



FAIRTHORN  
CONSULTANCY



## Statement of Community Involvement

Land North of Balcombe Road, Haywards Heath

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Prepared for Fairfax

December 2025

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## Executive summary

Fairfax is committed to consulting with the community regarding its proposals to develop Land north of Balcombe Road, Haywards Heath.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a virtual consultation was hosted on the project website, <https://haywardsheath.your-feedback.co.uk>, which provided more details about the vision and included a portal where visitors could submit their views by completing an online feedback form.

The website was promoted with a community flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their comments by **Sunday 23<sup>rd</sup> November 2025**. During the consultation period, we received a total of **14** responses. It comprised **10** feedback forms completed via the project website, and **four** emails.

Concerns were expressed about the strain on local infrastructure, particularly schools, healthcare services and the water supply, which are already under pressure and unlikely to cope with the addition of new homes. Further concerns were raised about whether the existing road network has sufficient capacity to handle the extra traffic that the development would generate.

Additionally, some respondents believe the proposed affordable housing may not fully meet local needs. Opinions on open space vary, with some support for play areas and accessible green space, while others feel the land is better left as farmland or note that its location may limit wider public use.

The project team has carefully reviewed all the feedback received, and the main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

## 1. Introduction

- 1.1 Fairfax is bringing forward plans to develop land North of Balcombe Road, Haywards Heath.
- 1.2 From the outset, Fairfax has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, members of parliament, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Fairfax brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All feedback received is accounted for and represented within this document.

## 2. Background

### 2.1 Proposal site

2.1.1 The proposal site lies to the north of Balcombe Road in Haywards Heath. It is bounded by several existing properties to the west, many more to the south, and a railway line to the east.

2.1.2 As a result, its location presents a logical extension to Haywards Heath, and the land has been identified for development in the latest draft Local Plan produced by Mid Sussex District Council.



The proposal site, marked by the red line

## 2.2 Proposals

- 2.2.1 The development will deliver up to 125 homes dwellings including much-needed affordable homes, along with associated infrastructure, parking, and gardens.
- 2.2.2 The proposals include a range of housing types and sizes to meet local and national policies and help Mid Sussex District Council to meet its affordable housing targets on a site already identified for development in the draft Local Plan.
- 2.2.3 Additionally, the proposed housing will include energy efficiency measures, and to further reduce the scheme's carbon footprint, high standards of sustainable construction will be promoted.
- 2.2.4 The new homes will be set within an attractive streetscape, which will create a high-quality residential environment in which to live.



Fairfax has been involved with several high-quality schemes across the South East – this is St Aubyns in Rottingdean

2.2.5 Public green space and new footpaths will be provided to improve connectivity and promote health and wellbeing along with greener travel. Electric vehicle charging points and cycle storage facilities will be provided as standard.

2.2.6 The proposals comprise:

- Up to 125 homes of which 30% would be affordable
- Contributions to improving local infrastructure
- New public green space
- Landscaping and biodiversity improvements
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Using energy efficient construction methods and materials
- Making efficient use of a site already identified for development

2.2.7 The image to the right is an indicative layout of the development on Land north of Balcombe Road.



## 3. Community engagement

### 3.1 Statement of community involvement

#### 3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

#### 3.1.2 National Planning Policy Framework (2012, updated 2018, 2019, 2021, 2023, and 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that "*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.*"

#### 3.1.3 The NPPF goes on to highlight at Paragraph 41 that "*Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*"

3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

#### 3.1.5 Mid Sussex District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Mid Sussex District Council's Statement of Community Involvement document. Based on that document, in conjunction with developing the plans, Fairfax undertook a programme of community engagement, as outlined in this report.

