



IN ASSOCIATION WITH



SUPPORTING PLANNING STATEMENT

Land to the rear of 67 Sunte Avenue, Lindfield, Haywards
Health, West Sussex, RH16 2AB

November 2023

SUPPORTING PLANNING STATEMENT

In support of an application for the

Erection of detached dwelling

at

Land to the rear of 67 Sunte Avenue, Lindfield, Haywards Heath, West Sussex, RH16 2AB

On behalf of

Mr S. Shave

ISSUE DATE / REVISION	COPY REVIEWED BY	DATE COPY HAS BEEN REVIEWED
Supporting Planning Statement (Nov 2023)	INITIALS	XX/XX/XX

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1. Introduction

- 1.1. This Statement has been prepared on behalf of Mr S. Shave in support of a planning application for the erection of detached dwelling on land to the rear of 67 Sunte Avenue, Lindfield Haywards Health, West Sussex, RH16 2AB.
- 1.2. This supporting statement provides a written description of the proposed development as well as an analysis of the relevant local and national planning policies. This statement supports the drawings prepared by Potton.

2. Site Context

- 2.1. The application site is a former builder's yard, with planning permission under reference DM/22/1307 for the erection of a pair of 4 bed semi-detached dwellings being granted on 11 November 2022. The site lies to south side of Sunte Avenue and is roughly T-shaped, opening out more at its southern end. The site is accessed via a single width driveway from Sunte Avenue to the north, between nos. 65 and 67 Sunte Avenue.
- 2.2. The site is currently occupied by a number of flat roofed garages/buildings around the perimeter. These buildings are utilitarian in character and appearance.
- 2.3. The application site adjoins the rear gardens of properties fronting Sunte Avenue, and to the south abuts the rear gardens of properties in Chestnut Close.
- 2.4. The site lies within the built up area of Lindfield and is therefore sustainably located in terms of access to services, facilities and has good transport links, and is surrounded by residential properties. The site and its surroundings are shown in **Figure 1** below, with the accompanying application drawing pack showing this more accurately.

