

Scamps Hill, Lindfield

Planning Statement

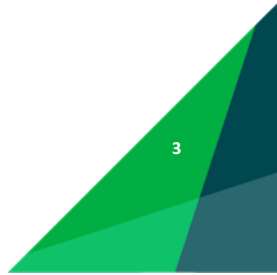
ON BEHALF OF CREST NICHOLSON SOUTH

June 2026

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Crest Nicholson South (“Crest”) to support a reserved matters submission for residential development at Scamps Hill, Lindfield (“the Site”). The description of development is:

“A reserved matters application (access, appearance, layout, scale and landscaping) for 87 dwellings and associated infrastructure.”

- 1.2 The reserved matters application is made pursuant to an outline permission that was granted via appeal on 2nd May 2025 (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446). The approved development comprises:

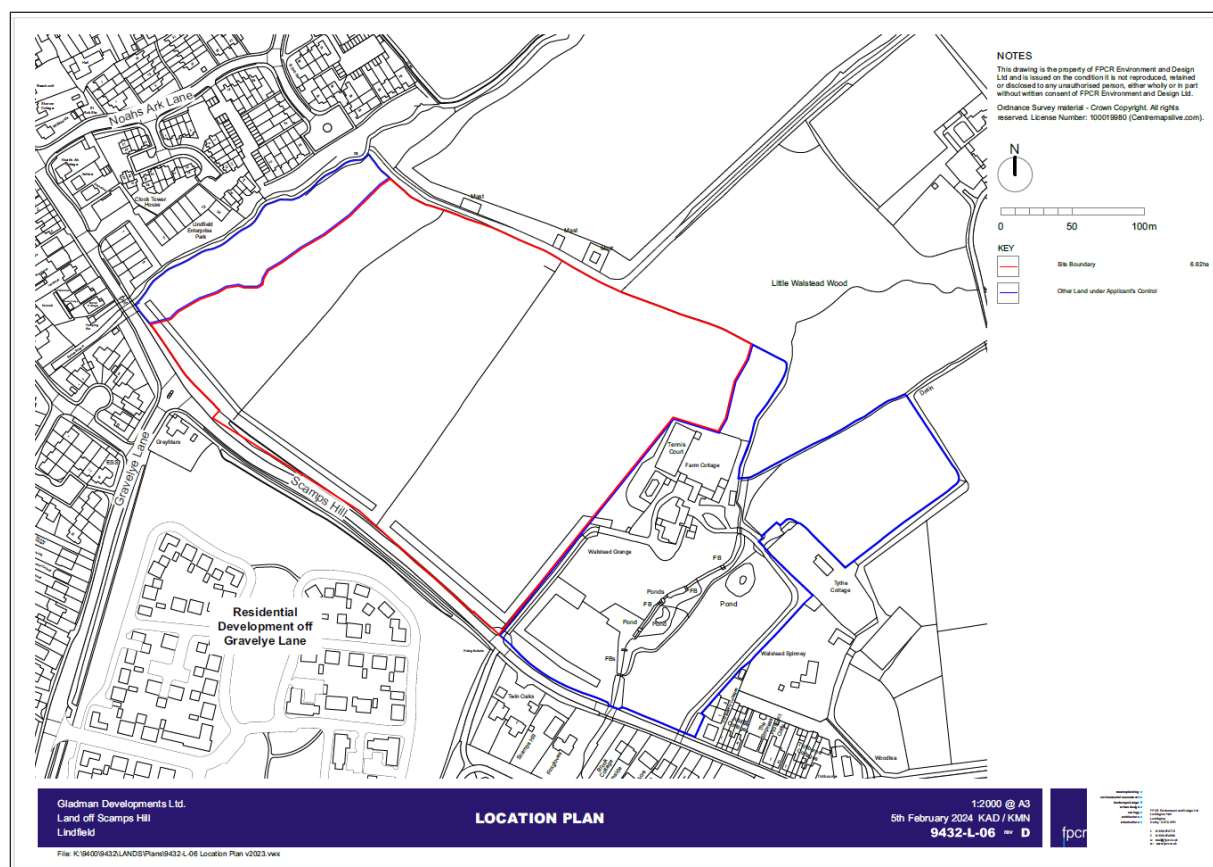
“The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.”

- 1.3 Planning permission was granted in outline with detailed matters relating to layout, scale, appearance, and landscaping reserved for future determination.
- 1.4 The permission is subject to 31 planning conditions and the provisions of a Section 106 Agreement with Mid Sussex District Council and West Sussex County Council dated 10th February 2025.
- 1.5 This statement is provided to explain the composition of the reserved matters application and the planning context applying to it. It forms part of a suite of documents that accompany the further details provided to discharge the reserved matters, which taken together provide a thorough explanation of the design process that has informed the submission. A submission schedule is provided separately.

2. The Site

- 2.1 The Site extends to approximately 6.58 hectares of land located to the south east of Lindfield within the administrative boundary of Mid Sussex District.
- 2.2 To the northwest the Site is bound by commercial buildings at Lindfield Enterprise Park and residential dwellings associated with Noah's Ark Lane and to the north east lies the Ancient and Semi-Natural woodland of Little Walstead Wood. Further to the east and separated by Walstead Farm is the Sussex Ouse Valley Way. Residential development adjoins the western boundary of the Site along the southern edge of Scamps Hill. To the south east of the Site is the Grade II Listed Tythe Cottage which is surrounded by existing woodland and further agricultural land.
- 2.3 The approved location plan for the outline permission is reproduced at Figure 1 below.