### 3.2 Engagement with statutory bodies

3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

### 3.3 Stakeholder engagement

3.3.1 Fairfax felt it was important to engage proactively with key stakeholders regarding its proposals at Land north of Balcombe Road. As a result, the project team reached out to local politicians and council officers shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

3.3.2 The stakeholders contacted shortly before the wider public consultation included:

- Councillors for Haywards Heath Franklands ward, Mid Sussex District Council
- Councillors for Ardingly, Balcombe & Turners Hill ward, Mid Sussex District Council
- Clerk of Ansty and Staplefield Parish Council

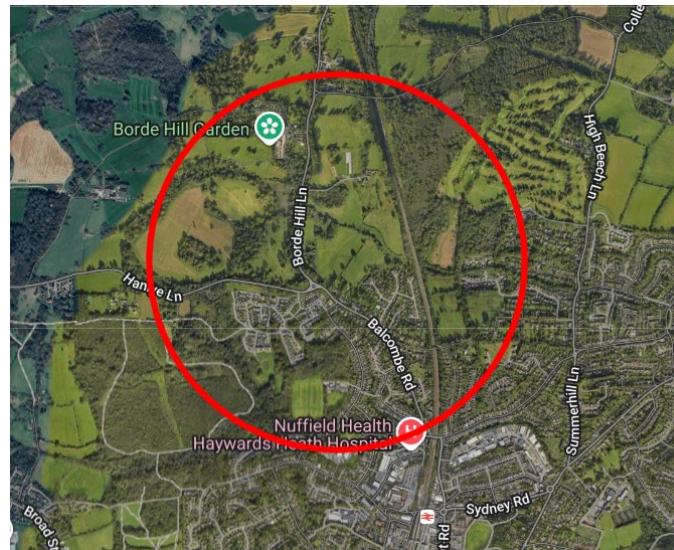
## 3.4 Wider community engagement

3.4.1 After contacting key stakeholders, Fairfax launched its wider community consultation on **Wednesday 29<sup>th</sup> October 2025**.

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone information line number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.

3.4.3 A total of **973** flyers were delivered to local addresses on **Wednesday 29<sup>th</sup> October 2025**.

3.4.4 A map of the distribution area for the flyer is shown overleaf:



The flyer distribution area is depicted by the red line

#### 3.4.5 The community flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation
- Details of the project team's freephone information line and email address

#### 3.4.6 A copy of the flyer can be found in the Appendices.

### 3.5 Virtual consultation

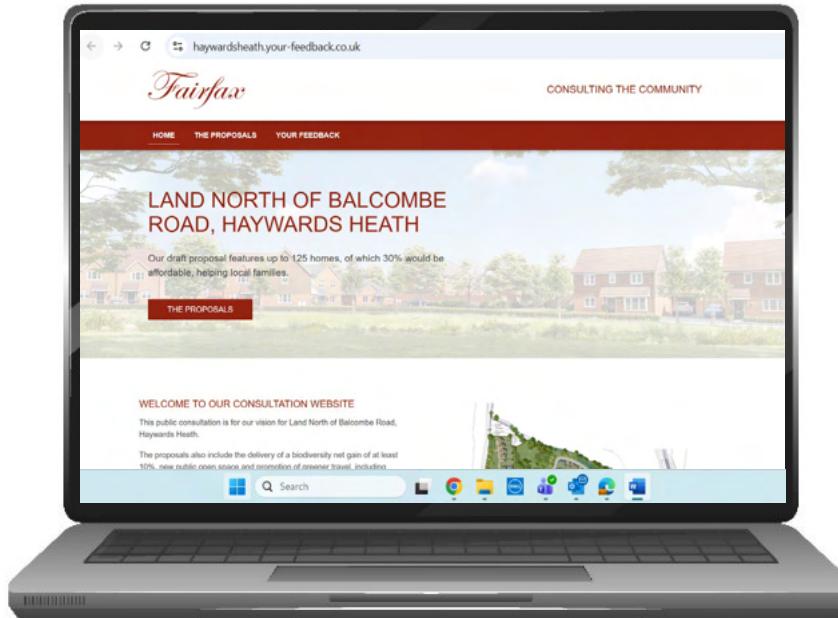
3.5.1 A virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.

3.5.2 The virtual consultation was open for comments on the project's website between **Wednesday 29<sup>th</sup> October 2025** and **Sunday 23<sup>rd</sup> November 2025**.

