

## STATEMENT ON BEHALF OF REPRESENTOR 20327 – MR DAVID CROWTHER

**From:** andy andy [mailto:andy@abplanninganddevelopment.co.uk]  
**Sent:** 02 November 2016 09:09  
**To:** Pauline Butcher, Programme Officer  
**Cc:** David Crowther  
**Subject:** Re: Mid Sussex District Plan Examination

Dear Pauline Butcher,

Thank you for your recent email concerning the forthcoming Examination of the draft Mid Sussex District Plan. As you may or may not recall, my clients' particular objections to this new Plan (**Respondent Ref No.20327**) related to a failure on the part of Mid Sussex District Council to allocate sufficient land for new housing development around Haywards Heath sufficient to meet its identified objectively assessed needs (**Policies DP1, DP5 and DP6**). That objection was also specifically related to a 2.6ha plot of land immediately to the south of Sunte House and west of Gander Green (affected by **Policy DP10**) that had been the subject of a recent planning application (MSDC Ref: DM/15/4862) and, at the time, was also the subject of an undetermined appeal to The Planning Inspectorate (PINS Ref: APP/D3830/W/16/3146504).

I can now confirm that the appeal was recently allowed, with planning permission being granted and costs awarded against the Council, in judgements issued on 16th September 2016. The appeal approval allows the construction of eight open-market and two affordable houses around the western and eastern peripheries of the site. The approved development also comprises formation of a large central section of 1.25ha left open as landscaped public open space, containing a restored driveway approach to Sunte House from Gander Green, with a new public footpath connection alongside, and an area of surface water drainage flood relief to the south. A copy of the approved layout drawing and of the Inspector's decision letter on the planning merits of the case are both attached for the Examining Inspector's information. **Appx 1 and 2**

As a consequence of that appeal success, my clients **no longer require me to attend the Examination of this Plan**, although they still wish the Inspector to consider their written objections. In relation to the land around Sunte House, particularly in respect to the '*Countryside Area of Development Restraint*', my clients still urge the Inspector to recommend alterations to the new draft Plan regarding Policy DP10 and the Proposals/Policies Map to reflect the extent of built and approved developments in the area, including the land south of Sunte House, the full extent of built development along Birchen Lane and, also, the recent approval granted at appeal by the Secretary of State on 8th August 2016 (Ref: APP/D3830/W/15/3137838) for Crest to erect forty new dwellings and access roads on land to the north of Sunte House and west of Gatesmead.

Kind regards,

Andy Bateson  
*On behalf of Mr & Mrs D S Crowther (Sunte House landowners & District Plan Respondents Ref No.20207)*

Andrew Bateson, BSc(Hons), MRTPI, MFSB  
Managing Director, AB Planning & Development Limited

**Text from further email to Programme Officer Sent:** 02 November 2016 11.20

In light of the planning permission now granted at appeal for the development south of Sunte House and west of Gander Green and subject to satisfactory discharge of covenants, I have differentiated on the attached updated representation plan the area of land that is approved to be residentially developed and the 1.25ha area that is to be retained as landscaped public open space.

If the Inspector is ultimately to find in favour of our written representation concerning the draft Plan's definition of the developed limits of the town and recommends any change to be made in light of the new planning consent, than I hope that the attached updated representation plan is of use. **Appx 3**

I trust that you and the Examination Inspector both find this clarification helpful.

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# Appeal Decision

Site visit made on 22 August 2016

**by Kenneth Stone BSc (Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 16 September 2016**

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**Appeal Ref: APP/D3830//W/16/3146504**

**Sunte House, Birchen Lane, Haywards Heath, West Sussex RH16 1RZ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs D S Crowther against the decision of Mid Sussex District Council.
  - The application Ref DM/15/4862, dated 4 December 2015, was refused by notice dated 7 March 2016.
  - The development proposed is described as 'Change of use of a 2.6ha redundant paddock and the proposed construction of 8 no. 2-storey residential dwellings comprising 6 no. detached open market dwellings and 2 no semi-detached affordable dwellings with associated garaging/parking and gardens plus formation of approximately 1.25ha of landscaped public open space containing a restored 3m-wide 'grand-avenue' driveway to Sunte House from Gander Green with a new public footpath connection running alongside and new surface water flood management'.
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## Decision