Figure 1: Outline Planning Permission Site Location Plan – Approved (Condition 31)



3. Outline Planning Permission

Outline Planning Permission DM/24/0446

- 3.1 Outline planning permission for the Site was granted via appeal on 2nd May 2025 decision (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446). 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.”

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

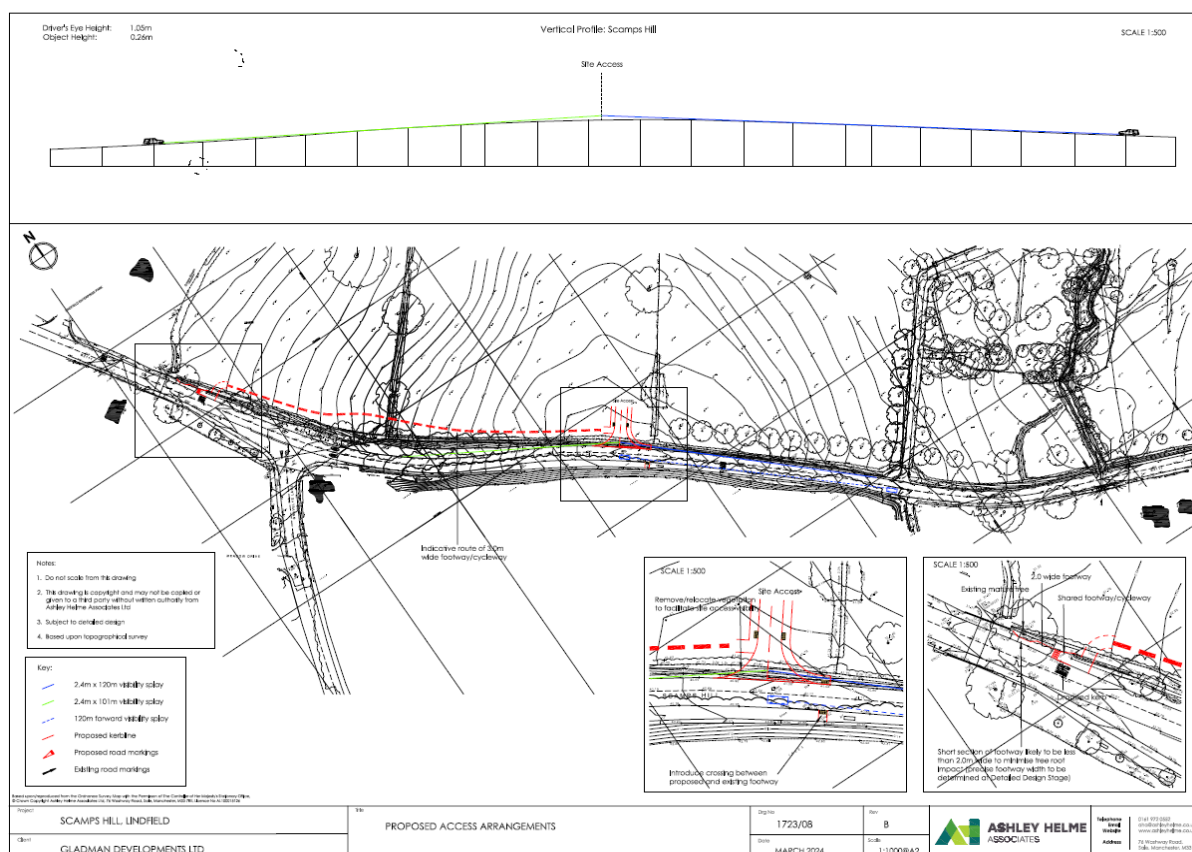
Outline Planning Conditions

- 3.3 Condition 31 lists out two plans that development “shall be carried out in accordance with”. The two approved plans are as follows:

- Location Plan 9432-L-06-D received 19th February 2024
- Proposed Access Arrangements 1723/08/B received 15th April 2024

- 3.4 The approved Access Arrangement plan for the outline permission showing the access on to Scamps Hill is reproduced in Figure 2 below.

Figure 2: Approved Access Arrangements – Approved (Condition 31)



3.5 Condition 4 states that “the detailed design of the development proposed through Reserved Matters applications pursuant to this outline planning permission shall have regard to, and broadly accord with, the principles set out in the Illustrative Framework Plan 9432-L-02 Rev V”.

3.6 Figure 3 reproduces the Illustrative Framework Plan referred to in condition 4 of the outline permission.

Figure 3: illustrative Framework Plan – Illustrative (Condition 4)



3.7 The permission also includes a number of conditions that require compliance to be achieved by the reserved matters submission(s), conditions prescribing material to be included within the reserved matters, and conditions that must be discharged prior to the commencement of development, the provisions of which may have a bearing on the content of the reserved matters submissions. There are no conditions that require discharge prior to the submission of the reserved matters.

3.8 The relevant conditions are summarised in Table 1 below:

Table 1: Outline Planning Conditions

No.	Summary of Condition	Commentary
1.	Approval of the details of the appearance, layout, scale and landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the	Nature of the reserved matters.

