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Mid Sussex District Council
 Oaklands
 Oaklands Road
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 West Sussex
 RH16 1SS
FAO Stuart Malcolm

17th October 2025

Our Ref: 2017/36878A

Dear Mr Malcolm,

Outline application with all matters reserved except access: Land at Coombe Farm, Sayers Common

On behalf of Welbeck Strategic Land II LLP, we are pleased to enclose an application for an outline application with all matters reserved except access in respect of Land at Coombe Farm, Sayers Common.

The submission follows constructive and comprehensive pre-application discussions with Mid Sussex District Council and a range of other stakeholders.

Submission Plans and Documents

The following documents and plans are submitted in support of this outline planning application:

Document / Plan Title	Consultant	Reference (if applicable)	Revision
Planning Portal Submission			
Application Forms and Certificates	Planning Potential	PP-14288887	N/A
CIL Form	Welbeck Strategic Land II LLP	N/A	N/A
Outline Drawing Register			
Site Location Plan	Pegasus	P24-2029_DE_001_A_01	A
Illustrative Masterplan	Pegasus	P24-2029_DE_002_F_05	F
Land Use Parameter Plan	Pegasus	P24-2029_DE_001_B_15	B

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Access and Movement Parameter Plan	Pegasus	P24-2029_DE_001_C_14	B
Density Parameter Plan	Pegasus	P24-2029_DE_001_C_17	C
Building Heights Parameter Plan	Pegasus	P24-2029_DE_001_C_16	C
Green Infrastructure Parameter Plan	Pegasus	P24-2029_DE_001_C_18	C
Technical Reports			
Air Quality Assessment	Create	N/A	N/A
Bat Activity Survey 2024	Ecology Partnership	N/A	N/A
Biodiversity Net Gain Assessment and Metric	Ecology Partnership	N/A	N/A
Contaminated Land	Create	N/A	N/A
Design and Access Statement	Pegasus	N/A	N/A
Dormouse Survey Report 2024	Ecology Partnership	N/A	N/A
Ecological Impact Assessment	Ecology Partnership	N/A	N/A
Energy and Sustainability Assessment	Create	N/A	N/A
Flood Risk and Sustainable Urban Drainage Assessment, Drainage Strategy Sheet 1-3 and Appendices	Paul Basham Associates	N/A	N/A
Heritage Impact Assessment	Orion	N/A	N/A
Landscape Design and Access Statement	Scarp	N/A	N/A
Landscape Illustrative Masterplan	Scarp	N/A	N/A
Lighting Scheme	Create	N/A	N/A

Noise Impact Assessment	Create	N/A	N/A
Planning Statement	Planning Potential	N/A	N/A
Preliminary Ecological Appraisal	Ecology Partnership	N/A	N/A
Reptile Presence/Likely Absence Survey 2024	Ecology Partnership	N/A	N/A
Statement of Community Involvement	Communications Potential	N/A	N/A
Transport Assessment	Paul Basham Associates	N/A	N/A
Travel Plan	Paul Basham Associates	N/A	N/A
Utilities Assessment	Create	N/A	N/A

We trust that the above and enclosed is sufficient to validate this application and look forward to receiving confirmation in due course.

Should you require anything further in relation to this application, please do not hesitate to contact the undersigned.

Yours sincerely,

Planning Potential

London

Enc. As listed.