1. The appeal is allowed and planning permission is granted for the change of use of 2.6 ha redundant paddock and the proposed construction of 8 no. 2-storey residential dwellings comprising 6 no. detached open market dwellings and 2 no semi-detached affordable dwellings with associated garaging/parking and gardens plus formation of approximately 1.25ha of landscaped public open space containing a restored 3m-wide 'grand-avenue' driveway to Sunte House from Gander Green with a new public footpath connection running alongside and new surface water flood management at Sunte House, Birchen Lane, Haywards Heath, West Sussex RH16 1 RZ in accordance with the terms of the application, Ref DM/15/4862, dated 4 December 2015, subject to the conditions contained in the schedule at the end of this decision.

## Application for costs

2. An application for costs was made by Mr and Mrs D S Crowther against Mid Sussex District Council. This application is the subject of a separate Decision.

## Procedural and background matters

3. I have used the description of development from the original application form which differs slightly from that on the appeal form and Council's decision notice in that it makes reference to the construction of the properties, which is an act of operational development. The altered description refers to the change of use allowing the residential development and conflates the two limbs of development. There are also, however, changes of use involved including the
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- use of areas of the land for public open space and in that regard the original description was more correctly framed.
4. I have received an executed planning obligation as a deed of agreement under section 106 of the Town and Country Planning Act (as amended). The agreement secures the public open space, affordable housing and various financial contributions towards leisure, local community infrastructure, primary and secondary education, and sports and recreation projects. The Council's appeal statement and the Statement of Common Ground make it clear that reason for refusal number 2 could be resolved by the completion of an appropriate and acceptable deed of unilateral undertaking. As it is I have been provided with a deed of agreement between the appellant and the District and County Councils. As a signed and executed agreement I take this to be acceptable to the parties who have signed it and therefore addresses reason for refusal number 2 in the view of the parties. On this basis I have concluded that the Council have withdrawn this reason for refusal. I will however return to the matter further below in my other matters, as it is not a matter on which the decision turns.
  5. The sole reason for refusal is therefore that related to the effect of the development on the setting of Sunte House and Wickham Farmhouse, grade II\* listed buildings.
  6. The statement of common ground also sets out that the Council accepts that it cannot demonstrate a five year supply of housing land and consequently paragraph 49 of the National Planning Policy Framework (the Framework) is engaged. It is further agreed that policies for the supply of housing are to be considered out of date, which affects the weight that I give to them. There is a difference between the parties as to the application of paragraph 14 and to what extent it is engaged. The issue revolves around the second bullet point for decision making. From my reading Paragraph 14, second bullet point, has two limbs, the first indent requires that where relevant policies in the development plan are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole and the second indent requires that I consider whether specific policies in the Framework indicate development should be restricted. This includes, at footnote 9, reference to designated heritage assets.
  7. Whilst this does not change my duty to determine the appeal in accordance with the development plan unless material considerations indicate otherwise, the Framework is a material consideration and affects the approach I adopt. In this regard with paragraph 14 engaged I firstly consider whether the proposal should be restricted due to specific policies in the Framework, in this regard due to the effect on the setting of the designated heritage assets of Sunte House and Wickham Farmhouse, before I consider the first indent related to the overall balance between the adverse effects of the development and the benefits of the scheme, should that be appropriate after considering the first matter.

### **Main Issue**

8. Following on from above the main issue is therefore the effect of the proposed development on the settings of the grade II\* listed buildings of Sunte House and Wickham Farmhouse.