	Local Planning Authority, prior to the commencement of development on site.	
4.	The detailed design shall have regard to, and broadly accord with, the principles set out in the Illustrative Framework Plan (Drawing No. 9432-L-02 Rev V).	Requires detailed design to have regard to and broadly accord with the principles on Illustrative Framework Plan (Drawing No. 9432-L-02 Rev V).
5	The details to be submitted in respect of landscaping pursuant to Condition 1 shall include a scheme of soft landscaping for the site drawn to a scale of not less than 1:200. The soft landscaping details shall include tree and hedge retention and protection measures, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities and; an implementation programme.	Requires a soft landscaping scheme with reserved matters for landscaping.
6	The details to be submitted in respect of landscaping pursuant to Condition 1 shall include a hard landscaping scheme for the site. These details shall include proposed finished levels and contours; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and any other structures (for example refuse and / or other storage units, lighting and similar features).	Requires a hard landscaping scheme with reserved matters for landscaping.
8.	All 'more vulnerable' development, including residential and access to the site, will be located within Flood Zone 1 only. In line with the Environment Agency's standing advice, finished floor levels will be set 0.3m above ground level or average flood level, whichever is higher. An access route for use and transport of plant/machinery to the full length of the Scrase Stream (northwest of site) shall be designed, in communication with the Environment Agency, into the proposed development.	This will have a bearing on the layout and proposed levels.
9.	The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority.	The detailed drainage strategy is not required as part of the RM package, although its design will have a bearing on the layout to be approved under the RM submission.

12.	The development hereby permitted shall not commence until details of the proposed 3m wide footway and cycleway, shown indicatively on Proposed Access Arrangements drawing reference 1723/08 revision B, have been submitted to and approved in writing by the Local Planning Authority.	The details of the footway / cycleway are not required as part of the RM package, although its design will have a bearing on the layout / landscaping to be approved under the RM submission.
15	The details submitted in respect of landscaping pursuant to Condition 1 shall include details of a Locally Equipped Area of Play (LEAP), its layout, drainage and fencing.	Requires LEAP details.
22.	Prior to the commencement of any development above ground/slab level, a Biodiversity Enhancement Layout and implementation scheme, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (EclA) Rev A (FPCR Environment and Design Ltd, July 2024) shall be submitted to and approved in writing by the Local Planning Authority.	The biodiversity enhancement layout is not required as part of the RM package, although its design will have a bearing on the layout to be approved under the RM submission.
28	A minimum of 20 percent of the dwellings built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations).	20% of dwellings to be M4(2) compliant.
30	If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to: i. establish if there have been any changes in the presence and/or abundance of protected species, in particular Otter, and habitats ii. identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.	Requires review and, where necessary, amended and updated ecological mitigation measures if commencement does not take place within 12 months of date of outline consent.
31.	Approved plans that must be complied with in the reserved matters.	Location Plan – Drawing Number 9432-L-06-D (received 19 th February 2024)

Proposed Access Arrangements – Drawing
Number **1723/08/B** (received 15th April 2024)

Planning Obligations

- 3.9 The permission is subject to terms of a Section 106 Agreement with Mid Sussex District Council and the West Sussex County Council. The key provisions of relevance to this reserved matters submission are contained within the Agreement and are summarised below.

Affordable Housing

- 3.10 The provisions in respect of affordable housing are summarised in Table 2 below.

Table 2: Affordable Housing Section 106 Requirements

Second Schedule	Requirement																		
Affordable Housing Scheme	Requires submission of an Affordable Housing Scheme with the first reserved matters submission for layout.																		
Quantum	At least 30% of the total number of dwellings are to be provided as affordable housing units.																		
Tenure	75% Social Rent or Affordable Rent and 25% First Homes.																		
Mix and size	Mix and size for affordable units as follows (unless different mix agreed in writing): <table><tr><th>NUMBER OF DWELLINGS</th><th>DWELLING TYPES</th><th>TENURE OF DWELLINGS (Social Rented / Affordable Rented / First Homes)</th></tr><tr><td>26% (7)</td><td>ONE BED/2 PERSON FLAT/ DUPLEX FLAT/ COACH HOUSE/ FOG/ MAISONETTE/ BUNGALOW @ a minimum of 50m2 excluding any staircases and hallways or 58m2 including them. Maisonettes should have their own private garden area.</td><td>Social Rent or Affordable Rent or First Homes *</td></tr><tr><td>45% (12)</td><td>TWO BED/4 PERSON HOUSE @ a minimum of 79m2 (2 storey). The rented units should all be houses. OR TWO BED/4 PERSON FLAT/ DUPLEX FLAT/ COACH HOUSE/ FOG/ MAISONETTE/ BUNGALOW @ a minimum of 70m2 excluding any staircases and hallways or 79m2 including them. Maisonettes should have their own private garden area.</td><td>Social Rent or Affordable Rent or First Homes *</td></tr><tr><td>4% (1)</td><td>TWO BED / 4 PERSON WHEELCHAIR ACCESSIBLE M4(3)(2)(b) HOUSE @ a minimum of 103m2 with its own private garden space</td><td>Social Rent or Affordable Rent</td></tr><tr><td>20% (6)</td><td>THREE BED/5 PERSON HOUSE @ a minimum of 93m2 (2 storey) or 99m2 (3 storey)</td><td>Social Rent or Affordable Rent</td></tr><tr><td>4% (1)</td><td>FOUR BED/6 PERSON HOUSE @ a minimum of 106m2 (2 storey) or 112m2 (3 storey)</td><td>Social Rent or Affordable Rent</td></tr></table> To include 1 Wheelchair Accessible Unit as a Social Rented or Affordable Rented Unit.	NUMBER OF DWELLINGS	DWELLING TYPES	TENURE OF DWELLINGS (Social Rented / Affordable Rented / First Homes)	26% (7)	ONE BED/2 PERSON FLAT/ DUPLEX FLAT/ COACH HOUSE/ FOG/ MAISONETTE/ BUNGALOW @ a minimum of 50m2 excluding any staircases and hallways or 58m2 including them. Maisonettes should have their own private garden area.	Social Rent or Affordable Rent or First Homes *	45% (12)	TWO BED/4 PERSON HOUSE @ a minimum of 79m2 (2 storey). The rented units should all be houses. OR TWO BED/4 PERSON FLAT/ DUPLEX FLAT/ COACH HOUSE/ FOG/ MAISONETTE/ BUNGALOW @ a minimum of 70m2 excluding any staircases and hallways or 79m2 including them. Maisonettes should have their own private garden area.	Social Rent or Affordable Rent or First Homes *	4% (1)	TWO BED / 4 PERSON WHEELCHAIR ACCESSIBLE M4(3)(2)(b) HOUSE @ a minimum of 103m2 with its own private garden space	Social Rent or Affordable Rent	20% (6)	THREE BED/5 PERSON HOUSE @ a minimum of 93m2 (2 storey) or 99m2 (3 storey)	Social Rent or Affordable Rent	4% (1)	FOUR BED/6 PERSON HOUSE @ a minimum of 106m2 (2 storey) or 112m2 (3 storey)	Social Rent or Affordable Rent
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Distribution	The Section 106 Agreement does not prescribe a distribution for the affordable units.																		
Construction	All affordable homes constructed to a standard required to meet:																		