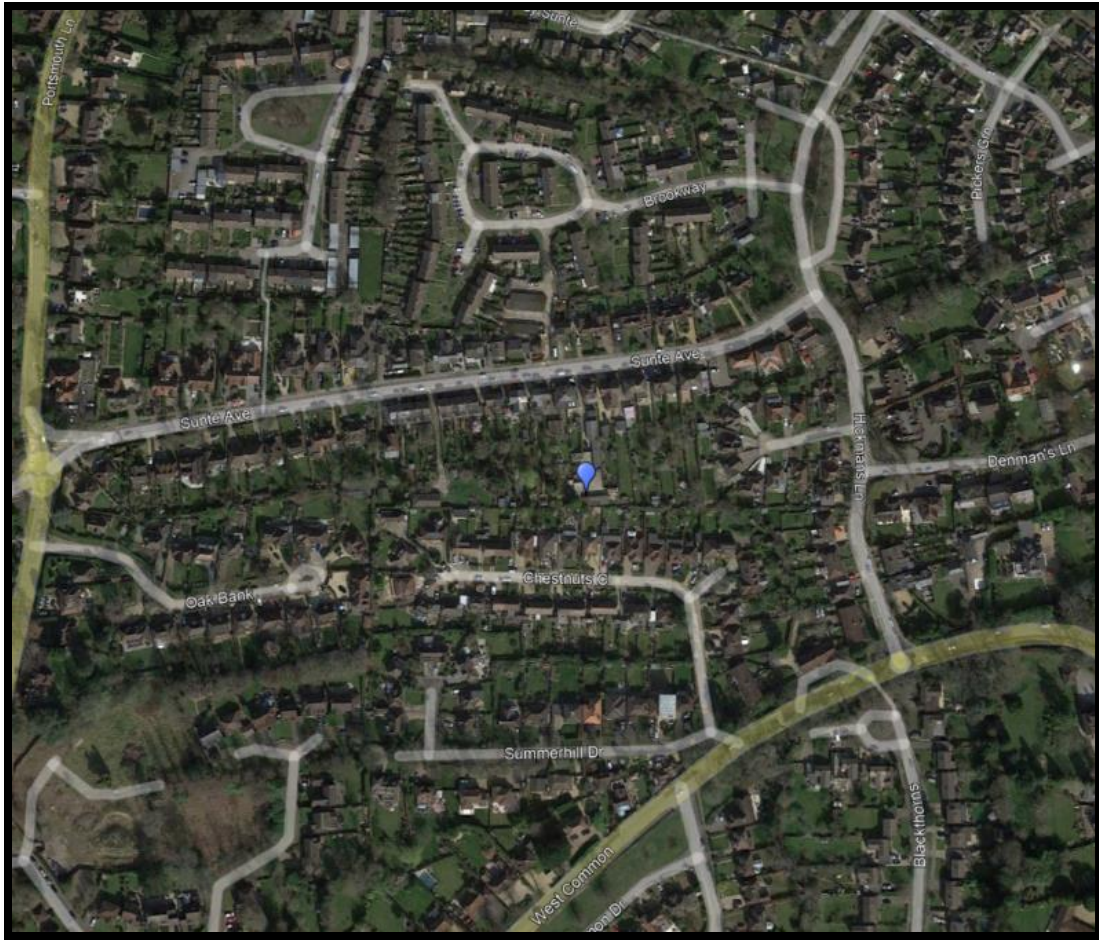


Figure 1: Google Earth image of site and surroundings

3. Proposal

- 3.1. Full planning permission is sought for the erection of detached two storey dwelling. The dwelling will be constructed with facing brickwork under a tile roof, with a footprint of some 13m by 11m, with an overall ridge height of some 7.2m. The dwelling's design style and materials will result in a high-quality new home in keeping with the locality and which helps to raise the standard of design at this site.

- 3.2. The dwelling has been sited within the plot in a manner which is consistent with previous approvals at the site, and in order to maintain good separation distances from common boundaries, and neighbouring properties. The layout allows for sufficient on-site parking and turning areas to the front of the dwelling and a good sized private rear garden. The new dwelling will be served via the existing vehicular access from Sunte Avenue, which is not proposed to be altered as part of the scheme.
- 3.3. The drawings to accompany this submission have been produced by Potton. An extract of the proposed elevations and floor plans are shown in **Figure 2** below.



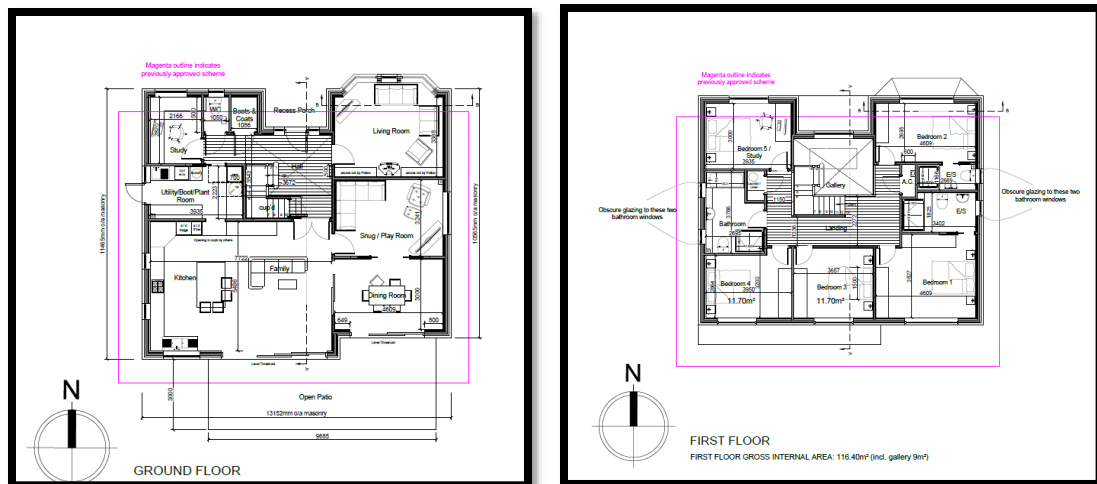


Figure 2: Extract of elevation and floor plans

4. Planning History

- 4.1. Having consulted Mid Sussex District Council's online records, the relevant planning history is as follows:
- 4.2. Application reference 11/00889/FUL – Erection of one pair of semi-detached houses, being a change of use from storage area and yard – Withdrawn.
- 4.3. Application reference 11/02624/FUL – erection of one pair of semi-detached chalet style properties, being a change of use from storage area and yard – Approved.
- 4.4. Application reference 14/03955/FUL – Proposed 2/3 bed semi-detached chalet bungalows – Approved.
- 4.5. Application reference 22/1307 – Proposed pair of 4 bed semi-detached dwellings – Approved.

