

21 July 2026

Stuart Malcolm
Mid Sussex District Council

SLR Project No.: 433.066642.00001

Council Reference No.: DM/25/3067

Dear Stuart,

RE: DM/25/3067 – Land at Reeds Lane, Sayers Common

Following the amendments pack submitted on 17th April 2026; please find enclosed further revisions that have been prepared to address final outstanding comments and recommendations. As before, we have carefully considered your comments and feedback and have worked proactively to ensure the final changes shown in the enclosed plans fully address the matters that re south by the Council and its consultees.

Enclosed in this amendments pack are the following updated plans and documents. Previously submitted versions are to be superseded.

Amendments (July 2026)	Reference
Site Layout	7463-PL-02 Rev L
Block Plan	7463-PL-03 Rev H
Storey Heights Plan	7463-PL-04 Rev H
Dwelling Size Plan	7463-PL-05 Rev H
Tenure Plan	7463-PL-06 Rev H
Parking Plan	7463-PL-07 Rev H
Materials Plan	7463-PL-08 Rev I
Detailed Layout Sheet 1	7463-PL-09 Rev G
Detailed Layout Sheet 2	7463-PL-10 Rev G
Boundary Treatment Plan	7463-PL-11 Rev G
Plans and Elevations – Plots 33-34-35-36	7463-PL-20 Rev E
Plans and Elevations – Plots 21-22-23-24-25	7463-PL-21 Rev D
Plans and Elevations – Plots 29-32, 45-46, 58-59, 71-72	7463-PL-30 Rev D
Plans and Elevations – Plots 12-15, 47-48	7463-PL-34 Rev D
Plans and Elevations – Plots 16-17, 49-50, 61-62	7463-PL-32 Rev E
Plans and Elevations – Plots 51, 52, 63, 64, 67, 68	7463-PL-36 Rev E
Plans and Elevations – Plots 53,65-66	7463-PL-37 Rev D
Street Scene – Sheet 1	7463-PL-40 Rev D

Amendments (July 2026)	Reference
General Arrangement Plan – Sheet 1	2276-1001 Rev E
General Arrangement Plan – Sheet 2	2276-1002 Rev F
Planting Schedule	2276-1003 Rev D
Accommodation Schedule	7463- D10A
Accommodation by Plot	7463- D10
Great Crested Newt Technical Note	12144 (dated 08.07.26)
Tree Protection Plan	SJA TPP 25556- 041a
Transport Technical Note (Iceni)	V3.0 (dated 26.06.26)

For clarity, other plans previously submitted that we are seeking for approval include the following:

Plans for Approval (previously submitted)	Reference
Location Plan	7463-PL-01 Rev B
Plans and Elevations – Plots 54-55-56 & 75-76-77	7463-PL-22 Rev B
Plans and Elevations – Plots 1-2 & 3-4	7463-PL-23 Rev C
Plans and Elevations – Plots 18-19-20	7463-PL-24 Rev B
Plans and Elevations – Plots 73-74 & 78-79	7463-PL-25 Rev B
Plans and Elevations – Plots 26-27-28	7463-PL-26 Rev B
Plans and Elevations – Plots 9-10-11	7463-PL-27 Rev C
Plans and Elevations – Plots 29-32, 45-46, 58-59, 71-72	7463-PL-30 Rev C
Plans and Elevations – Plots 57 & 69	7463-PL-33 Rev C
Plans and Elevations – Plots 12-13, 14-15, 47-48	7463-PL-34 Rev C
Plans and Elevations – Plot 80	7463-PL-35 Rev C
Plans and Elevations – Plots 53, 65 & 66	7463-PL-37 Rev C
Plans and Elevations – Ancillary Buildings	7463-PL-39
Plans and Elevations – Plots 50 & 60	7463-PL-29 Rev C (amended April 2026)
Plans and Elevations – Plot 5	7463-PL-28 Rev C (amended April 2026)
Plans and Elevations – Plots 6-7-8	7463-PL-31 Rev C (amended April 2026)
Plans and Elevations – Plots 37-44	7463-PL-38 Rev D (amended April 2026)
Site Sections	7463-PL-43
Street Scenes – Sheet 2	7463-PL-41 Rev C (amended April 2026)
Street Scenes – Sheet 3	7463-PL-42 Rev B (amended April 2026)
Overall General Arrangement Plan	2276-1000 Rev E (amended April 2026)
Landscape Management Zone Plan	2276-1004 Rev A (new plan April 2026)