## Reasons

### *Settings of Listed buildings*

9. Sunte House according to the listing description is a 17<sup>th</sup> century building with 18<sup>th</sup> and 19<sup>th</sup> century additions. According to Historic England<sup>1</sup> (HE) its primary interest is as a good example of a country house of this time. HE also notes that as a country house for a gentleman of quality it would have benefitted from a large landholding. The parties do not dispute that the appeal site, a large area of open land to the south of Sunte House, was associated with the property and is properly to be considered as falling within its setting. Indeed as part of the 19<sup>th</sup> century alterations parkland was created to the south and east of the house and a formal drive and carriage ring created a new entrance leading to the extended southern frontage. This driveway runs in a curved alignment through the centre of the appeal site. It is evident that the appeal site had a functional link to the redesign of Sunte house and has evidential value and association with the building, it is also part of the wider setting and land holding of the country estate and thereby has importance in the setting of the building and contributes to an understanding of its significance.
10. The appeal site is an extensive area of open untended meadow land bounded by mature trees and hedgerows. It separates Sunte House from the residential areas of the surrounding urban area and contributes to the rural setting of Sunte house.
11. The proposed development would introduce built development into the site, with eight properties set along the east and west boundaries, five along the east boundary adjacent to the rear gardens of properties fronting Gander Green and three along the western boundary adjacent to the boundary with Wickham Farmhouse, I shall return to this relationship further below, and the houses fronting Wickham Close. The proposal would introduce built development and activity into the area and thereby alter the character of the area.
12. The proposal, however, retains a significant proportion of the central area of the site as open space, the majority of which is secured as public open space with public access, through the Section 106 agreement. The appellant has provided information which demonstrates that the proposed properties would lie outside a cone of visual influence<sup>2</sup> of views from Sunte House. This illustrates that the central public open space and associated landscaping would be the primary view from Sunte House and that the proposed properties would not be readily visible from the property. The Council have not provided any evidence to challenge this. HE have also commented on this and taken account of the representation in drawing its conclusions on the effect of the development on the setting of Sunte House.
13. The extensive landscape proposals to soften and screen the outer edge of the open space and to mark and delineate the alignment of the retained carriage access route would assist in reducing and mitigating the impact of the proposed houses in the intrusion into the rural character of the appeal site. The low density development, separation between the properties, containment of the buildings to the outer fringes of the site, associated with the extensive

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<sup>1</sup> Historic England consultation response dated 14<sup>th</sup> January 2016

<sup>2</sup> AB Planning & Development Limited Plan ABC006 100-02

- landscaping significantly reduce the intrusion that would be created by the introduction of new housing into the site. The large proportion of the site set over to landscaping and open space, the limitation of the extent of the estate roads and the disposition of the properties would ensure that the site did not have the appearance of a residential housing estate.
14. Whilst there would be some reduction in the existing scale and extent of open land which would affect the rural character of the area this is mitigated to a significant degree such that the appeal site would for the most part still retain its open and rural character. The limited impact from additional activity would not be significant and would not substantially harm the character of the area.
  15. The proposed development introduces a layout which re-instates the 19<sup>th</sup> century access to Sunte House in a managed environment with a setting and layout that better reveals the significance of Sunte house and the 19<sup>th</sup> century access to it. The Sec 106 agreement secures the management of the space along with public access to it and public access along a footway between Gander Green and Sunte House and an existing public footpath that runs between the appeal site and the immediate grounds and formal gardens of Sunte House. Whilst the contribution that the setting makes to the significance of a heritage asset does not depend on their being public rights or an ability to access or experience that setting, the improvement of the ability of the public to experience and to appreciate the significance and to better reveal that significance are positive benefits of the scheme.
  16. Weighed in the balance whilst there is minor harm to the setting of Sunte house resulting from the incursion of built development and loss of previously undeveloped land reducing the rural character of the site, this is to a great extent mitigated by the proposed layout, extensive landscaping and open space provision within the scheme. The further benefits secured through the section 106 agreement, the re-instatement of the 19<sup>th</sup> century access and the public accessibility make a positive contribution to the setting of the asset and thereby its significance.
  17. In terms of Sunte house I conclude that the effect of the proposed development would on balance be neutral to beneficial and therefore overall there would be no harm to the setting of this heritage asset.
  18. Turning to Wickham Farmhouse, this is also a grade II\* listed building and dates from the 16<sup>th</sup> century, although the listing description suggests there may have been earlier development on the site. The appeal site has no functional relationship with the Farmhouse; it was not part of its land holding or had any direct functional relationship with it. The site therefore affects the setting only in so far as the rural setting of the farm house.
  19. The Farmhouse is set some distance from its boundary with the appeal site and the closest property would be in excess of 70m from the Farmhouse. The intervening mature tree and hedgerow screen the site and reduce any direct visibility. Whilst in summer months this would be more effective, in winter months the low density form and limited scale of development would ensure that the development was not excessively intrusive. There would be change in the character of the area, as previously noted, and albeit that this would be mitigated to a great extent by landscaping and site layout the relationship to the western boundary is such that there would be development closer to