5. Design and Access Statement

Use

- 5.1. The application site is a former builders yards, and used as such, up until its recent sale. It is set to the rear of properties fronting Saute Avenue (to the north) and Chestnuts Close (to the south). Access is gained to the site via a driveway between nos. 65 and 67 Sunte Avenue. The utilitarian buildings associated with the builders yard use are still present at the site.
- 5.2. Whilst a former buildings yard, the residential use of the site has been established under the grant of previous planning permission, including extant planning permission under planning reference DM/22/1307. This recent permission proposed a pair of 4-bed semi-detached dwellings.
- 5.3. Due to the nature of the site, enclosed by residential properties, it is submitted that it has very limited value in terms of alternative commercial uses. This application, like previous approvals, seeks to make the best use of this land through the construction of a residential dwelling, with associated amenity and parking, in keeping with the directly adjacent land uses.

Amount

- 5.4. The proposed dwelling has been designed to ensure that it comfortably fits on the plot, and maintains good separation distances to all neighbouring properties.
- 5.5. The proposed building has an external footprint, exclusive of the outbuilding of some 144.56m², which is less than the approved building (DM/22/1307) which has an external footprint of some 170.2m².

Layout

- 5.6. The dwelling has been sited within the plot in a manner which is consistent with previous approvals at the site, and in order to maintain good separation distances from common boundaries, and neighbouring properties. Furthermore, the siting allows for sufficient on-site parking and turning areas to the front of the dwelling and a good sized private rear garden.

- 5.7. The proposed dwelling provides a good level of accommodation to meet the needs of future occupants. An extract of the proposed floor layout is reproduced in **Figure 3** below.

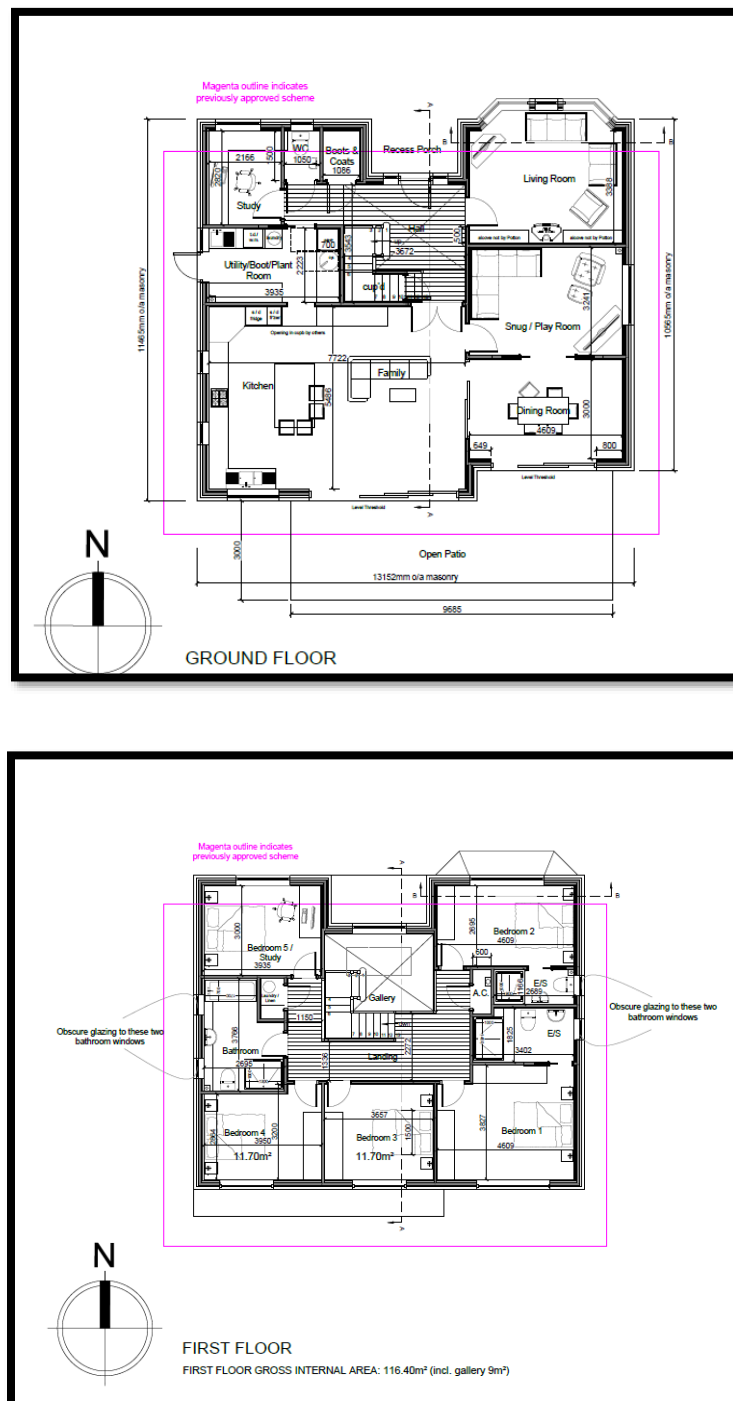


Figure 3: Extract of proposed floor layout

Scale

- 5.8. Sunte Avenue comprises a linear development of predominantly two-storey, semi-detached dwellings, although there are also detached dwellings forming part of the existing spatial pattern.
- 5.9. The proposed dwelling has been designed to ensure that although not readily viewed as part of the street scene, is of a scale and form, which reflects the urban grain of the locality and properties therein.

