



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/GR/8160

Email: [REDACTED]

5th December 2025

Major Development Team (Planning)
Mid Sussex District Council
Oaklands
Oaklands Road
RH16 1SS

Dear Sir/Madam,

Land North of Balcombe Road, Haywards Heath

Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road

General

On behalf of our client, Fairfax Acquisitions Ltd, please find enclosed an outline planning application proposing development of the site as described above.

Only the principle of development for up to 125 dwellings and the means of access from Balcombe Road are to be determined. Appearance, landscaping, layout and scale are reserved for subsequent determination.

Content of the Application

This outline planning application comprises the following plans and particulars:

- Application Form
- Planning and Affordable Housing Statement (Woolf Bond Planning)
- Arboricultural Statement (Tree Survey, TCP, TPP) (Arbortrack)
- Archaeological Desk Based Assessment (ASE)
- Heritage Statement (ASE)
- Biodiversity Survey and Report (The Ecology Co-op)
- Biodiversity Net Gain Report (The Ecology Co-op)

- Design and Access Statement (Paul Hewitt Architects)
- Flood Risk Assessment and Outline SuDS Strategy (Aqua Terra)
- Foul Sewerage and Surface Water (Drainage) Assessment (Aqua Terra)
- Landscape and Visual Impact Appraisal (Fabrik)
- Air Quality Assessment (Anderson Acoustics)
- Energy & Sustainability Statement (Pinnacle)
- Transport Assessment (inc. Stage 1 RSA & Designers Response) (SDP)
- Framework Travel Plan (SDP)
- Statement of Community Involvement (Fairthorn)

Application Plans

- Site Location Plan – 2508-PL01 Rev A
- Illustrative Masterplan – 2508-PL08 Rev T
- Illustrative Constraints and Opportunities Plan – 2508-PL02 Rev B
- Land Use Parameter Plan - 2508-PL03
- Access and Movement Parameter Plan - 2508-PL04
- Green Infrastructure Parameter Plan - 2508-PL06
- Building Heights Parameter plan - 2508-PL05
- Overall Parameters Plan – 2508-PL07
- Access Plan - Proposed Balcombe Road Access No. SDP-XX-XX-DR-D-305 Rev P2

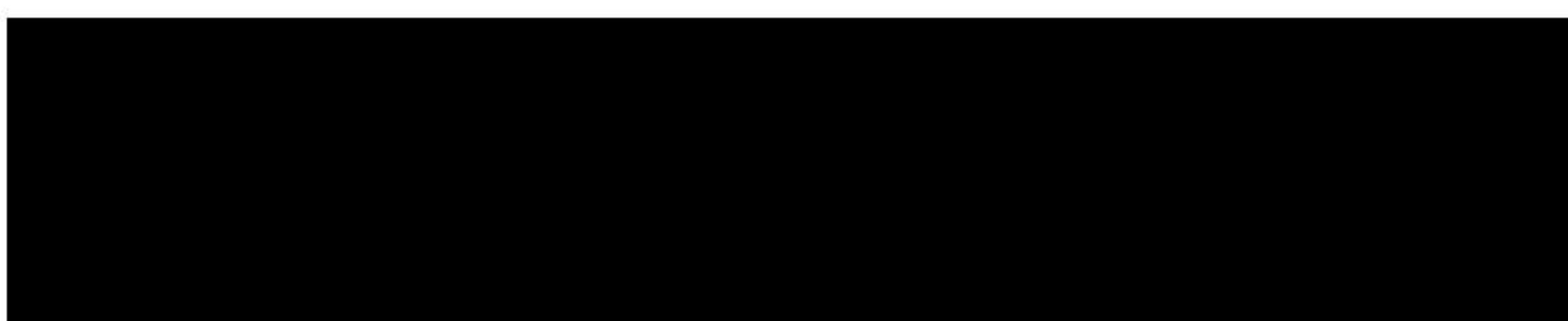
The planning application has been submitted on the Planning Portal, and the requisite planning application fee in the sum of [REDACTED] (including VAT) will be paid to Mid Sussex District Council

We would be obliged if you could register the application as soon as possible and, in the meantime, please confirm its receipt.

We look forward to discussing the application with the Case Officer in due course.

If there are any queries, please do not hesitate to contact us.

Yours faithfully



For Woolf Bond Planning Ltd obo Fairfax Acquisitions Ltd

Encs.