Wickham Farmhouse than presently exists and to some extent this would reduce the rural isolation which is part of the setting of that building.

20. The change identified would be relatively minor but all the same harmful. In the context of the Framework I would categorise this as less than substantial harm and towards the lower end of what must be a sliding scale. All the same as harm I must give that considerable weight and importance in my consideration and paragraph 134 of the Framework requires that I balance any harm against the public benefits of the scheme. In this regard I note as public benefits the heritage benefits associated with the positive contributions to the setting of Sunte House in terms of the reinstatement of the alignment of the access, the management of the open space and the facilitating of public access. To this I also add the public benefit of the provision of eight new residential properties in an area where there is not a demonstrable five year housing land supply, to which I give significant weight, the flood mitigation proposals and the social and economic benefits associated with additional housing and development in the area. On this basis I conclude that these benefits outweigh the minor harm that I have identified to Wickham Farmhouse, to which I have given considerable weight and importance.
21. To conclude on the effect on the settings of the listed buildings I have found that the effect on Sunte house would be neutral to beneficial and the effect on the setting of Wickham Farmhouse would be outweighed by the public benefits of the scheme. As such therefore I conclude the restrictive policies in the Framework do not require that the proposals should be refused and I will engage the first indent of bullet point two of decision making in paragraph 14 and consider whether any adverse impacts of approving the scheme would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, I turn to this matter below. I also conclude that the proposals would not conflict with saved policy B10 in the Mid Sussex Local Plan 2004 which seeks to protect listed buildings and their settings.

### **Other matters**

22. The Council has not sought to identify any other harm that may arise from the development. Representations from occupiers of surrounding properties had raised issues other than related to the setting of the listed buildings and these included matters related to access and highways, flooding, wildlife, archaeology, noise and disturbance and demands on local infrastructure, development in the countryside, the effect on the neighbourhood plan and conflict with the development plan.
23. From the consultation responses to the application it is evident that there are no grounds to support a technical objection to the scheme on grounds of highways or flooding. The appropriate expert responses have confirmed that there would be no harmful effects on archaeology or wildlife and there is a section 106 agreement that addresses issue related to additional demands on infrastructure. I am also satisfied that given the separation and nature of development there would be no significant effect on noise and disturbance of local residents.
24. I note that the emerging local plan is at an early stage and that the parties agree that it has limited weight; I see no reason to disagree with that.

25. In terms of the emerging neighbourhood plan it is at an early stage and I reflect the advice in the Planning Policy Guidance (PPG) which indicates that there is limited weight that can be given to a prematurity argument when limited progress has been made. The neighbourhood plan has not yet been the subject of detailed scrutiny and has not been the subject of a referendum. Whilst matters are under consideration, including site selection, this process has not been complete and the final conclusions published.
26. I have concluded that in respect of the setting of the listed buildings the proposal does comply with the local plan. In terms of development in the countryside outside the built up area, this is not a matter raised by the Council and they accept that as a policy for the supply of housing it is out of date as they cannot demonstrate a five year housing land supply. They have not also sought to argue that the scheme has any adverse effect on the open countryside but contained the concerns to the effect on the setting of the listed buildings, which I have addressed above.
27. On this basis there is therefore no further additional harm for me to consider in my balancing under paragraph 14.
28. The proposal does however include a number of positive benefits, which I have touched on above, which can either be secured through appropriate conditions or are secured through the executed section 106 agreement. Whilst the section 106 agreement includes a number of positive benefits as discussed above it also makes provision for other matters which seek to mitigate the effects of the development. These are however not positive benefits and therefore are not added into my balance.
29. I am aware of the previous Inspector's decision for a larger development on this site<sup>3</sup> and the reasoning behind his decision. I am, however, satisfied that there are substantive differences between that proposal and this, such that justify a different decision. These include the reduction in the number of units from 15 to 8, the layout of the units reducing the housing estate appearance and reducing the amount of estate roads, the forward facing units, the long section of the carriage route re-instated, and the extent of the open space provided on the site along with the extensive landscaping. To this I add the fact that the scheme is supported by a section 106 agreement which secures public access, a public footpath link and the maintenance of the open space, matters which the previous Inspector expressed concerns that were not secured in the scheme he considered. The scheme does not also attract objections from HE or the Council's own Conservation Officer who consider that the harm to the setting of Sunte House is neutral and only a minor harm to Wickham Farmhouse. Whilst the benefits of the housing supply side are reduced by the reduced number of housing the harm is significantly less and the balancing exercise is therefore significantly different.