3.5.3 The website was hosted at <https://haywardsheath.your-feedback.co.uk>, and remains live.

3.5.4 The information displayed on the website included:

- Welcome and overview
- Background information about the site
- Details about the proposals and design
- Information about transport, access, and ecology
- Details about sustainable drainage
- Key benefits of the scheme
- Next steps and how to provide feedback



The project website, where the virtual consultation was hosted

### 3.6 Dedicated project email address

3.6.1 A specific project email address – [mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk) – was set up to receive feedback and answer any queries both during and after the consultation period.

### 3.7 Freephone 0800 comment facility

3.7.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** – was offered to those who wished to find out more about the proposals, or register comments via the telephone.

## 4. Feedback analysis

### 4.1 Feedback

4.1.1 The community consultation generated **14** items of feedback. It included **10** forms submitted via the project website. There were also **four** email responses. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.

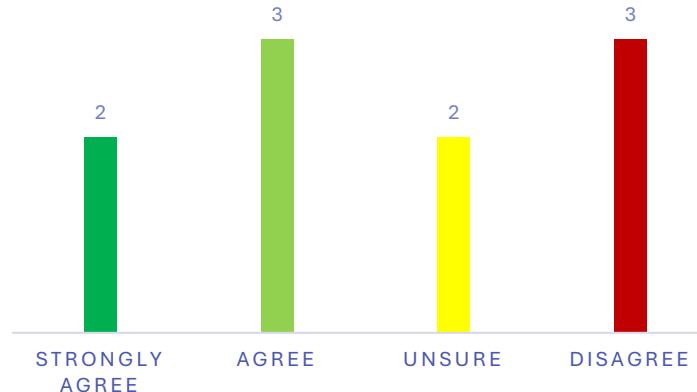


**50%** of the respondents who completed a form **agree** that there is an unmet need for affordable homes, whilst 20% were unsure and 30% disagree.



All respondents who completed a form agree that is important to included biodiversity and sustainability measures

**Q1. We propose to deliver 30% affordable housing – do you feel there is an unmet need for affordable homes?**



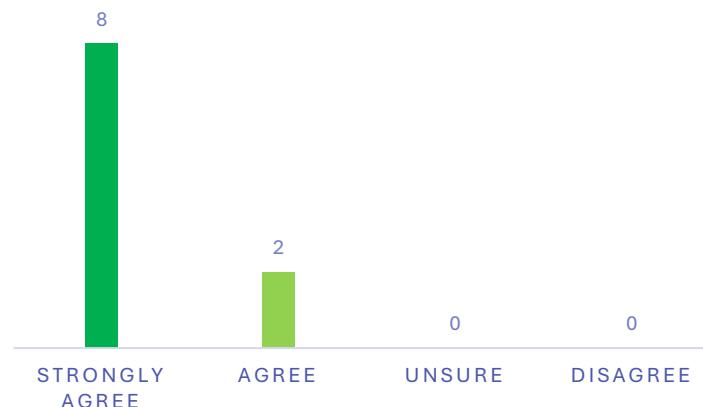
The written responses received in regards to this question are catalogued in the table that follows.

Comment	Frequency of being raised
The affordable homes are not affordable for those who need them	4
Depends on the definition of affordable	2
The development looks as if it will be high spec housing, aimed at the higher income bracket	1
This sort of development will only pay lip service to affordable housing	1
There is a real need for affordable homes	1
The affordable housing policy should be abolished and the government should look at building in other locations in the UK instead, not the South East	1
The government should focus on developing areas of the country which lack employment	1
Agree, but common sense and logic need to be applied which has not been implemented with this proposal	1
Do not believe 50% will be delivered	1

This is not the right place for affordable housing	1
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The local infrastructure is already stretched and cannot accommodate additional homes (including schools and healthcare)	1
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**Q2. Do you feel it's important to include sustainability and biodiversity measures in our plans?**



The written responses received in regards to this question are catalogued in the table that follows.