Appearance

- 5.10. The surrounding properties utilise a mixture of design styles, forms and material, and the proposed dwelling has been designed to incorporate the key features of these surrounding dwellings, in the form of gable roofs, bay window and proposed materials, as shown on the elevation reproduced below.



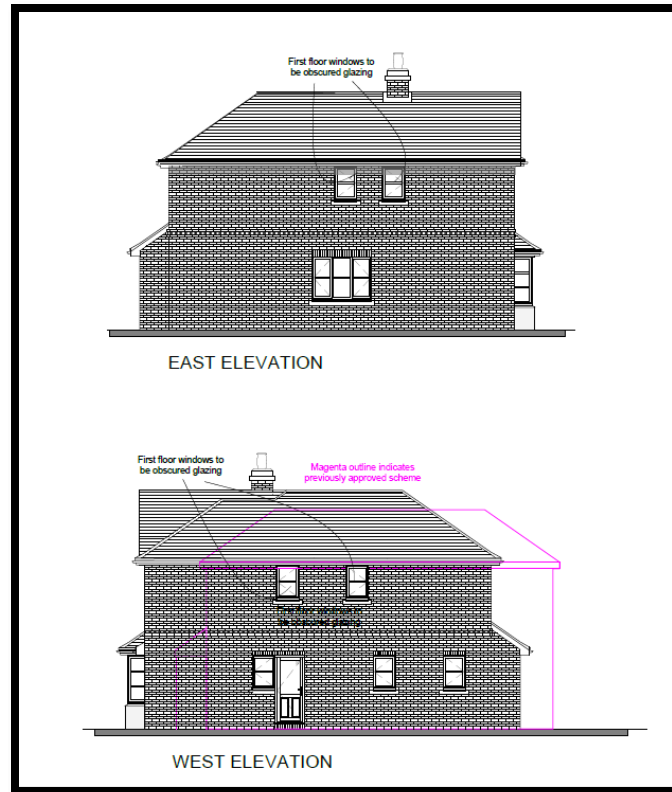


Figure 4: Extract of proposed elevations

- 5.11. The combination of the design style and materials will result in a high quality new home in keeping with the locality and which helps to raise the standard of design at this site.

Landscaping

- 5.12. The site at present consists of utilitarian buildings and large areas of hardsurfacing. The proposal will remove all of the buildings/hard surfacing to the south of the site, with this area becoming the garden to serve the new dwelling. This will be laid to lawn with some ornate planting. Much of the area to the front of the dwelling will remain as hard surfacing to provide parking and turning areas, however, the area immediate adjacent to the northern site boundary will be landscaped, which will provide a soft edge to the application site when viewed from the north.

Access

- 5.13. The proposal would be served via the existing vehicular access from Sunte Avenue, which is not proposed to be altered as part of the scheme. The existing access road would serve as both the vehicular and pedestrian access to the residential property.
- 5.14. The provision of on-site parking provision which accords with the local planning authorities standards will mitigate the need for parking off-site on local roads. Furthermore, the vehicular movements associated with a single dwelling here, when compared to the former use (builder's yard) and the two dwellings approved (DM/22/1307) is likely to be reduced.

6. Planning Policy

- 6.1. The relevant planning policy for this development is contained within Local and National policy guidance, specifically;
- The National Planning Policy Framework (NPPF);
 - Mid Sussex District Plan (2018); and
 - Lindfield Neighbourhood Plan (2016).

National Planning Policy Framework

- 6.2. In order to ensure that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is the presumption of sustainable development. Paragraphs 7 to 14 of the National Planning Policy Framework discuss this in more detail.
- 6.3. For decision taking, as set out in Paragraph 11 this means:
- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
 - d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

- 6.4. The National Planning Policy Framework encourages the efficient and sustainable use of land, while specifically promoting brownfield land as a suitable way of achieving this. At paragraph 119, the Framework states *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”*.
- 6.5. Paragraph 120 goes on to state that, *“Planning policies and decisions should: c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”*.
- 6.6. Alongside the specific brownfield development policies within the National Planning Policy Framework, there are a number of references to brownfield land which clarify that its redevelopment is an important factor unpinning the Framework.
- 6.7. Paragraph 23 sets out that *“Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)”*.
- 6.8. Paragraph 64 sets out that *“To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount”*.

