.uk](mailto:Chris.Tunnell@midsussex.gov.uk)>

Date: 06/07/2016 12:47 (GMT+00:00)

To: John Lytton <[john.lytton@lfpltd.com](mailto:john.lytton@lfpltd.com)>

Cc: Kathryn Hall <[Kathryn.Hall@midsussex.gov.uk](mailto:Kathryn.Hall@midsussex.gov.uk)>

Subject: Crabbet Park

Dear Lord Lytton

I refer to your recent email to Kathryn Hall of 29 June and relating to Crabbet Park - which has been passed to me for a response. I am acting as Head of Planning in Mid Sussex, combining this with my role as UK Director of Planning at Arup.

We are keen to work in partnership with landowners and offer the following in response to the comments you have made.

- The Mid Sussex District Plan 2014 – 2031 is due to be submitted for Examination in the Summer 2016. Therefore the Plan is in its final stage of preparation and the strategy for meeting the housing requirement over the Plan period has been established and all pre submission consultation stages are now complete.
- Extensive consultation on the draft Plan has taken place over the past two years. However, as you yourself indicate "*the site has not previously been offered as part of the local plan process*". I note also that Planning policy officers from the Council made contact with RPS in 2014 during the 'call for sites' for the Strategic Housing Land Availability Assessment (SHLAA) exercise to ascertain its availability.
- Whilst the opportunity to promote this site for inclusion in the District Plan has now passed, the ongoing requirement to address housing needs over the medium term remains. In the emerging District Plan the Council states that it will continue to work with neighbouring authorities to plan strategically for the wider area in the longer term. Crawley's adopted Local Plan (para 2.26) refers to the need to explore potential urban extensions to Crawley to the east and/or west of the Borough boundary. Horsham's adopted Planning Framework (Local Plan) commits the authority to an early review. Mid Sussex District Council has also committed to preparing a Site Allocations Document to make up any housing shortfall in the District Plan beyond 2021 which will consider all potential sites.

In summary therefore: although the District Plan is reaching the final stages in the process towards adoption, I am pleased to say there will be opportunities to promote Crabbet Park and other sites in the medium term, as part of joint authority work to meet longer term housing need.

Do get in touch with me if you wish to discuss this further.

Yours sincerely

Chris Tunnell

**Christopher Tunnell**  
**Acting Head of Economic Promotion and Planning**  
01444 477243

**From:** John Lytton [<mailto:john.lytton@lfpltd.com>]  
**Sent:** 29 June 2016 20:38  
**To:** Kathryn Hall  
**Subject:** Crabbet Park

Dear Ms Hall

I am aware that this may not be specifically your 'bag' in the absence of a head of Planning Policy but I thought I would make contact all the same.

Prior to 2008 and the financial crash, Miller Strategic Land had been seeking the inclusion of the Crabbet Park area in the District plan for housing and other uses. A huge amount of information was submitted by consultants RPS to the Council at the time. This sadly came to nothing. However, and despite this area being portrayed as 'undeliverable' – seemingly by virtue only of the fact that the landowners were not actually tied in to a legal option, the landowners have remained committed by a loose consensus for a period in excess of 12 years to the promotion of their area for development.

The area where there is known and positively expressed landowner interest is shown coloured in on the attached plan and indeed, it is believe that other adjacent owners are also interested but have not contacted me to say so. You will note that it is both strategically located, of significant size and would be a good 'fit' with Crawley and existing employment opportunities. However, that seems to have been its undoing in previous attempts to get the attention of your Council for the answer has always been 'What does this do for the people of Mid-Sussex?' rather than 'Where is it most appropriate to allocate development for people to live and work conveniently?' The same questions might be put of the proposals at Pease Pottage (AONB) and Imberhorne Farm (deficiencies of A264) neither of which has anything like the potential of Crabbet Park.

Although this site has not previously been offered as part of the current Local Plan process, the landowners remain keen nonetheless that I bring to your attention their willingness to discuss with your council the potential of Crabbet as a suitable allocation site, if not in the current round then for the future.

Might I suggest that I call at your offices at a convenient moment to speak with the relevant officer or Cabinet Member and discuss this matter?

Yours sincerely

John Lytton



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