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Our Reference: 1207P/JP

Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

18 May 2026

VIA PLANNING PORTAL

Dear Sirs

**SUBMISSION OF FULL PLANNING APPLICATION
LAND WEST OF GATESMEAD, HAYWARDS HEATH**

On behalf of Crest Nicholson Operations Ltd we are pleased to submit herewith a full planning application in relation to land West of Gatesmead, Haywards Heath.

Planning Permission is sought for:

49 new homes together with open space and associated infrastructure

With the application seeking to address all relevant technical matters.



The Council's response to the request for pre-application advice has helpfully informed the proposals and the application, and as such the planning application and its supporting documents and drawings, respond to the issues raised.

Application Documents

The following documents and drawings are submitted in support of the application:

- Completed Application Forms and Certificates
- Submission fee in the sum of £32,382, including Service Charge, paid via the Planning Portal
- Planning Statement, incorporating Affordable Housing Statement
- Design and Access Statement
- Schedule of Accommodation
- Statement of Community Involvement
- Flood Risk Assessment
- Drainage Strategy (including Foul Sewage Assessment)
- Transport Assessment (including Stage 1 Road Safety Audit)
- Travel Plan
- Landscape and Visual Impact Assessment
- Arboricultural Implications Report and Tree Protection Plans
- Ecological Impact Assessment
- BNG Habitat Management & Monitoring Plan
- Biodiversity Net Gain Statutory Metric
- Lighting Survey & Lighting Impact Drawing
- Cultural Heritage Desk Based Assessment
- Agricultural Land Quality
- Environmental Noise Survey
- Air Quality Assessment
- Energy & Sustainability Statement



- Overheating Assessment
- Contamination Desk Based Assessment
- Ground Condition Assessment
- Minerals Assessment Report
- Utilities Statement, including confirmation of water supply
- Planning Obligation Instruction Form

Drawings comprising:

Housing & Design

25714_1000E	Site Location Plan
25714_5000F	Planning Layout
25714_3600B	Street Elevations
25714_5010C	Materials_ Hard Surfacing & Boundary Strategy Plan
25714_5011B	Building Heights Strategy Plan
25714_5012B	Parking, Cycle Storage & EVCP Strategy Plan
25714_5013B	Affordable Housing Strategy Plan
25714_5014B	Refuse Strategy Plan
25714_6001.1B	The Beaconsfield - Plans & Elevations
25714_6002.1C	The Harrogate (M4.3) - Plans & Elevations
25714_6003.1A	The Lavenham - Plans
25714_6003.2B	The Lavenham – Elevations
25714_6004.1A	The Midhurst - Plans
25714_6004.2A	The Midhurst - Elevations
25714_6005.1A	The Stowmarket - Plans
25714_6005.2B	The Stowmarket (V1) - Elevations
25714_6005.3A	The Stowmarket (V2) - Elevations
25714_6006.1A	The Whitchurch - Plans
25714_6006.2B	The Whitchurch (V1) - Elevations
25714_6006.3A	The Whitchurch (V2) - Elevations
25714_6007.1A	The Woodbridge - Plans
25714_6007.2B	The Woodbridge (V1) - Elevations
25714_6007.3A	The Woodbridge (V2) - Elevations
25714_6008.1A	The Woodstock - Plans
25714_6008.2B	The Woodstock (V1) - Elevations
25714_6008.3A	The Woodstock (V2) - Elevations
25714_6021.1A	The Aire/Avon - Plans & Elevations



25714_6022.1B	The Itchen (M4.3)/Ouse – Plans & Elevations
25714_6023.1B	The Severn - Plans & Elevations
25714_6024.1B	The Stour - Plans & Elevations
25714_6025.1A	The Trent - Plans & Elevations
25714_6040	Single Garage - Plans and Elevations
25714_6041	Double Garage - Plans and Elevations
25714_6042	Quad Garage - Plans and Elevations
25714_6043	Substation - Plans and Elevations

Access

7627-MJA-Sw-XX-DR-C-003P2	Proposed Site Access
7627-MJA-Sw-XX-DR-C-004P2	Site Access Longitudinal and Cross Sections

Landscape

3403-5-2-1-DR-0001-S4-P6	Landscape GA
3403-5-2-1-DR-0002-S4-P5	Landscape Layout - Play
3403-5-2-1-DR-0003-S4-P4	Planting Proposals (1 of 8)
3403-5-2-1-DR-0004-S4-P3	Planting Proposals (2 of 8)
3403-5-2-1-DR-0005-S4-P4	Planting Proposals (3 of 8)
3403-5-2-1-DR-0006-S4-P3	Planting Proposals (4 of 8)
3403-5-2-1-DR-0007-S4-P4	Planting Proposals (5 of 8)
3403-5-2-1-DR-0008-S4-P3	Planting Proposals (6 of 8)
3403-5-2-1-DR-0009-S4-P3	Planting Proposals (7 of 8)
3403-5-2-1-DR-0010-S4-P3	Planting Proposals (8 of 8)
3403-5-2-1-DR-0011-S4-P4	Hard Surface & Boundary Treatment Proposal
3403-5-2-1-DR-0012-S4-P1	Furniture Palette
3403-5-2-1-DR-0013-S4-P1	Hard surfaces Palette
3403-5-2-1-DR-0014-S4-P1	Planting Palettes 1of5 - Trees
3403-5-2-1-DR-0015-S4-P1	Planting Palettes 2of5 - Hedges
3403-5-2-1-DR-0016-S4-P1	Planting Palettes 3of5 - Structural Planting and Basin Shrubs
3403-5-2-1-DR-0017-S4-P1	Planting Palettes 4of5 - Residential Gardens
3403-5-2-1-DR-0018-S4-P1	Planting Palettes 5of5 - Marginals

Drainage

5029426-RDG-XX-XX-D-C P03	Drainage Layout Plan
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For clarity, it is expected that issues such as waste management will be addressed through use of planning conditions rather than necessitating detailed submissions here.

Additionally, it is expected that a S106 will be required to address issues such as BNG credits, Travel Plan requirements and affordable housing provision.

We look forward to receiving your formal acknowledgment and validation of this application.

Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

