

LAND ADJACENT TO BALCOMBE HOUSE, HAYWARDS HEATH ROAD, BALCOMBE

PROPOSALS FOR DEVELOPMENT WITH SEVENTEEN NEW HOMES AND PUBLIC CAR PARK

Dear Neighbour

We are writing to advise you of proposals to develop the land at the southern edge of the existing Balcombe House Estate fronting onto Haywards Heath Road with seventeen new homes and public car park.

The site is allocated for development under Policy 2i of the Balcombe Neighbourhood Plan and is referred to as land at 'Balcombe House Gardens and Rectory Gardens'. The local need for housing has been identified and due to the site's proximity to the village centre and direct accessibility the land was deemed suitable to accommodate housing. The land also offers the rare opportunity to create a new public car park for the village centre, where there are currently very few spaces available.

We have agreed to work with the owner to bring the site forwards for its development with seventeen new homes and public car park to provide 10 spaces.

Proposed street scenes (Indicative)



As currently proposed the development would provide 5no. one and two bedroom apartments, 7no. three bedroom houses, and 5no. four bedroom house. Each apartment will be provided with dedicated car parking space and the houses will be allocated at least two parking spaces within the confines of the site. An element of the new proposed housing will be made available as affordable homes. The public car park will provide 10 parking spaces and has been situated in the eastern part of the site to provide immediate and easy access to the village centre.

The site has been subject to a previously withdrawn planning application and pre-application meetings and our revised scheme seeks to address the previous concerns. Through the initial design processes, we have worked to ensure that any new scheme relates favourably to the existing street scene with Haywards Heath Road and the character of the surrounding buildings and adjoining Conservation Area. The proposals have sought to retain a woodland buffer where possible and new landscaping will be delivered so that a visual break between Balcombe House and the new development is maintained.

We will be submitting a planning application to Mid Sussex District Council and would welcome any initial comments you may wish to make on the proposals, which you can do contacting the following:

E: land.southern@shanlyhomes.com

A: **Shanly Homes, 21 The Crescent, Leatherhead, Surrey KT22 8DY**

Once our planning application has been made the Council will undertake a period of local public consultation.

Indicative layout of the proposed scheme



About Shanly Homes

Established in 1969, Shanly Homes are one of the largest privately owned developers of new homes operating across the South East of England today. With over 1000 new developments completed since our inception we are proud of our heritage and our continued commitment to product excellence and innovative architectural design. All of our homes are unique with bespoke designs created on each new development as seen in our recent developments within Mid Sussex to include Clock Field in Turners Hill (47no. homes) and Fernlands Park in Haywards Heath (18no. homes).

