

19 May 2026

Attn. Steven King
Development Management
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Ref: KB/Let/P2177

Dear Mr King,

Ref: DM/26/0131 - Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units.

Working on behalf of **Vistry Homes Ltd** in support of the live Reserved Matters (RM) application at Land South and West of Imberhorne and following our recent engagement with the council, please find herewith an updated pack of plans and reports which address comments raised by various consultees.

Design & Landscaping

We are pleased to note that the Design Review Panel (DRP) support the scheme overall. We acknowledge that comments raised by the Panel requesting further consideration are echoed by your own design officer. Following a very helpful workshop session with the council, we are pleased to resubmit a suite of updated/ new plans and supporting documentation which we consider addresses the substantive concerns raised.

A comparison document has been prepared by Cooper Baillie to assist in deciphering the extent of the amendments which have been accommodated into the design. In summary, the design of the spine road has been amended to include various placemaking and traffic calming interventions, changes in surfacing materials to reduce speeds along the street and prioritise safe pedestrian and cycle movements along and north and south across the street.

In terms of architectural integrity and materiality, a large number of the house types across the site have been replaced incorporating appropriate replacement materials and addressing issues raised by the Urban Designer. In addition, greater articulation of the character areas is made in the updated submission as illustrated by a series of additional streetscene plans.

The DRP and Urban Designer also raised a number of comments around landscaping including long-term maintenance of trees, boundary treatments/ definition of the public realm, the use of hard landscaping materials. The landscaping pack has been updated accordingly to address these matters. The lack of lighting was also raised as a concern regarding both the two main pedestrian/ cycle links to the north and south of the site to Imberhorne Lane and to the lack of placemaking features along the main north east pedestrian/ cycle route. Updated plans have been provided setting out in greater detail the proposed placemaking features. Lighting is a matter reserved by condition and therefore remains within the Council's control, in consultation with West Sussex County Council Highway Authorities (WSCC HA).

The landscaping pack has also been updated to address issues matters raised, including substituting various tree species (agreed by the council's Arboricultural Officer), redesigning front garden landscaping to address long term maintenance and retention of street trees and the improve the delineation between public and private spaces.

Highways

A number of the queries raised by the Urban Designer and DRP are also reflected in the West Sussex County Council Highway Authorities (WSCC HA) comments. These have been responded to in the Ardent Technical Note and in the updated plans and the aforementioned updated spine road design.

Sustainability

The DRP and Urban Designer also raised queries around the siting and design of solar panels and location of air source heat pumps (ASHP). In relation to Vistry currently adopt a fabric first approach which gives highly efficient thermal fabric, along with ASHP to every property which provide an electric led heating solution, in line with the Future Homes Standard (FHS). The units will be externally located to the rear of the houses and will be located internally within the flat blocks.

When FHS comes into force, Vistry are committed to complying fully with the requirements. As part of this, Vistry will need to include photovoltaic panels (PV) on relevant plots, the requirements and locations are yet to be determined, however by way of comfort to the Council, the following images are taken from recently completed Vistry housing developments in Chertsey and Burgess Hill which indicate the product type, considered location on the roofslope and flush appearance. It is hopefully anticipated this provides the council with sufficient comfort that the units are discreet and integrated into the roofslope and thus that the design would be appropriate. In addition, detail can be controlled by condition should the council deem it necessary to control. Once Reserved Matters approval has been granted, each plot will also be subject to an overheating assessment as required by part O of the building regulations.



Figure 1: PV Examples on Vistry Development Ottershaw, Chertsey



Figure 2: PV Examples on Vistry Development, Burgess Hill

Housing

The Council's Housing Officer has raised a number of concerns which have also been addressed through the updated submission. The housing mix has been amended to increase the number of 4 bedroom 6 people dwellings to a total of 8, and to accommodate 15 dwellings as First Homes with the remaining 27 of the intermediate as Shared Ownership. The housing is proposed to be delivered in a single phase however a sequencing plan is provided which sets out the order of the delivery of residential parcels across the site and thus demonstrates that delivery of affordable housing will be consistent across the build within the Vistry delivered housing parcels.

The layout of the affordable homes has also been amended to address the issue of clustering and updated plans provided and shared with the council along with floor plans of the wheelchair units to demonstrate they are capable of meeting Part M4(3) of the Building Regulations. The final detail of which is controlled by condition in any event and as such, the floor plans provide the Council with sufficient comfort that the dwellings are of a suitable scale/ construction, capable of meeting the requirements of Part M4(3). Parking spaces for each of these units are clearly shown on the layout plans, they are located close to the dwelling and have level access.

Local Lead Flood Authority (LLFA)

A Drainage Strategy Addendum has been submitted to the council and in turn shared with the LLFA who have removed their objection to the application.

Environmental Health - Noise

Environmental Health have reviewed the Environmental Statement of Conformity and noise impact assessment and have raised questions around the reporting which flags the potential for noise arising from traffic on the internal spine road.

A peer review has been carried out by Peninsular Acoustics and a meeting has been held with the Council in order to agree a methodology to quantify the number of properties which may require further assessment with respect to the relevant requirements of Condition 24 of the Outline permission. Engagement with the Council will continue to ensure sufficient comfort is provided to the Council to demonstrate Condition 24 can be adequately addressed and internal comfort levels can be met for future residents.

We are grateful for the proactive engagement from the council and hopefully anticipate that the updated submission fully addresses the matters of concern raised during the consultation period and we respectfully ask that the application is progressed to be considered by District Planning Committee at the earliest opportunity.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Kate Brocklebank MRTPI
Associate Director