- 6.9. Paragraph 69 sets out that *“Small and medium sized sites can make an important contribution to meeting the housing requirements of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare;”*.
- 6.10. Paragraph 121 relates to making effective use of land and sets out that *“Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them”*.
- 6.11. Paragraph 105 relates to promoting sustainable transport and states *“The planning system should actively manage pattern of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”*
- 6.12. Paragraph 111 states *“Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 6.13. Section 12 of the NPPF relates to achieving well-designed places, paragraph 126 specifically states, *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

6.14. Paragraph 130 goes on to set out some requirements to achieve well designed places, stating *“Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

Mid Sussex District Plan

6.15. The relevant policies with adopted District Plan are considered to be;

- DP1: Sustainable Economic Development;
- DP4: Housing;
- DP6: Settlement Hierarchy;
- DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC);
- DP21: Transport;

- DP26: Character and Design;
- DP27: Dwelling Spaces Standards;
- DP39: Sustainable Design and Construction;
- DP41: Flood Risk and Drainage; and
- DP42: Water Infrastructure and the Water Environment.

Lindfield Neighbourhood Plan

6.16. The relevant policies in the Neighbourhood Plan are considered to be

- Policy 2: Housing Windfall Sites.
- Policy 7: Areas of Townscape Character.

7. Analysis

Principle of Development

- 7.1. The application site lies within the built-up area of Lindfield, a Category 2 settlement defined as a larger village acting as a local service centre providing key services in the rural area of Mid Sussex. Such settlements benefit from a good range of services and facilities, including employment opportunities and access to public transport.
- 7.2. Within such locations there is Policy support at DP6 of the District Plan for new development, *“Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.”*
- 7.3. Turning to the Lindfield and Lindfield Rural Neighbourhood Plan Policy 2 relates to housing windfall sites and states,

“Development proposals within the built up area boundaries of Lindfield and Scaynes Hill, as shown on the Proposals Map, will be supported, provided:

- i. their design accords with the adopted Lindfield Parish Village Design Statement or with the key characteristics of Scaynes Hill, as appropriate;*
- ii. the homes proposed include a number of smaller homes suited to first time buyers or to older households;*
- iii. the scheme delivers, wherever feasible and viable, on-site affordable homes in accordance with development plan policy and implements the adopted Mid Sussex Local Lettings Policy in respect of the allocation of some homes to those households with a local connection; and*
- iv. they respect and, where possible, enhance the natural built and historic environment.”*

7.4. Policy DP1 of the District Plan seeks to protect the provision of employment premises, given the previous use of the site a builder’s yard/storage area, due consideration needs to be given to this policy, which states; *“Effective use of employment land and premises will be made by: protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for proposed alternative use.”*

7.5. In respect to the sustainable location of the site and its previous use as builder’s yard/storage area the Council in determining previous application under reference DM/22/1307 concluded that the residential development of the brownfield site within the built-up area is supported in principle. Further stating that, due to the surrounding nature of the adjoining properties combined with the unrestricted use of the site, that there are clear benefits to neighbouring amenity that would outweigh the loss of an inappropriately located builder’s yard.

- 7.6. It is acknowledged that the scheme seeks to only provide a single dwelling at the site, however, in the circumstances it is respectfully submitted that the site better lends itself to a single dwelling. As is evidenced in the submission, a single dwelling provides for an improved design, an improved level of amenity for future occupants and improved amenity to adjoining residential properties. It is therefore respectfully submitted that a single dwelling here could not be considered as being an insufficient use of the site. Furthermore, the informal advice of the local planning authority was sought prior to the preparation of this application, at that stage no objection in principle was raised to the provision of a single dwelling at the site.
- 7.7. It is respectfully submitted that the planning circumstances around the site have not altered since this previous decision (DM/22/1307) and the local planning authority are invited to reach the same conclusions insofar that this is sustainable location for residential development. Moreover, that a residential use of the site is more compatible with adjoining residential uses.

Design and Visual Appearance

- 7.8. In determining previous application DM/22/1307 the Council identified that *‘the existing pattern of development along Sunte Avenue, is of semi-detached dwellinghouses, with very long rear gardens and that the proposal (DM/22/1307), with smaller plots would not necessarily fit in with the existing established pattern. Nonetheless, it would not result in the loss of any gardens as the site is currently used as a builder’s yard and contains a number of utilitarian style buildings which are to be removed with the site becoming residential in nature resulting in an overall improvement’*.
- 7.9. The size of the overall plot remains as per that approved under DM/22/1307; however, as a single dwelling is now proposed the plot size is more comparable with those of the neighbouring properties. Furthermore, whilst the southern side of Sunte Avenue is characterised by semi-detached dwelling, there are a number of detached dwellings in the locality including in Chestnut Close, and consequently it is respectfully submitted that a single dwelling here would not be at odds with the overall character of the area.