Comment	Frequency of being raised
Biodiversity and greenspaces are very important but concreting over the countryside will destroy it	3
There's plenty of biodiversity in this area already	2
The site is Greenbelt land	2

Concern regarding the impact to wildlife and natural habitats	2
Agree, but this site is not in a sustainable location	1
Anything that can be done to preserve the nature of this area can only be for the best	1
Clarity sought as to how much damage will be done to the site by the building works	1
Objections have already been made when the site was considered in the District Plan	1
Accurate distances to local amenities from the site should be calculated	1
Do not believe there is any interest or intention to maintain or enhance current biodiversity	1

**Q3. As part of our landscaping improvements, we intend to provide new public green space. Do you have any suggestions for how this could be used – dog walking, wildflower meadows, space for children to play etc.?**

As this question invited residents and other important stakeholders to comment on the specific proposals, the responses were not grouped into categories as with the previous questions. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

Comment	Frequency of being raised
Leave the beautiful, open land as it is	3
Calls for a play area	3
Building on a rural field will not provide additional green space	3

Clarity sought as to how public the public spaces will be	1
Clarity sought as to whether Fairfax would be advocating other town residents visit the development for their recreation	1
No development should take place on Land North of the Balcombe Road	1
Greed often sadly destroys what is beautiful	1
Children's play areas need to be away from the attenuation ponds, streams and roads	1
A footpath linking the estate to Borde Hill Gardens would be highly desirable	1
Residents' goodwill is something this development is going to need by the bucketful	1
Suggestion to provide all of the above and maintain the area, plus accommodate requests from residents	1
The space can only be used by residents due to its location	1
Calls for wildflower meadows	1
New public green spaces are not needed, there are plenty on the development opposite, including a play area	1
Natural habitats need to be left alone as much as possible	1

**Q4. Is there anything further you'd like to say about our proposals?**

As this question was an invitation for residents and other interested parties to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table that follows:

Comment	Frequency of being raised
Highways concerns relating to increased traffic, safety risks,	5
Concern regarding the loss of countryside and greenfield sites	5
The local infrastructure is already stretched and cannot accommodate additional homes (including schools and healthcare)	5
Do not build / It is a ridiculous place to build	3
Concern regarding the loss of privacy and visual amenity for existing residents	2
Brownfield sites should be developed	2
Oppose the proposal	2
There has been no consideration of local residents	2
The last development on the other side of the road is an absolute eyesore and this should not be repeated	1
Fairfax poor reputation will be further besmirched by its involvement here	1
There is a flooding risk in the area and this could be exacerbated by the development	1
Concerned about the size and location of the attenuation ponds, one of which borders the gardens of Orchard Close	1
This looks like another isolated development with poor active-travel links	1

There will be an increase in noise and disturbance both during and after construction	1
The proposed development is too large for the area	1
This appears to be purely a business transaction for profit	1
Suggestion for Borde Hill to create a multi-use path along Balcombe Road to join the High Weald Trail	1
Concerns regarding the impact to wildlife and natural habitats	1
No more new houses are needed	1
The houses on Hanlye Lane estate are not selling	1

## 4.2 Email responses

4.2.1 In addition to the feedback form provided on the project website, a dedicated email address was provided for residents and other local stakeholders who wished to submit comments without completing a form. The project team received **four** email responses.

4.2.2 The project team has examined all the email responses and the issues raised, and their frequency, is detailed in the table below.

Comment	Frequency of being raised
The local infrastructure is already stretched and cannot accommodate additional homes (including schools and healthcare)	4
Highways concerns relating to increased traffic, access, safety concerns	2
Object to the proposals	2
The site is greenfield	2
Concerns regarding the impact to wildlife and nature	2
Local water supplies are under significant pressures and it is disgraceful that water supplies do not need to be considered before building these homes	2
The proposal goes against planning guidelines that brownfield sites should be used before greenfield	1
Do not believe there will be a biodiversity net gain	1
There is no indication that the houses will be fit for the future	1
Clarity sought as to whether the houses will have triple glazing, solar panels, air source heat pumps, swift bricks and hedgehog friendly fencing	1
Providing 30% affordable homes is feeble and it should be 60%	1
Concerns regarding the loss of countryside	1
England is the most nature depleted country in Europe & this will only get worse	1