Second Schedule	Requirement
	- Any mandatory standards in relation to design, construction and accessibility required by Homes England; - The standards set out in the Affordable Housing SPD; - The National Space Standard; - The specific requirements contained in Part M4(3)(1)(a) and (b) and Part M(4)(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended for the Wheelchair Accessible Unit; - All First Homes shall be constructed to no less than the standard applied to the Market Housing Unit.

Landscaping, the Orchard, the LEAP and the Open Space

- 3.11 The provisions in respect of landscaping, the orchard, the LEAP and the open space are summarised in Table 3 below.

Table 3: Landscaping, the Orchard, the LEAP and the Open Space Section 106 Requirements

First Schedule	Requirement
Landscaping, the Orchard, the LEAP and the Open Space	To be provided in the indicative locations shown on the Illustrative Framework Plan but specifically in the location and in accordance with other details set out in the Management Plan and Management Specification.

4. Planning Policy Context

Development Plan

Mid Sussex District Plan 2014 - 2031

4.1 The Mid Sussex District Plan was adopted in March 2018. The following policies have informed preparation of the reserved matters submission:

- DP4 – Housing
- DP5 – Planning to Meet Future Housing Need
- DP6 – Settlement Hierarchy
- DP12 – Protection and Enhancement of Countryside
- DP15 – New Homes in the Countryside
- DP17 – Ashdown Forest Special Protection area (SPA) and Special Area of Conservation (SAC)
- DP20 – Securing Infrastructure
- DP21 – Transport
- DP26 – Character and Design
- DP27 – Dwelling Space Standards
- DP28 - Accessibility
- DP29 – Noise, Air and Light Pollution
- DP30 – Housing Mix
- DP31 – Affordable Housing
- DP34 – Listed Buildings and Other Heritage Assets
- DP35 – Conservation Areas
- DP37 – Trees, Woodland and Hedgerows
- DP38 – Biodiversity
- DP39 – Sustainable Design and Construction
- DP41 – Flood Risk and Drainage
- DP42 – Water Infrastructure and the Water Environment

Mid Sussex Site Allocations Development Plan Document

4.2 The Mid Sussex Site Allocations Development Plan Document (DPD) was adopted in June 2022. The following policies have informed preparation of the reserved matters submission:

- SA38 – Air Quality

Lindfield and Lindfield Rural Neighbourhood Plan

4.3 The Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP) was made on 23rd March 2016. The following policies have informed preparation of the reserved matters submission:

- Policy 1 – A Spatial Plan for the Policies
- Policy 2 – Housing Windfall Sites

4.4 There is reference in the LLRNP to the Lindfield Design Statement 2011 which provides additional design guidance for developments.

Supplementary Planning Documents

4.5 A number of Supplementary Planning Documents (SPDs) also support the Development Plan. The relevant SPDs are as follows:

- Mid Sussex Design Guide SPD (adopted November 2020)
- West Sussex County Council Guidance on Parking at New Developments (September 2020)
- Affordable Housing SPD (adopted July 2018)

Other Relevant Planning Documents

National Design Guide (2019)

4.6 In October 2019 the government published the 'National Design Guide'. The purpose of the document is to supplement paragraph 131 of the Framework which promotes good design, by identifying ten characteristics for well-designed places.

Mid Sussex District Plan Review 2014-2031

4.7 The District Council are in the process of preparing a new Local Plan known as the Mid Sussex District Plan Review ("MSDR").

4.8 The MSDR was submitted for independent examination on the 8th July 2024, and the first stage of the examination took place between 22nd and 31st October 2024. In a Post-Hearing Letter dated 4th April 2025 and published by the Council on 2nd June 2025, the Inspector concluded that the Council had failed to engage constructively, actively, and on an ongoing basis with neighbouring authorities.