- 7.10. Due to the rearward nature of the plot, there is limited visibility of the proposal from public viewpoints, and it is not readily viewed as part of the established street scene. Notwithstanding this, the building has been designed to a high standard and incorporates design features, such as a bay window and front gable, which are found on several properties within the immediate locality. These design features not only tie the building to the locality but also provide points of architectural interest, which helps to raise the standard of design on the plot. They also help to break up the mass of the building, and like the previous approval (DM/22/1307), the use of the crown pitched roof also helps to keep the overall height of the building as low as possible.
- 7.11. The dwelling benefits from sufficient external amenity space, with three parking spaces to the front as well as an outbuilding, whilst a private garden is provided to the rear. Furthermore, the dwelling has been positioned within the site to maintain good separation distances from common boundaries and neighbouring properties. It is therefore submitted that the dwelling will not appear cramped or out of character in this regard.

Residential Amenity

- 7.12. In the consideration of application under planning reference DM/22/1307 the officer in their report stated, *“Whilst the proposal will result in some overlooking in the rear gardens of these adjacent properties it is not considered that this results in ‘significant harm’ in terms of privacy and loss of outlook because of the intervening distances and the fact that a degree of overlooking is considered acceptable within the built up area boundaries.”*
- 7.13. Whilst the current scheme proposes a slight increase in height of some 0.5m above the approved scheme (DM/22/1307) it has a reduced depth and width as illustrated in **Figure 5** – the footprint approved under planning permission with reference DM/22/1307 is shown by the magenta outline. Its position within the plot has slightly altered, which increases the separation distance from properties in Chestnut Close to some 24.3 metres (previously 23.3 metres), and only decreases the distance from the properties in Sunte Avenue by a metres (from 37.2 metres to 36.2 metres). Therefore, and notwithstanding the slight increase in overall height, it is submitted that the overall physical relationship with all neighbouring properties is improved as a result of this proposal, by virtue of increasing the separation distance from the nearest adjoining properties (in Chestnut Close).

