

**From:** Nigel De Wit <Nigel.DeWit@nationalhighways.co.uk>  
**Sent:** 11 February 2026 12:24:56 UTC+00:00  
**To:** "Stuart Malcolm" <stuart.malcolm@midsussex.gov.uk>  
**Cc:** "Planning SE" <planningse@nationalhighways.co.uk>; "Spatial Planning" <SpatialPlanning@nationalhighways.co.uk>; "transportplanning@dft.gov.uk" <transportplanning@dft.gov.uk>; "SouthEast\_HESPA@systra.com" <SouthEast\_HESPA@systra.com>  
**Subject:** NH/25/13461 - DM/25/2661 - Land at Coombe Farm - HR - NH response 11/02/26  
**Attachments:** NH2513461\_DM252661\_Coombe\_Farm\_HR\_110226.pdf

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**For Attention of:** Stuart Malcolm, Mid Sussex District Council

**Your Reference:** DM/25/2661 - Land at Coombe Farm, London Road, Sayers Common

**Proposal:** Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space, drainage and associated works.

**Our Reference:** NH/25/13461

Dear Stuart,

Since our holding response of 11 November 2025, no additional information addressing the points we raised has been submitted and uploaded to the planning application webpage. We therefore maintain our holding response, requiring further information from the applicant to inform our assessment of the impact of the development proposal on the Strategic Road Network (SRN), in this case the A23.

Please find attached our updated National Highways' Planning Response (NHPR) which recommends that **planning permission not be granted for a period of three months until 11 May 2026**. This is to allow time for the applicant to address the action points identified in our NHPR.

This recommendation can be replaced, renewed, or reviewed during the three-month period, or at its end, dependent on progress made with regards to the outstanding matters.

Should you or any others have any queries regarding our response, please contact us via [planningse@nationalhighways.co.uk](mailto:planningse@nationalhighways.co.uk).

Kind regards,

**Nigel De Wit MRTPI**, Spatial Planner  
South East Region, Operations Directorate  
National Highways

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For information about our engagement with the planning system please visit  
<https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

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