4.9 However, in December 2025, following the Written Ministerial Statement of 27th November 2025, the examination of the MSDR was resumed. The Inspector issued the Matters, Issues and Questions ("MIQs") on 19th January 2026 and further hearing sessions took place between February and March 2026. In the Post Hearing letter published on 24th March 2026, the Inspectors concluded that the plan is broadly sound, but requires a higher housing target of around 1,200 to 1,300 dwellings per annum along with further work on site allocations, evidence, and specific policies to ensure deliverability and consistency. Following the Council's submission of additional sites for testing in May 2026 the Inspector has proposed a timeline for next steps including a main modifications consultation between July and September 2026. Recent reports to the District Council's Planning Committee indicate that the Council are only affording minimal weight to emerging development management policies within the MSDR.

Scope of the Determination Process

4.10 The following points should be noted in respect of the application of the policies in determining the reserved matters application.

- A number of the matters covered by the policies are fixed by the outline permission and therefore do not fall within the scope of the determination process.
- The consideration of reserved matters applications is, in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("DMPO"), limited to following matters:

- (a) access¹;
- (b) appearance;
- (c) landscaping;
- (d) layout; and
- (e) scale

¹ Means of access to the site were approved with outline permission DM/24/0446

5. Pre-Application Engagement

- 5.1 A written request for formal pre-application advice was submitted to the Mid Sussex District Council on 12th December 2025. An extract from the initial layout submitted is included at Figure 4 below. A virtual pre-application meeting was then held with the District Council on 16th February 2026.

Figure 4: Extract from Pre-Application Layout – February 2026



- 5.2 Comments were received from the District Council's Urban Design Officer on 27th February 2026. The key points raised on the initial layout are summarised below:

- Ensure public amenity and play is more closely related to smaller dwellings such as apartments
- Maintain adjacent building line
- Consistent building line
- No frontage parking on primary route
- Reduce terraced housing – typology and to reflect ground levels
- LEAP accessibility is located away from the smaller dwellings
- Apartment blocks
 - Screen parking / courtyard
 - Ensure all apartments have private amenity
 - Integrate bins and bikes to block

- Dual aspect views
- Locate flats/maisonettes close to open space
- Affordable Housing
 - Improve mix of dwelling types – more houses and fewer apartments
 - Reduce affordable clustering - 10 max

5.3 A Pre-Application Comparison document (including a revised layout) was submitted on 30th March 2026 to address comments received. An extract from the revised layout, including a summary of the key changes is included at Figure 5 below.

Figure 5: Extract from the revised Pre-Application Layout – March 2026



- 5.4 A formal pre-application response from Mid Sussex District Council was received on 19th June 2026.
- 5.5 The Applicant also submitted the proposals to the Design Review Panel (“DRP”). The DRP took place on 28th April 2026 and Panel notes from the meeting were sent to the Applicant on 22nd May 2026.
- 5.6 The key points from the pre-application discussions and DRP are addressed in Section 6 (The Proposals) of this Planning Statement.
- 5.7 The Applicant also engaged the local community on the emerging reserved matters proposals with a Public Exhibition taking place on 10th February 2026. Informal discussions also took place with the Friends of Eastern Road Nature Reserved Community Group and amendments were made to the LEAP in response to the comments,

including provision of play equipment which is inclusive for all ages and abilities. Further information on the consultation process is set out in the submitted Statement of Community Involvement.

6. The Proposals

- 6.1 This reserved matters submission has been prepared to satisfy the requirements of the outline planning permission and to address relevant planning policy considerations. The proposals also seek to respond positively to the pre-application advice provided by Mid Sussex District Council.
- 6.2 An extract from the submitted Site Layout Plan is included as Figure 5 below.



Figure 5: Site Layout Plan

- 6.3 This section is structured as follows:
- **Quantum of Development:** A quantification of the key elements of the proposal.
 - **The Reserved Matters:** A description of the proposals in the context of the reserved matters for which approval is being sought.
 - **Response to Pre-Application Engagement:** A description of how the various points raised during the pre-application engagement with Mid Sussex District Council and the DRP have, where necessary, been addressed.

Quantum of Development

Quantum and Mix

- 6.4 This planning application seeks approval for a development of 87 dwellings. The proposed market mix and the proposed affordable housing mix are set out in Tables 4 and 5 below.
- 6.5 Policy DP30 of the Mid Sussex Plan requires housing development to provide a mix of dwelling types and sizes that reflects current and future local housing needs of groups in the community.
- 6.6 The proposed housing mix has been informed by the latest Mid Sussex Strategic Housing Market Assessment (SHMA) Update (October 2024).
- 6.7 Paragraph 5.9 of the SHMA Update identifies a slightly increased need for larger market homes and recommends an increased proportion of 4+ bedroom dwellings from 25–30% to 30–35% since the last SHMA in 2021.
- 6.8 The proposed market housing mix includes 39% 4+ bedroom dwellings. Whilst this is slightly above the recommended range, it reflects the identified need for larger family homes and provides a balanced housing mix consistent with the objectives of Policy DP30.

Table 4: Market housing Provision

House Type	Total (dwellings)	Mix
1-Bed FOG	1	2%
2-Bed Maisonette	4	16%
2-Bed House	6	
3-Bed House	26	43%
4-Bed House	17	28%
5-Bed House	7	11%
Total	61	100%

- 6.9 In accordance with the Section 106 Agreement, 30% of the total number of dwellings is to be provided as affordable housing (26 dwellings). The affordable mix is in accordance with Part Two of the Second Schedule of the Section 106 Agreement. A more detailed account of the proposed affordable housing provision is set out in the Affordable Housing Statement that accompanies the application.