Infrastructure improvements should be provided before building 1

Development here risks encroaching on AONB, diminishing the environmental and community value of the land 1

The development will reduce access to community facilities such as libraries, leisure centres, undermining community wellbeing 1

Calls for impact assessments to be carried out regarding infrastructure and highways 1

## 4.3 Response to comments

- 4.3.1 All comments received during the community consultation process have been reviewed and the applicant has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 The project team noted that there was support for the emphasis placed on sustainability measures proposed in the plans, along with the need for new housing, especially affordable homes. However, there were also a number of respondents who were opposed to the principle of developing the site.
- 4.3.3 Concerns were also raised regarding the impact on the road network and the ability of local infrastructure to accommodate more homes including school and health surgery places. It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.
- 4.3.4 Opinions on open space vary, with some support for play areas and accessible green space, while others feel the land is better left as it is or note that its location may limit wider public use.
- 4.3.5 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

## Appendices

- Copy of the community flyer
- Copy of the virtual exhibition boards

**WELCOME**

This public consultation is to provide an opportunity for local residents to learn about our plans for this new residential community in Haywards Heath.

Conveniently located within easy reach of the railway station and town centre, our draft proposal is for up to 125 new homes, of which 30% would be affordable.

Your feedback is important to us and will be used to help shape the final scheme.

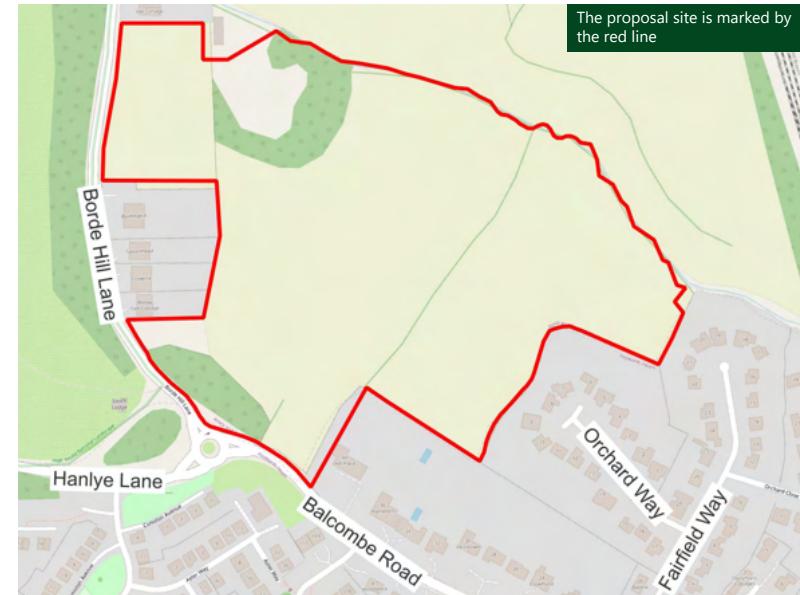
This is a highly sustainable location, on land already identified for new housing by the local authority. It will feature a range of landscape enhancements and a biodiversity net gain of at least 10%.

**OUR CONSULTATION**

We welcome comments from the local community, and we are keen to share our vision for the proposal site with you.

**The exhibition includes:**

- Our vision
- The site
- Indicative layout
- Environment and landscaping
- Transport
- Sustainable drainage
- Key benefits
- Feedback and next steps

**THE PROPOSALS AT A GLANCE**

- Up to 125 homes of which 30% would be affordable
- Contributions to improving local infrastructure
- New public green space
- Making efficient use of a site already identified for development
- Landscaping and biodiversity improvements
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Using energy efficient construction methods and materials

**UTILISING A SITE ALREADY IDENTIFIED FOR DEVELOPMENT**

The development will deliver up to 125 homes dwellings including much-needed affordable Homes, along with associated infrastructure, parking, and gardens.

There will be a range of housing types and sizes to meet local and national policies and help Mid Sussex District Council to meet its affordable housing targets on a site already identified for development in the draft Local Plan.

