

04 February 2025

Ref No: 33580/A5/ ES Statement of Conformity

Steve Ashdown
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Steve,

**LAND WEST OF IMBERHORNE LANE, EAST GRINSTEAD - STATEMENT OF CONFORMITY
RELATING TO THE ENVIRONMENTAL STATEMENT**

We write on behalf of Welbeck Strategic Land (II) LLP ('the Applicant'), with respect to a hybrid planning application submitted to Mid Sussex District Council ('MSDC') in respect of redevelopment of the Land West of Imberhorne Lane, East Grinstead ('the site'). The planning application is supported by an Environmental Statement ('ES').

Since the planning application was submitted to MSDC, a development scheme in the vicinity of the site on Land South of Crawley Down Road, Felbridge has received a resolution to grant full planning permission (planning reference: DM/23/0810), subject to a Section 106 agreement. This letter confirms that this scheme would not alter the conclusions of the submitted ES.

LAND SOUTH OF CRAWLEY DOWN ROAD, FELBRIDGE SCHEME

The Land South of Crawley Down Road, Felbridge scheme (planning reference: DM/23/0810), located to the north of the site, received a resolution to grant full planning permission (planning reference: DM/23/0810) subject to a Section 106 agreement from MSDC in September 2024. This scheme's description of development is as follows:

'Demolition of existing structures and erection of 200 no. 1, 2, 3 and 4 bedroom homes (30% affordable) with new vehicular accesses via Crawley Down Road together with associated car parking, open space and landscaping'

Design with community in mind

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This Statement of Conformity focuses solely on the consideration of the assessment of likely significant cumulative effects from the proposed development with the Land South of Crawley Down Road, Felbridge scheme. This scheme comprised the ‘SA19’ site allocation in the Local Plan, which was incorporated into the assessment of transport, air quality and noise impacts in the ES, in accordance with guidance. Since the scheme received a resolution to grant full planning permission planning reference: DM/23/0810) subject to a Section 106 agreement in September 2024, it is considered prudent to provide clarification on cumulative effects of the future anticipated committed scheme, noting at this stage that no decision notice for a planning permission has been issued.

VALIDITY OF THE ES

The ES includes assessments of the following topics:

- Population and Human Health;
- Cultural Heritage;
- Biodiversity;
- Transport and Access;
- Noise and Vibration; and
- Air Quality.

Table 1 focuses on the consideration of the likely significant cumulative effects of the proposed development with the Land South of Crawley Down Road, Felbridge scheme.

Table 1: Review of Cumulative Effects in relation to the ES

Topic	Justification
Population and Human Health	The conclusions of the cumulative assessment in the ES with respect to Population and Human Health remain valid.
Cultural Heritage	The conclusions of the cumulative assessment in the ES with respect to Cultural Heritage remain valid.
Biodiversity	The conclusions of the cumulative assessment in the ES with respect to Biodiversity, and the conclusions of the ES remain valid.
Transport and Access	The conclusions of the cumulative assessment in the ES with respect to Transport and Access remain valid.
Noise and Vibration	The conclusions of the cumulative assessment in the ES with respect to Noise and Vibration remain valid.
Air Quality	The conclusions of the cumulative assessment in the ES with respect to Air Quality remain valid.

In summary, the cumulative effects assessed and identified in the ES remain valid.

CONCLUSION

Likely significant cumulative effects relating to the proposed development and the Land South of Crawley Down Road, Felbridge scheme (planning reference: DM/23/0810) have been considered in this Statement of Conformity. There would be no material changes to the conclusions of the ES, and the assessment of likely significant effects on the environment, as set out in in each of the technical chapters, remains valid.

Yours sincerely,