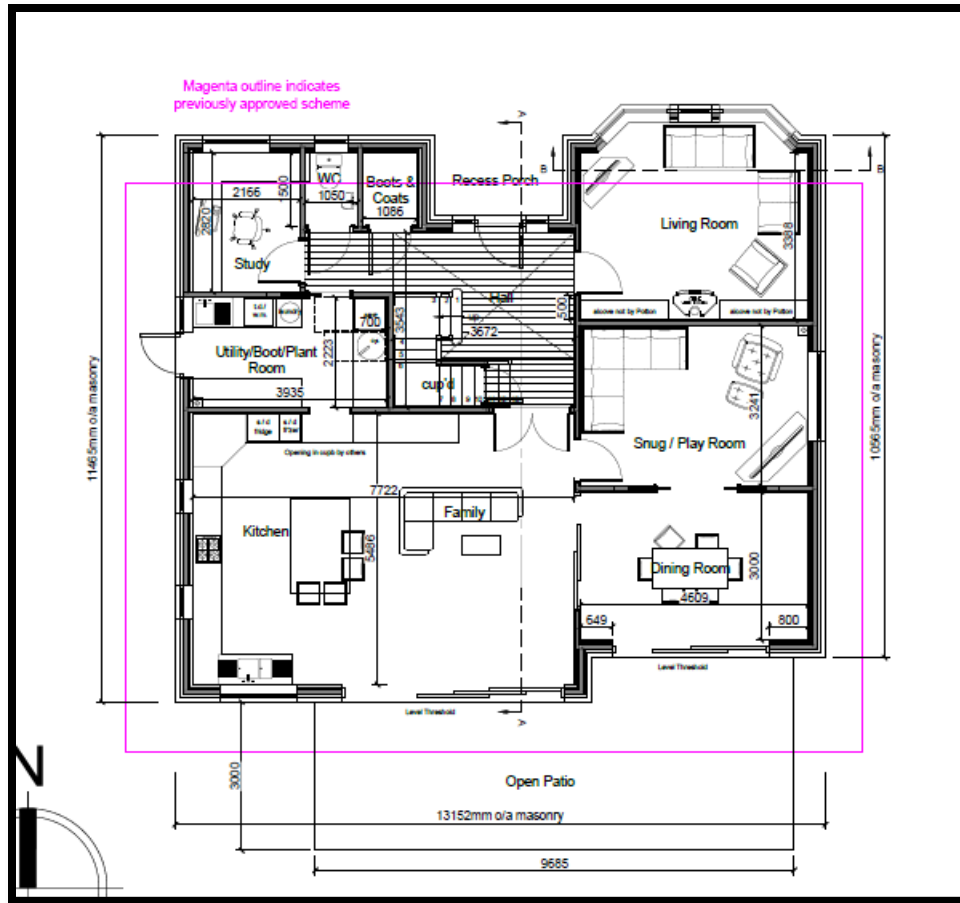


Figure 5: Comparison between proposed footprint and that approved under DM/22/1307

- 7.14. The proposed outbuilding to the front of the site is modest in scale and has been set off the common boundaries with adjoining properties. Consequently, it will not appear overtly dominant to or cause harm to the residential amenities of adjoining properties.
- 7.15. Furthermore, the extant permission (DM/22/1307) established that a residential use of the site would result in better relationships, in terms of noise and disturbance, than what was afforded to the neighbouring residential dwellings by its use as a builders yard. Given the proposal is now for a single dwelling rather than two, the current scheme is now also likely to further improve relationships with neighbouring properties, as the activities both human and vehicular associated with a single dwelling are likely to be less. Consequently, we would not expect neighbour amenity to be raised as an issue.

Highway and Transport

- 7.16. The application site is accessed from Sunte Avenue, there are no proposed alterations to this arrangement, which will serve as both a vehicular and pedestrian access to serve the new dwelling.
- 7.17. Whilst the width of the access road is acknowledged, this is a well-established existing access which has historically generated traffic, including commercial vehicles associated with the previous builders yard use of the site. Furthermore, visibility from the access point with Sunte Avenue is acceptable, especially given the level of traffic likely to be generated for a single dwelling, coupled with the residential nature of Sunte Avenue.
- 7.18. It is respectfully submitted that overall, there will be a reduction in the number of vehicular movements generated from a single dwelling here, when compared with the former builder's yard use or from the two dwellings approved (DM/22/1307). Consequently, it is not considered that the proposal will give rise to any significant highway impacts.
- 7.19. Three car parking spaces are proposed to the front of the dwelling with adequate room for turning provided. Furthermore, two cycle spaces are provided for within a cycle store located within the garden of the proposed dwelling. The provision of on-site parking which accords with the local planning authorities standards will mitigate against the need for parking off-site on local roads.

Flood Risk

- 7.20. The NPPF advises that inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at high risk. The majority of the site is located in flood zone 1 (at low risk from flooding), although the far southeast of the site lies within flood zone 2 (medium risk of flooding), as detailed in the Environment Agency flood map reproduced at **Figure 6** below.