There is significant unmet need for housing locally, especially affordable properties, which means that new sites must come forward that are suitable for development.

The proposed housing will include energy efficiency measures, and to further reduce the scheme's carbon footprint, we will promote high standards of sustainable construction.

These new homes will be set within an attractive streetscape, which will create a high-quality residential environment in which to live.

## THE SITE



### THE SITE

The proposal site lies to the north of Balcombe Road in Haywards Heath. It is bounded by several existing properties to the west, many more to the south, and a railway line to the east.

As a result, its location presents a logical extension to Haywards Heath, and the land has been identified for development in the latest draft Local Plan produced by Mid Sussex District Council.

Our vision is to deliver a sustainable scheme of up to 125 high-quality homes. It will also include landscaping and biodiversity improvements, along with new public green spaces. The proposals also include measures to promote greener travel, such as cycling along with electric vehicle use.



### KEY INFORMATION

Regarding the indicative layout, we are already in pre-application discussions with planning officers at MSDC.

Informed by that dialogue, and the valuable feedback from this consultation, we will update and finalise the plans.

- 9.4 hectares** - Site area
- Up to 125** units
- 30%** Affordable housing
- Storey heights **2.5 maximum**
- 4 hectares** Public open space
- Drainage** -sustainable drainage strategies will be used
- Highways** - roundabout upgrades to provide suitable vehicular access

# ENVIRONMENT & LANDSCAPING

## OUR GREEN VISION

The proposed scheme will lead to a significant amount of new public open space being provided.

We take environmental responsibilities seriously and will deliver an extensive suite of biodiversity improvements at the site.

This will include significant new planting, retention of mature trees and hedgerows, wildlife protection measures and sustainable drainage systems.

Public green space and new footpaths will be provided to improve connectivity and promote health and wellbeing along with greener travel. Electric vehicle charging points, and cycle storage facilities will be provided as standard.

With these environmental and landscaping improvements, the new community will be a welcoming, attractive, green and sustainable place to live.



## ENVIRONMENTAL CREDENTIALS

- leaf Significant landscaping improvements
- leaf Delivering a biodiversity net gain
- leaf New footpaths to improve connectivity and promote health and wellbeing
- leaf New planting and retaining mature trees and hedgerows
- leaf New public green space
- leaf Promoting greener travel, including cycling Electric vehicle charging points
- leaf Sustainable drainage systems
- leaf Delivering a development that is attractive, welcoming, green, and sustainable

# HIGHWAYS

## HIGHWAYS ACCESS

The existing roundabout at the junction of Balcombe Road, Hanlye Lane, and Borde Hill Lane will be enlarged, with a fourth arm added to serve the new homes.

The proposed design has been subject to a Road Safety Audit and the final technical layout will be agreed with West Sussex County Council's Highways team.

Our vision includes pedestrian connections and crossing points at the site access and improved walking links to local facilities, including bus stops.

On the subject of buses, funds will be provided by the developer (known as Section 106 contributions) towards enhancing local services.

## PARKING

A balanced approach to parking has been considered to promote sustainable travel and avoid any overspill.

As part of our commitment to sustainable development, electric vehicle charging points will be included in the proposals as standard.

We will also include high-quality cycle parking to promote greener travel, and the health and wellbeing of the residents.

*Fairfax*

This diagram shows the upgraded roundabout providing vehicular access to the proposal site



## OUR VISION FOR GREENER TRAVEL

- Cycle parking
- Electric vehicle charging points
- Improving connectivity
- Highways improvements, funded by the project, including roundabout upgrades at the site entrance

The proposals will promote greener travel, including walking and cycling



# SUSTAINABLE DRAINAGE

*Fairfax*

## OUR DRAINAGE STRATEGY

The proposal site lies mostly in the lowest area of flood risk (zone 1). The area adjacent to the watercourse at the lowest part of the site on the northern boundary will be left as a green corridor.

Additionally, the drainage strategy includes surface attenuation within the corridor to manage surface water runoff up to the 1 in 100-year (plus climate change) rainfall event.