Table 5: Affordable Housing Provision

House Type	Affordable Rent	First Homes	Total (dwellings)
1-Bed Flat	-	7	7
2-Bed Flat	9	-	9
2-Bed Houses	1	-	1
2-Bed Maisonette	2	-	2

2-Bed M4(3)(2)(b) House	1	-	1
3-Bed House	5	-	5
4-Bed House	1	-	1
Total	19	7	26

- 6.10 In accordance with Paragraph 1.1, Part 1 of the Second Schedule of the Section 106 Agreement, the application is supported by an Affordable Housing Scheme comprising an Affordable Housing Plan (3416-A-1700-PL-A) showing the location of the affordable units and an Affordable Housing Statement which sets out the number, size, type and tenure of the affordable units.

Accessibility

- 6.11 Condition 28 of the outline planning permission states:

“A minimum of 20 percent of the dwellings shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations). These shall be fully implemented prior to completion of the development and thereafter be so maintained and retained. The relevant dwellings shall not be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority”

- 6.12 As shown on the submitted Site Layout Plan and Accommodation Schedule the proposals fully comply with these requirements.
- 6.13 The proposals also include 1 Wheelchair Accessible Unit as an affordable rented unit in accordance with the Section 106 Agreement.

The Reserved Matters

- 6.14 A description of each of the reserved matters for which approval is sought is set out below.

Access

- 6.15 Access to the Site is approved under the outline planning permission as shown on the Approved Access Arrangements Plan (Drawing Ref. 1723/08/B). The approved vehicular access is from Scamps Hill in the form of a traditional priority junction. The reserved matters proposals also include two points of access for pedestrians and cyclists onto Scamps Hill, together with a 3m-wide shared footway/cycleway within the Site in accordance with the outline permission. The reserved matters proposals include the internal circulation routes for vehicles, pedestrians and cyclists.

Layout

- 6.16 As set out in detail within the submitted Design Statement the layout has been designed to be broadly in accordance with the principles in the Illustrative Framework Plan (Drawing No. 9432-L-02 Rev V) referred to in Condition 4 of the outline permission. The reserved matters proposals have also had regard to the Design and Access Statement (February 2024 – Revision C) submitted with the outline planning application, which included an Illustrative Masterplan.

6.17 Furthermore, the proposals have been divided into two character areas for which different typologies are proposed:

- **Parkland Housing:** Located within the central part of the Site, these development areas will form the majority of the built form and consist of a series of development blocks and connected streets. All development within this area is proposed as perimeter blocks with outwardly facing dwellings overlooking the streets within the development area, and the edges facing Scamps Hill and the wooded areas to the north.
- **Courtyards in the Meadows:** This comprises the two development blocks located on the north-west edge of the development, separated from the rest of the Site by the proposed green corridor and existing trees and hedgerow that runs through the Site. To respect the large mature trees in this area, these development blocks are more disparate from the tighter development in the centre of the Site, and as such have been designed to reflect blocks that have a perimeter of containment to them in the form of a courtyard with use of walls extending between buildings and wrapping around parking courtyard areas.

6.18 The site layout provides the following street hierarchy:

- Shared spaces streets leading from the primary street with a minimum width of 5m;
- Junction and forward visibility based on a design speed of 20mph and 15mph at the bends; and
- Several pedestrian accesses to the public open space to the east.

6.19 The internal site layout has been designed to be a low speed environment with much of the internal layout being designed incorporating shared space principals suitable for on-carriageway cycling.

6.20 Proposals for parking across the Site have been provided consistent with the guidance within the Mid-Sussex Design Guide and reflecting comments received at pre-application stage. Frontage parking has mainly been removed and replaced with either on-plot or courtyard parking within the development clusters.

6.21 In accordance with condition 8 of the outline permission, all 'more vulnerable' development, including residential and access to the Site, is located within Flood Zone 1 only. An appropriate access route for use and transport of plant/machinery to the full length of the Scrase Stream (northwest of Site) has also been included in the proposals.

6.22 The layout includes the location of the LEAP which has been positioned close to the centre of the proposed open space in response to feedback from the Council's Urban Designer and Friends of Eastern Road Nature Reserved Community Group. While this is different to the location of the LEAP shown on the Illustrative Framework Plan, the plan is 'illustrative' and Condition 4 requires the detailed design to have 'regard to and broadly accord with the principles'. The LEAP is proposed in a more appropriate central / less remote location which will provide greater accessibility to new and existing residents. It also includes a 20m offset from any housing as envisaged on the Illustrative Framework Plan.

Appearance

6.23 The proposals are designed to provide a cohesive architectural style with a material palette that is broadly used throughout to ensure variation and interest to the street scene and to ensure buildings provide identity and can inform wayfinding through the Site.

- 6.24 Lindfield's buildings have a strongly traditional village character, and as such the development seeks to utilise materials and a character that will reflect this palette and aesthetic. The majority of the built form in the Site will employ a material palette that includes traditional red and mixed-multi brick, complemented by some tile hanging to first floor and use of roof materials to reflect the local use of clay and slate according to which typology of house they are to be utilised.
- 6.25 Some use of white colour is being proposed within the Parkland Housing character area, on 'statement' buildings that form a key role in the spatial layout of the development and will help create identity to the street scape and assist wayfinding.
- 6.26 The buildings in the Courtyards in the Meadows area will use a similar palette to the rest of the Site but focussed on a singular brick type (likely a mixed multi) that can be complemented by some tile hanging and a clay colour to the roof tiles that tie in with the existing buildings to the west of the Site and the buildings around Lindfield Common a short distance away. Colour to building details such as window and doors, barge boards and rainwater goods is to be incorporated to reflect the village, along with building features such as porches, bay windows, brick detailing and feature detailing to tile hanging.