### **Conclusions and conditions**

30. To conclude and draw everything together, I am satisfied that the adverse effects of the development, which I have identified above as being a minor negative effect on the setting of Wickham Farmhouse, do not significantly and demonstrably outweigh the benefits, which I have also identified above as being the heritage benefits and those other benefits associated with the wider

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<sup>3</sup> App/D3830/A/14/2216410

development, when assessed against the policies in the Framework taken as a whole. As such the development meets the three dimensions of sustainable development and is supported by the presumption in favour of sustainable development in paragraph 14 of the Framework. Moreover, I have not identified a conflict with the development and therefore the proposal should be approved.

31. In terms of conditions the Council provided me with a list of suggested conditions and the appellant has commented on these. The parties have also provided me with a list of conditions in a statement of common ground, which picks up these matters. I have considered the suggested conditions in the light of the advice in the PPG. I have accepted all of the conditions suggested but added an additional condition to identify the approved plans as this is advised in the PPG. The conditions are imposed for the reasons given in the statement of common ground and as follows.
32. A condition is required in terms of materials in the interests of the appearance of the development. Landscaping conditions are required to ensure the integration of the development in the landscape and mitigate the effects of the development on the character of the area. Conditions on drainage are required to ensure the development is adequately drained and to ensure flood mitigation is provided. Conditions requiring the provision of cycle and car parking provision are required to ensure that such provision is made. A condition requiring the provision of the access is required to ensure the development is properly accessed. A construction management plan and restriction on hours of working area required in the interest of the amenity enjoyed by the occupiers of surrounding properties and highway safety. Finally a condition to secure an archaeological programme of investigation is required to safeguard any buried remains that may be on the site.
33. For the reasons given above I conclude that the appeal should be allowed.

*Kenneth Stone*

INSPECTOR



SCHEDULE OF CONDITIONS FOR APPEAL REFERENCE APP/D3830//W/16/3146504

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: AB Planning & Development drawings 100-1B, 500-01, 600-01A, 700-01, and PRC Architecture Drawings PL100C, PL101A, PL102A, PL103A, PL104A, PL105A, PL107, PL108.
- 3) No development shall be carried out unless and until samples of materials and finishes to be used for external walls and roofs of the proposed dwellings and garages have been submitted to and approved by the Local Planning Authority.
- 4) No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development, in broad accordance with the approved landscape concept plan Drawing No.600-01A, and these works shall be carried out as approved using indigenous species.
- 5) Hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
- 6) No development shall take place until details of proposed fences, walls and hedges have been submitted to and approved by the Local Planning Authority and no dwelling shall be occupied until such fences, walls and hedges associated with them have been erected or planted.
- 7) The development hereby permitted shall not proceed until precise details of the proposed foul water drainage and means of disposal in broad accordance with the approved drainage concept plan Drawing No.700-01 have been submitted to and approved in writing by the LPA and no building shall be occupied until all approved drainage works have been carried out in accordance with such details.
- 8) The development hereby permitted shall not proceed until precise details of the surface water drainage and means of disposal in broad accordance with the approved drainage concept plan Drawing No.700-01 have been submitted to and approved by the LPA and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the LPA. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