The proposed development will discharge naturally to the watercourse, ensuring the scheme does not increase flood risk nor place extra burden on the sewer network. Our drainage strategy will be submitted as part of any future planning application.



# KEY BENEFITS

## KEY BENEFITS OF THE SCHEME

The proposals to develop Land North of Balcombe Road, Haywards Heath, will deliver a significant number of wider benefits, including:

	Delivering much-needed homes, including 30% affordable housing, meeting all local policy targets		Protection of existing habitats and creating new ones
	Installing footpaths and improving connectivity		Providing electric vehicle charging points
	Delivering a green and attractive scheme with a biodiversity net gain		Helping Mid Sussex District Council to meet its housing targets on a site already identified for development
	Creating new public green spaces for all to enjoy		Creating local jobs during the construction phase
	Promoting greener travel, including cycling		Investing in the local economy and providing funding for infrastructure



## FEEDBACK & NEXT STEPS

*Fairfax*

### NEXT STEPS

Thank you for viewing the proposals regarding sustainable development on Land north of Balcombe Road, Haywards Heath.

Once this consultation closes, Fairfax's project team will go through the feedback received from residents and other important local stakeholders and take this into consideration before refining the plans and submitting them to Mid Sussex District Council.

If you provide us with your details, you will be kept up to date on progress as the proposals for the site move forward.

Thank you for your time.



Fairfax has extensive experience of being involved with delivering successful housing schemes, such as here, in Emmer Green, Berkshire

### FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to **Freepost, Fairthorn Consultancy**.

No stamp is required.



Scan QR code  
to visit our  
project site

### NEXT STEPS

Fairfax believes the views of the local community are important. Please submit your comments by **Sunday 23rd November 2025**.

- Complete the feedback form online at [haywardsheath.your-feedback.co.uk](http://haywardsheath.your-feedback.co.uk)
- Email us at [mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk)
- Call **0800 099 6712**, leave a message, and our project team will ring you back

*Fairfax*

# COMMUNITY CONSULTATION

## LAND NORTH OF BALCOMBE ROAD, HAYWARDS HEATH

*Fairfax*

### AFFORDABLE HOUSING, GREEN SPACE, AND BIODIVERSITY IMPROVEMENTS

Fairfax is unveiling its proposals for Land north of Balcombe Road, Haywards Heath.

Our plans are for up to 125 new homes of which 30% would be affordable, meeting all local policy targets.

Conveniently located within easy reach of the railway station and town centre, this site has already been identified for residential development by the local authority in its Local Plan making process.

Sustainability and high-quality is at the forefront of our design, and the homes will be planned by experienced professionals using the best in energy efficient materials and fittings.

Your feedback is important to us and will be used to help shape the final scheme, so before submitting a planning application, we want to engage with local residents.



### TAKE PART IN OUR CONSULTATION

We are holding an online community consultation, and would welcome your feedback.

The proposals are being displayed on our project website - [haywardsheath.your-feedback.co.uk](http://haywardsheath.your-feedback.co.uk) – with the opportunity to leave feedback up until **Sunday 23rd November 2025**.

### GET IN TOUCH

 [mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk)

 Leave a message on our free-phone line, **0800 099 6712**, and our team will call you back



Scan QR code to visit our project site

For those without internet access, we would be happy to send printed consultation materials to you along with a feedback form that can be returned to our team for free.

## KEY BENEFITS

The proposals to develop Land North of Balcombe Road, Haywards Heath, will deliver a significant number of wider benefits, including:

	Delivering much-needed homes, including 30% affordable housing, meeting all local policy targets		Seeking to protect existing habitats and create new ones
	Installing footpaths and improving connectivity		Providing electric vehicle charging points
	Delivering a green and attractive scheme with a biodiversity net gain		Helping Mid Sussex District Council to meet its housing targets on a site already identified for development
	Creating new public green spaces for all to enjoy		Creating local jobs during the construction phase
	Promoting greener travel, including cycling		Investing in the local economy and providing funding for infrastructure