Amendments that have been made in the recently submitted plans and documents (July 2026) include:



Red Line Change

As we have discussed, the full suite of site layout plans has been re-submitted to reflect a necessary change to the site red line boundary which (as a result of a small discrepancy identified from an updated Land Registry search) is required to be amended to reflect the title plan accurately. You have previously agreed that this amendment is acceptable in principle, and we understand that a full 21-day public re-consultation will be required. The changes to the red line boundary are minor and only affect small sections of the northern and western boundaries of the site. Whilst the red line increases slightly in some places it decreases in others, and overall, the site area decreases from 4.43Ha to 4.41Ha. The changes to the red line have no material consequences to the proposed site layout, so no consequential changes to the proposal are required due to the amended red line.

Design Amendments

The revised plot plans and Materials Plan (submitted July 2026) have been amended to address the Council's Urban Design Officer's comments regarding the proposed facing materials which previously 'peeled' round the edges. These plots have now been amended to avoid 'peeling' and to instead show suitable materials which 'stop' at the dwelling corners as already detailed on other plots. Four plots with tile hanging have been extended around the whole building.

Plot 18 Garden

The General Arrangement Plan (Sheet 1) has been updated to reflect the amended rear garden boundary at plot 18 to accord with the previous change shown in the Site Layout plan.

Housing Mix

As reflected in the submitted Accommodation Schedule / Schedule by Plot, the affordable housing mix has been amended in line with the comments from the Council's Housing Officer. The changed mix of affordable units now results in a total of 6x shared ownership units, and 18x affordable rented units as requested. The mix of shared ownership units has also been amended to provide 2x 1-bed (plots 33-34), 2x 2-bed (plots 74 and 78), and 2x 3-bed units (plots 73 and 79), as per the Council's request.

National Highways

An updated Technical Note (by Icen, V3.0) has been submitted to address the holding objection issued by National Highways. I understand that the Council has also written to National Highways with regard to their continued holding objections to the Sayers Common allocations. We would be grateful if the Council can continue to seek swift confirmation from NH that the holding objection for this modest proposal of 80 units is lifted.

Landscape Matters

As requested by the Council's Landscape Consultant (Place Services) an updated Tree Protection Plan has been submitted (Rev 041a) which utilises the latest site layout.

The General Arrangement Plans (Sheets 1 and 2) have also been updated (Revisions E and F respectively) to make the requested changes to the road surfacing materials, and to remove the previously shown mown path that led towards the Elivia site to the east. This path has



been removed as it cannot be guaranteed that an onward connection into the Elivia site can be delivered. Alternative pedestrian links between the two sites are available along the eastern boundary so the removal of this connection is not considered to be detrimental to the overall scheme permeability.

Great Crested Newts

An updated note on Great Crested Newts has been prepared by Ecology Solutions which indicates why a district licence is not necessary, owing to the extreme unlikelihood of GCN being present. The note recommends that a condition for a Precautionary Working Method Statement (PWMS) could be applied to offer the council absolute certainty that GCN will be protected during the construction period, thereby allowing planning permission to be granted. We would be grateful if this note can be shared with Nature Space for their review (and if necessary, Place Services for a second opinion) as we stand by our position that a District Licence is not required.

Thank you for allowing us time to make the enclosed amendments, and I trust that you will be able to re-consult as necessary. I would be happy to arrange a follow-up call with you when the time is right to run through remaining matters ahead of fixing a date for this item to be presented to Planning Committee in the Autumn.

Kind regards,



Angela Moore MRTPI
Associate Planner

SLR Consulting Limited