- 9) No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.
- 10) The development hereby approved shall not be occupied until the vehicular access serving the proposed houses has been constructed through the site from Gander Green to Sunte House, in accordance with the approved plans.
- 11) No part of the development shall be occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designed purpose.
- 12) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the LPA. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
  - The anticipated number, frequency and types of vehicles used during construction;
  - The method of access and routing of vehicles during construction;
  - The parking of vehicles by site operatives and visitors;
  - The loading and unloading of plant, materials and waste;
  - The storage of plant and materials used in construction of the development;
  - The erection and maintenance of security hoarding;
  - The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
  - Measures to control the emission of dust and dirt during construction, lighting for construction and security;
  - Details of public engagement both prior to and during construction works.
- 13) No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Public Holidays (or at any time other than between the hours of 8am and 6pm Mondays to Fridays and 9am and 1 pm Saturdays).
- 14) No development shall be carried out on the land until the applicant, or their agents or successor in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation and timetable which has been submitted to and approved in writing by the LPA.

END



**1.25HA OF NEW PUBLIC OPEN SPACE**  
 either side of a restored driveway approach to Sunte House from Gander Green, with a new footpath connection between Gander Green and the public footpath just south of Sunte House

**NEW 3-4m-high TREE PLANTING**  
 12no. 'extra heavy standard' Common Lime (*Tilia x europaea*); 10no. 'heavy-standard' & 2no. 'standard' multi-stem Wild Cherry (*Prunus avium Plena*); 12no. 'heavy-standard' & 5no. 'standard' Field Maple (*Acer campestre*); & 3 no. 'heavy standard' Goat Willow (*Salix caprea*)

**NEW 1-2m-high SHRUB PLANTING**  
 - Mix of 8no. English Laurel (*Prunus lauracerasus*); 8no. Hazel (*Corylus avellana*); 8no. English Holly (*Ilex aquifolium*); 7no. English Hawthorn (*Crataegus laevigata*); & 7no. Wild Privet (*Ligustrum vulgare*)

All species are commonly found in the local area; all have good screen potential and most also have high ecological value, to aid biodiversity