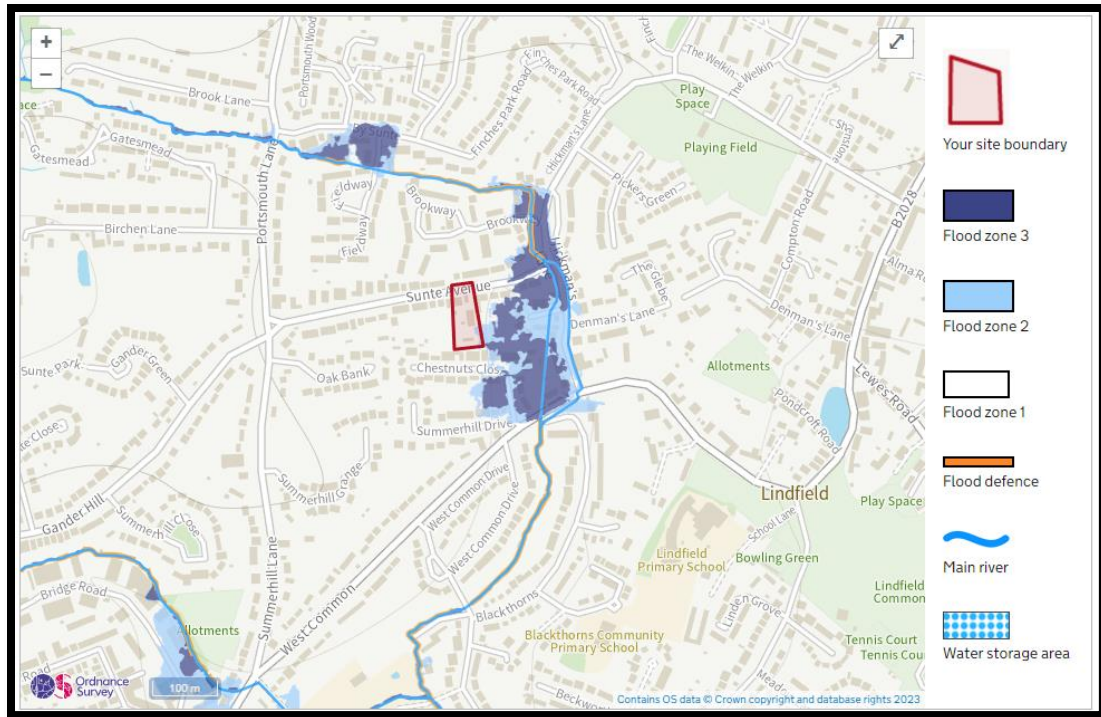


Figure 6: Environment Agency flood map

- 7.21. Flood Risk Vulnerability Classification within the NPPF (Annex 3) identifies that dwellinghouses are 'More Vulnerable'. According to table 2: Flood Risk Vulnerability and Flood Zone 'Incompatibility' (within the NPPG 'Flood Risk and Coastal Change' guidance), 'More Vulnerable' development is appropriate within flood zones 1 and 2. In the case of the application site, the proposed residential dwelling will lie within flood zone 1, with the exception of a small section of the garden to the east of the site, which lies within flood zone 2.
- 7.22. As the site lies within flood zone 1 and only partially within flood zone 2, a residential use here is appropriate and consequently there is no requirement to apply the exception test. Furthermore, as the site lies within an residential area, and also benefits from an extant planning permission for residential use, it is assumed that the local planning authority deem the area appropriate for residential development from a flood risk perspective.

Ashdown Forest

- 7.23. Policy DP17 of the District Plan relates to Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) and says, *“In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.*

Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through 1) the provision of Suitable Alternative Natural Greenspace (SANG) and 2) a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) strategy.

- 7.24. The application site is outside of the 7km zone of influence and as such it should be concluded that no mitigation is required in relation to the Ashdown Forest SPA or SAC.

Sustainability

The proposed dwelling will be built to meet and surpass the requirements of Part L of Building Regulations and in this regard will include enhanced sustainability measures such as higher insulation measures, air source heat pump, MVHR, photovoltaic and electrical vehicle charging points.

8. Conclusion

- 8.1. This application seeks planning permission for the erection of a detached two storey dwelling. The site lies within the built-up area of Lindfield, and therefore, as identified at Policy DP6 of the District Plan, falls within a sustainable location where the principle of development is acceptable. Moreover, the residential use of this site has been established with the grant of previous permissions, including extant permission under reference DM/22/1307.

- 8.2. The dwelling has been designed to a high standard and incorporates design features, such as a bay window and front gable, which are found on several properties within the immediate locality. These design features not only tie the building to the locality but also provide points of architectural interest, which helps to raise the standard of design at the site. Furthermore, the dwelling benefits from sufficient external amenity space, with three parking spaces to the front as well as an outbuilding, whilst a private garden is provided to the rear.
- 8.3. The dwelling has been positioned within the site to maintain good separation distances from all common boundaries and neighbouring properties. Thus, ensuring that the proposal will not cause demonstrable harm to neighbouring amenity.
- 8.4. Furthermore, extant permission (DM/22/1307) established that a residential use of the site would result in better relationships, in terms of noise and disturbance, than what was afforded to the neighbouring residential dwellings by its use as a builder's yard. Given the proposal is now for a single dwelling rather than two, the current scheme is now also likely to further improve relationships with neighbouring properties, as the activities both human and vehicular associated with a single dwelling are likely to be less. Consequently, we would not expect neighbour amenity to be raised as an issue.
- 8.5. The application site is accessed from Sunte Avenue, there are no proposed alterations to this arrangement. This is a well-established existing access which has historically generated traffic, including commercial vehicles associated with the previous builder's yard use of the site. It is respectfully submitted that overall, there will be a reduction in the number of vehicular movements generated from a single dwelling here, when compared with the former builder's yard use or from the two dwellings approved (DM/22/1307).
- 8.6. Three car parking spaces are proposed to the front of the dwelling with adequate room for turning provided. The provision of on-site parking which accords with the local planning authorities' standards will mitigate against the need for parking off-site on local roads.
- 8.7. It is submitted that the proposal is therefore in accordance with the National Planning Policy Framework and Policies DP6, DP21 and DP26 of the Mid Sussex District Plan and Policies 2 and 7 of the Lindfield Neighbourhood Plan.
- 8.8. We would therefore respectfully ask that the Local Planning Authority approves this application.