

A K A Management

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Christine Pound
Mid Sussex District Council
planningvalidation@midsussex.gov.uk
17/07/2026

Dear Christine Pound,

Re: Validation – Proposed One Bedroom Dwelling Land at North-East/Rear of 1A Park Parade, South Street, Haywards Heath, West Sussex RH16 4LX

I have considered the matter in your letter dated 14/07/2026 and my understanding of the situation is as follows:

1. Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires a location plan identifying the land to which the application relates. The application relates solely to the 25m² parcel shown edged red. The adjoining footpath is not part of the proposed development, is outside the application site, and is not required to construct the development.
2. The Council's assertion that the footpath should be included because it is 'required for access' is factually incorrect. Vehicular and operational access is available via the rear access road serving Park Parade. No works are proposed to the footpath and no rights over that land are required.
3. Planning Practice Guidance makes clear that local planning authorities should only require information necessary to validate an application. Accordingly, unless the Council can identify the precise statutory provision, adopted validation requirement or binding authority requiring inclusion of third-party land in these circumstances, the refusal to validate appears unreasonable and contrary to the DMPO 2015 and national policy on proportionate validation.

I hope that you are now able to review your opinions and allow the application to move forward to a decision.

Yours sincerely
Alex King (Agent)