Landscaping

- 6.27 Soft and hard landscaping plans are included in the submission which meet the compliance requirements set out in conditions 5 and 6 of the outline permission. A play area plan (1688/004) is also included to meet compliance requirements set out in condition 15.
- 6.28 The reserved matters proposals include the below key landscape elements:
- Amenity open space comprising an open grassed area with scattered parkland trees, providing space for informal recreation.
 - A LEAP play area centrally located off the circular walking route, within easy reach of the site access, offering a shared amenity for both proposed and existing communities.
 - Community orchard with integrated seating.
 - Ancient woodland buffer planting to protect and enhance existing habitats.
 - Proposed native hedgerow and tree planting to strengthen and complement the alignment of existing trees and reflect the historic field boundaries.
 - A site-wide circular jogging route, animated with fitness trim trail elements.
 - Existing hedgerows retained and enhanced through additional planting.
 - A LAP play area positioned on the western side of the Site to distribute play opportunities.
 - A landscaped attenuation basin designed as a wildlife area.
 - A proposed 3m-wide footway/cycleway link along the southern boundary.
 - Residential streets including tree planting and landscaped boundaries.
 - Vegetation along the Scamps Hill boundary will be retained and enhanced with additional planting to improve screening and strengthen the landscape character.

Scale

- 6.29 The majority of the development comprises 2-storey dwellings, with varied roof forms and heights introduced to reflect different housing typologies and building depths. The development also includes 2.5 and 3-storey apartment buildings located at the lower parts of the Site towards the north-western edge, accommodating the apartment typology within larger building forms.

- 6.30 Building types in the ‘Parkland Housing’ area will generally comprise detached or semi-detached properties, and will provide enclosure to the street with gaps between buildings for parking limited to ensure a perimeter block approach is adopted. Roof forms will be pitched with gables proposed facing prominent edges and creating character at corners or overlooking vistas from approaching streets.
- 6.31 To the south-west adjacent to Scamps Hill and the nearby listed building, heights have been maintained at 2 storeys with a residential typology consistent with the adjacent homes – semi-detached or terraced forms. This higher density than the central parts of the Site is well located nearer to the village centre and serviced by the new pedestrian/cycle path connection to Scamps Hill/Lewes Road in this corner of the Site.
- 6.32 The other development block comprises two ‘L-shaped’ apartment buildings framing an internal parking courtyard, to ensure all new apartments within these blocks will have direct outlook onto the surrounding open space, and as such provides a positive edge.

Response to Pre-Application Engagement

- 6.33 As set out in section 5 of this Statement the following pre-application engagement has been undertaken:
- A virtual pre-application meeting was held with the District Council on 16th February 2026. Written comments were received from the Council’s Urban Designer on 2nd March 2026, and a written response was received from the District Council on 19th June 2026.
 - The emerging proposals were presented to panel members of the DRP on 28th April 2026. Panel members provided verbal feedback on the proposals during the meeting and written comments were provided on 22nd May 2026.
- 6.34 The tables below provide a description/summary of how the application proposals address the key points raised during the pre-application engagement.

Table 6: Response to Key Points Raised During Pre-Application Engagement

Issues Raised	Response
Pre-Application Meeting with Mid Sussex District Council (16th February 2026)	
Layout	
Ensure public amenity and play is more closely related to smaller dwellings such as apartment	Smaller dwellings have been incorporated closer to the LEAP in the east. The apartments to the west are located adjacent to a LAP.
Maintain adjacent building line	Building line along Scamps Hill amended to reflect buildings to north.
More consistent building line	Development blocks tightened to improve building alignment and street definition.
No frontage parking on Primary route	Frontage parking has been removed from key routes.
Reduce terraced housing typology and to reflect ground levels	Terraced forms have been avoided where possible, notably to the streets running east to west where gradients fall towards the north-east edge of the Site.

Issues Raised	Response
LEAP accessibility is located away from the smaller dwellings	LEAP relocated closer to the centre of the proposed open space to improve accessibility. Inclusion of additional play area (LAP) adjacent to apartment buildings.
Apartment Blocks	
Screen parking / courtyard	Improved layout for development parcels to the north-west and contained courtyards. Where on-plot parking is not provided to the sides of properties, parking is located in courts behind buildings and screened from the public realm.
Ensure all apartments have private amenity	The apartment blocks do not have private outdoor amenity space but have been strategically located close to public open space.
Integrate bins and bikes to block	Maisonette and apartment blocks are provided with integral communal bin stores within accessible areas for both residents and waste operatives.
Dual aspect views	This has been addressed to provide frontages over streets and green spaces. Buildings on corners designed as dual frontage offering habitable windows from both public realm facing elevations.
Locate flats/maisonettes close to open space	Maisonettes added close to open space to east.
Affordable Housing	
Improve mix of dwelling types – more houses and fewer apartments	Mix includes 1 to 3 bedroom apartments and 2 bedroom houses along with larger family 3, 4 and 5 bedroom homes.
Reduce affordable clustering – 10 max	Clustering has been reduced. See submitted Affordable Tenure Plan (3416-A-1700-PL)
Urban Design Officer Comments (in Response dated 27th February 2026)	
Layout Improvements	
Natural features and existing landscape structure informs a layout which is very welcomed. However, northern edge of the scheme turns sideways to the Scarse Stream and doesn't take any advantage of this setting. This long street elevation will be very visible from the Scarse Stream bridge and can't be defied by flank elevations and parked cars. Buildings frontages should address the open space created by the stream buffer, with elevations providing a positive frontage to both the stream and the buildings opposite.	Buildings are now orientated to face towards the stream and overlook the green space to provide a better frontage.
Car parking should not dominate any frontage and is generally expected to be located to the rear. However, given the limited size of the buildable area on the north-west plot, I am not convinced that large enough permitter blocks can be created here to accommodate rear-court parking. For this reason (and others listed below) I believe apartment blocks would be better positioned on the south-east plot, or	Apartment blocks have been designed around courtyard with parking contained within.