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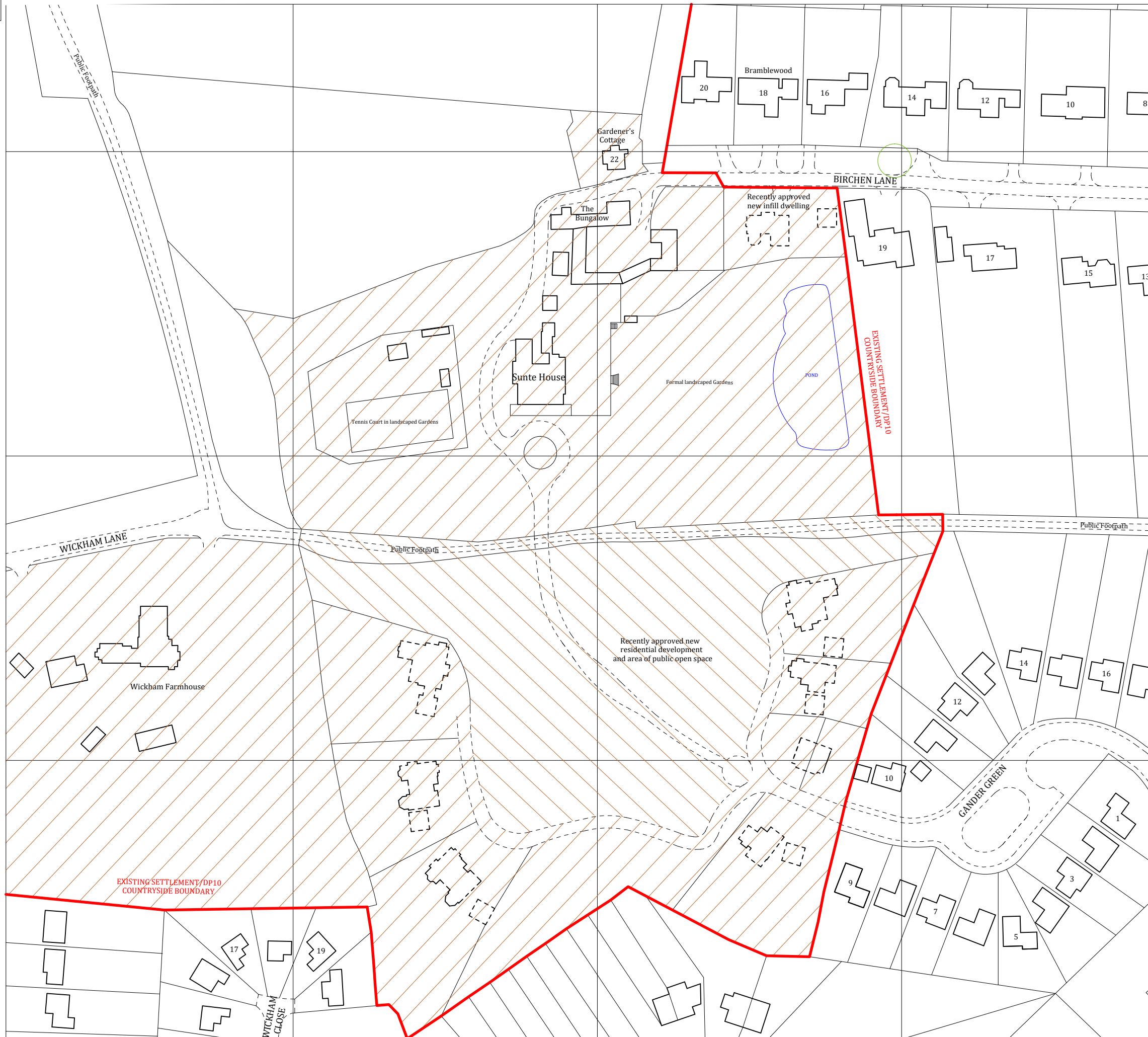
Client: Mr David Crowther  
 Project: Land south of Sunte House, off Gander Green, at Haywards Heath, Sussex, RH16 1RZ

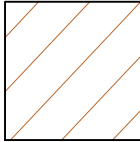
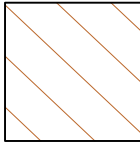
Proposal: Proposed restoration of a landscaped 'avenue' driveway approach to Sunte House from Gander Green, creation of a 1.25ha area of Public Open Space containing a surface water balancing drainage swale & new footpath connection, plus erection of six new detached private dwelling houses and a pair of semi-detached affordable homes

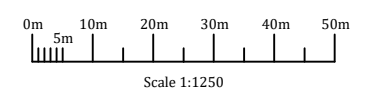
Title: Location Plan

Status: Application submission to MSDC  
 Date: October 2015 Scale: 1:1000 @ A3

Checked by: AKB	Job no. ABC007	Dwg.no. 100-01	Rev. B
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-  AREA OF EXISTING & APPROVED DEVELOPMENT SUGGESTED FOR INCLUSION WITHIN THE BUILT-UP SETTLEMENT BOUNDARY OF HAYWARDS HEATH
-  AREA OF APPROVED PUBLIC OPEN SPACE SUGGESTED EITHER FOR A) INCLUSION WITHIN THE BUILT-UP SETTLEMENT BOUNDARY OF HAYWARDS HEATH OR B) AS A SPECIFIC AREA OF URBAN PARKLAND



Revision:                      Description:                      Date:

**A** Development approval shown 02.11.16 and open space differentiated

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Client:  
**Mr D S Crowther**

Project:  
**Suggested alteration to the Local Plan settlement boundary on the northern edge of Haywards Heath, near Sunte House**

Title:  
**Site Location Plan**

Status: **Local Plan representation to MSDC**  
 Date: **30 December 2015**                      Scale: **1:1250 @ A3**

Checked by:	Job no.	Dwg.no.	Rev.
<b>AKB</b>	<b>ABC006</b>	<b>100-01</b>	<b>A</b>