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Our Ref: 40963

13 July 2026

Dear Katherine

LAND OFF SCAMPS HILL, LINDFIELD: RESERVED MATTERS APPLICATION (PP-14840067)

On behalf of my clients, Crest Nicholson South ("Crest"), we are pleased to submit a reserved matters application for Land off Scamps Hill, Lindfield ("the Site").

Background

Gladman Developments Ltd obtained outline planning permission with all matters reserved except access for a residential development on 2nd May 2025 via appeal for non-determination (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446). The description of approved development is as follows:

"The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access."

The permission is subject to 31 planning conditions and the provisions of a Section 106 Agreement with the Mid Sussex District Council and West Sussex County Council dated 10th February 2025.

Reserved Matters Submission

This reserved matters application seeks approval for 87 dwellings pursuant to the outline permission DM/24/0446. The description of development is:

"A reserved matters application (access, appearance, layout, scale and landscaping) for 90 dwellings and associated infrastructure."

Approved Drawings

Condition 31 lists two plans that have been approved as part of the outline planning permission and advises that the development shall be carried out in accordance with them, namely:

- Location Plan (9432-L-06-D)
- Proposed Access Arrangements 1723/08/B

Submission

The content of this submission has been informed by the Town and Country Planning (Development Management Procedure) (England) Order 2015, the conditions of the outline planning permission, the Council's validation checklist

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and pre-application discussions with the Council. The submission also comprises information to address pre-commencement / occupation requirements set out in conditions attached to the outline permission. It also addresses various requirements in the Section 106. The submission schedule that accompanies the application provides a list of the documents submitted to discharge the reserved matters.

Application Fee

The application was submitted through the Planning Portal (ref: PP-14840067) and the prescribed fee of £39,921.00 has been paid.

I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours faithfully



Jonathan Chick

Associate

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