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Ms C Grist
Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
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RH16 1SS

2 October 2026

BY EMAIL ONLY

Dear Caroline

PLANNING APPLICATION DM/26/1315
LAND WEST OF GATESMEAD, HAYWARDS HEATH

On behalf of Crest Nicholson Operations Ltd we are pleased to submit a number of amendments to the full planning application in relation to Land west of Gatesmead, Haywards Heath to respond to various statutory consultee responses.

The enclosed Tracker sets out the statutory consultee comments and Crest's response.

These amendments were initially submitted on 25 August 2026 but not progressed by the Council.

Amended Documents Enclosed

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

- Smith Jenkins Heritage Statement, August 2026
This supersedes the Tetrattech Heritage Statement dated April 2026



- Revised Baseline Lighting Survey, dated 27 July 2026. Section B, the Lighting Assessment has been added.
This document supersedes the previously submitted Baseline Lighting Survey, dated 14 May 2026
- Revised Biodiversity Net Gain Statutory Metric, indicating a lower net loss of habitat units (-39.05% rather than -41.09%) and a higher net gain of hedgerow units (+44.83% rather than +35.82%) on site, due to increased proposed hedgerows
- Revised BNG Habitat Management & Monitoring Plan
- Revised DAS, Rev G
- Highways Addendum Report, August 2026 to respond to WSCC Comments
- Revised Draft Travel Plan, May 2026, Hous PO6 (19/08/2026) to respond to WSCC Comments.
This document supersedes the previously submitted Travel Plan

Revised Housing & Design Drawings:

25714_3610	Site Section A-A (new drawing)
25714_5000G	Planning Layout
25714_3600B	Street Elevations
25714_5010F	Materials, Hard Surfacing & Boundary Strategy Plan
25714_5011C	Building Heights Strategy
25714_5012C	Parking Cycle Storage & EVCP Strategy Plan
25714_5013C	Affordable Strategy Plan
25714_5014C	Refuse Strategy Plan
25714_6002.1D	The Harrogate - PLANS and ELEVATIONS
25714_6003.2C	The Lavenham - ELEVATIONS
25714_6004.2B	The Midhurst - ELEVATIONS
25714_6005.2C	The Stowmarket (V1) – ELEVATIONS
25714_6005.3B	The Stowmarket (V2) – ELEVATIONS
25714_6006.2C	The Whitchurch (V1) – ELEVATIONS
25714_6006.3B	The Whitchurch (V2) – ELEVATIONS
25714_6007.2C	The Woodbridge (V1) – ELEVATIONS



25714_6007.3B	The Woodbridge (V2) – ELEVATIONS
25714_6008.2C	The Woodstock (V1) – ELEVATIONS
25714_6008.3B	The Woodstock (V2) – ELEVATIONS
25714_6021.1B	The Aire_Avon - PLANS and ELEVATIONS
25714_6022.1C	The Itchen_Ouse - PLANS and ELEVATIONS
25714_6023.1C	The Severn - PLANS and ELEVATIONS
25714_6024.1C	The Stour - PLANS and ELEVATIONS

Landscape

3403-5-2-1-DR-0001-S4-P9	Landscape GA
3403-5-2-1-DR-0002-S4-P7	Landscape Layout - Play
3403-5-2-1-DR-0003-S4-P7	Planting Proposals (1 of 8)
3403-5-2-1-DR-0004-S4-P6	Planting Proposals (2 of 8)
3403-5-2-1-DR-0005-S4-P7	Planting Proposals (3 of 8)
3403-5-2-1-DR-0006-S4-P6	Planting Proposals (4 of 8)
3403-5-2-1-DR-0007-S4-P7	Planting Proposals (5 of 8)
3403-5-2-1-DR-0008-S4-P6	Planting Proposals (6 of 8)
3403-5-2-1-DR-0009-S4-P6	Planting Proposals (7 of 8)
3403-5-2-1-DR-0010-S4-P6	Planting Proposals (8 of 8)
3403-5-2-1-DR-0011-S4-P7	Hard Surface & Boundary Treatment Proposal
3403-5-2-1-DR-0012-S4-P2	Furniture Palette
3403-5-2-1-DR-0015-S4-P2	Planting Palettes 2of5 - Hedges

WSCC Highways has raised the question with us of the possibility of a second footpath to the north of the site access. My understanding is that it is something they would prefer to see, but not an absolute requirement to make the access acceptable. We understand WSCC's view but this naturally comes from a single perspective of highway design. The Crest team spent many months exploring the best way to access the site balancing ALL aspects of the site and constraints. Some of these options were discussed with WSCC Highways during pre-application discussions earlier this year.

The best option, which provides a safe access with minimal impact on the PROW, trees, ancient woodland and ecology whilst also providing for sustainable drainage and utilities is the design in the submitted application. The planning balance is set out in the Planning Statement and summarised in Section 8; therefore, Crest is not willing to explore this further.

We hope you find this information addresses the issues raised.



We would welcome a meeting with you, at your earliest convenience, to discuss these amendments, any other outstanding statutory consultee responses and to discuss a potential committee target date. Please let me know when is convenient for you.

Yours sincerely

Jane Piper
Director