

APPEAL REF: 6005786

Land at Colwell Farm, Haywards Heath RH17 7TB

INSPECTOR'S PRE-CONFERENCE NOTE

For Case Management Conference

TO BE HELD VIRTUALLY AT 10:00 on Tuesday 28th April 2026

*Outline application with all matters reserved except for access, for up to 80 dwellings
with associated landscaping, open space, infrastructure
and vehicular and pedestrian accesses*

1. The Case Management Conference (CMC) will be led by myself, Tim Burnham, the appointed Planning Inspector. Page 4 of this note contains the conference agenda.
2. The CMC will involve no discussion on the merits of the case, and I will not hear any evidence. Rather, the purpose is to give clear indications in relation to the ongoing management of the case, and the presentation of evidence, so that the Inquiry is conducted in an efficient and effective manner.
3. The Inquiry is scheduled to open at 10:00 on Tuesday 28th July 2026 running until Thursday 30th July and then Tuesday 4th August to Thursday 6th August, scheduled for 6 days. I understand the venue to be the Council Chamber at the District Council Offices, Mid Sussex District Council, Oaklands Road, Haywards Heath, RH16 1SS. I thank the Council for making the arrangements.

Main Issues

4. The main issues will be subject to discussion at the CMC to ensure they encompass the most relevant matters. However, based on the evidence currently submitted, and at the present time, I consider the main issues to be:

- 1) Whether the proposal would comply with the development strategy for housing with regard to access to services and facilities.
- 2) The effect of the proposal in terms of any landscape impacts and with regard to impact on trees.
- 3) The effect of the proposal on the character and appearance of the Conservation Area / the setting of the Conservation Area.
- 4) The effect of the proposal on the setting of the Grade II listed Colwell House and the undesignated North Colwell Barn.

5. I anticipate that there will be evidence on other matters including affordable housing/5YHLS, planning balance etc. The main issues may need refining post statements / CMC following some clarification that will be useful around main issues 2 and 3.

Other

6. I will take soundings on how the parties best see the evidence dealt with at the Inquiry at the CMC but on some initial thoughts it may be that a Round Table Session (RTS) led by myself which focuses on the heritage related main issues could be the most efficient use of Inquiry time. There would be RTS on planning obligations/conditions.
7. It is currently my intention that witnesses will be grouped by topic – Council first, then Protect Colwell Farm Action Group (PCFG), then appellant.
8. Please be advised that this note has been prepared in advance of receiving the Council/PCFG statement – and there is only a narrow gap between the statement due by date and the CMC. It could be the case that an additional CMC is needed – I will advise if this is the case.
9. There is reference to the requirement for a planning obligation to be in place within the evidence, please update me on any progress in this regard at the CMC. It is important that matters are dealt with via the most appropriate method when considering planning obligations and any proposed conditions.
10. It is possible that other matters within existing correspondence will be raised by interested parties at the Inquiry. There will be an opportunity to address these other matters. I will invite interested parties to speak on the first morning of the Inquiry but will also make time later in the event for any persons who wish to, but cannot speak at that time.

11. It is essential that The Council, PCFG and the Appellant effectively communicate with one another to agree any common ground to narrow the issues for consideration at the Inquiry and meet the future deadlines that will be detailed within the CMC summary note.
12. You are requested to give consideration in advance of the CMC as to whether all the matters identified above encapsulate those most pertinent to the outcome of the appeal.

T Burnham

INSPECTOR

24th April 2026

APPEAL REF: 6005786

Land at Colwell Farm, Haywards Heath RH17 7TB

Case Management Conference

10:00 on Tuesday 28th April 2026

AGENDA

1. Introduction by Inspector
2. Introduction of those present
3. Purpose of the conference
4. Likely main issues and other matters
5. How the main issues will be dealt with
6. Conditions
7. Planning obligation
8. Core Documents
9. Inquiry Venue and format
10. Inquiry programme
11. Timetable for submission of documents
12. Costs
13. Any other procedural matters