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10 September 2026

Our Ref: 40963

Dear Sir / Madam

**LAND OFF SCAMPS HILL, LINDFIELD: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION
(PLANNING PORTAL REFERENCE: PP-15211720)**

On behalf of Crest Nicholson South (herein “Crest”), please find enclosed an application for approval of details reserved by conditions attached to outline planning permission application Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446.

Context

Gladman Developments Ltd obtained outline permission for up to 90 dwellings on 2nd May 2025 via an appeal decision (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446) with all matters reserved except for access. The description of 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 thirty-one planning conditions and the provisions of a Section 106 Agreement with Mid Sussex District Council (“the Council”) and West Sussex County Council dated 10th February 2025.

Submission

The table below list the conditions from the outline planning permission (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446) for which details are being submitted.

No.	Requirement	Information submitted to discharge Condition
21	Construction and Environmental Management Plan (CEMP) (ecology)	Construction and Environmental Management Plan (ecology) (Ref. 18545 _R02b)

No.	Requirement	Information submitted to discharge Condition
22	Biodiversity Enhancement Layout	Biodiversity Enhancement Layout and Implementation Scheme (May 2026) (Ref. 18545_R03)
30	Updated Walkover	Ecology Technical Note (July 2026) (Rf. 18545 _R01a)

It should be noted that the information set out above has been submitted and considered through reserved matters application DM/26/1771. During this process, the Senior Ecological Consultant (Place Services at Essex County Council) has confirmed support in principle to the discharge of the conditions.

The application was submitted through the Planning Portal (Reference: **PP-15211720**) and the prescribed fee has been paid. I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours Sincerely



Chathurani Vithanage
Planner