Issues Raised	Response
if any will be positioned here they should be significantly reduced in size.	
I would encourage the applicant to explore a smaller-footprint flat typology that could accommodate two or three maisonettes—providing a private garden or patio for the ground-floor unit and balconies for the upper-floor units. I would also encourage the applicant to familiarise with the schemes across the road to see how the courtyard parking was incorporated into the overall layout.	As above, courtyard parking has been incorporated into the apartment blocks. Maisonettes have been added to the east of the Site.
Additionally, not only the western edge of the northern parcel and its relationship with the existing settlement edge and stream is very poor, but the stream flooding zone seems to be completely unused and omitted in the design. As mentioned above this parcel is clearly visible from the road (especially in winter), with the top north-west corner providing a clear inward view	As above, buildings are now orientated to face towards the stream and overlook the green space to provide a better frontage. Land next to the stream is outside the boundary of the planning permission and allocated towards biodiversity net gain. Proposals within this area are in accordance with the Biodiversity Net Gain Strategy which was approved as part of the outline application.
There is a clear need for the end of the bridge pavement to continue (marked in purple arrow). The whole of the flood zone could easily be used by pedestrians if only designed correctly. I would also highlight to the officer that there is a clear need for a physical barrier to the stream as its banks are very steep.	The pavement is extended and links into the Site in the western corner.
In my opinion an elevated wooden walkway along stream edge would be very fitting here- not only it would create a physical barrier but also would allow for a wider public and new residents to enjoy this setting. Boardwalks or wetland boardwalks are raised paths designed to provide pedestrian access over water, mud, or sensitive habitats without damaging the environment. I would also encourage additional tree planting along the flood zone. An avenue of Weeping Willows or Oaks (native and thirsty trees) would provide a better composition and help to soften the edge of the development facing the stream.	Land next to the stream is outside the boundary for the planning permission and allocated towards biodiversity net gain. Proposals within this area are in accordance with the Biodiversity Net Gain Strategy which was approved as part of the outline application.
As proposed, buildings framing main street/or streets and the height to width ratio is regular and there is a good rhythm created by the roof line, dormers and corner 'L' shaped buildings. However, proposal should provide a sense of enclosure appropriate to the role of the street within the hierarchy of the layout. This will help to create a sense of place and reinforce the legibility of the development. That's another reason why I would encourage locating 2.5 storey apartment blocks at	Development blocks have been tightened to improve building alignment and street definition.

Issues Raised	Response
the key junctions, closer to the site entrance and main open space. Locating those buildings at the junctions and in other strategic places so they terminate and enclose views will put stronger emphasis on corners of the blocks and add to the legibility of the scheme (please see how hti swas plied in the scheme across the road).	
The distance between facing building frontages across the width of the street, together with the height of the buildings and the gaps in the street frontage seems appropriate in many places. However, this is not the case in the road running east to west - connecting the two parcels- where building line is inconsistent with buildings pushed back by front threshold parking. This road should be improved	Building line is now more consistent along the road running east to west.
Streets should be well defined and enclosed by building frontages normally in combination with trees and landscaping and street design.	Building locations have been reviewed to provide frontages over streets and vistas. Frontages over green spaces and corridors have also been reviewed.
Provide more trees along the streets to create a more vertical rhythm and interest in some streets. Ensure right scale trees can be planted along the main streets – test the tree pits location and requirements.	Residential streets include tree planting and landscaped boundaries. Appropriate species are proposed.
A designated/equipped play area feels isolated and not well overlooked. Consider relocation.	LEAP has been relocated closer to the centre of the proposed open space to improve accessibility and is overlooked by dwellings.
Ensure continuous routes around perimeter blocks everywhere by linking ends of road with a pedestrian path.	Continuous routes are provided where possible.
Parking seems to dominate and creates issues throughout the layout, I would encourage the applicant to reduce number of 4 and 5 bed units to reduce number of parking spaces required.	No frontage parking is proposed on the primary route.
Parking arrangements design advice	
To achieve well defined streets with a good level of enclosure and avoid parking dominating streets, it will normally be necessary to accommodate off-street parking in new developments. These parking spaces should be discreetly incorporated, and preferably screened from the main public realm, so they do not contribute to a hard-edged / parking-dominated environment.	Where on-plot parking is not provided to the sides of properties, parking is located in courts behind buildings and screened from the public realm.

Issues Raised	Response
Higher density areas within new developments which incorporate terraced housing and flats should normally include rear court, under-croft or underground parking. Rear courts typically need to be small in scale (up to 15 spaces approximately) to avoid large soulless hard-edged environments. They should be designed so they benefit from direct overlooking while being well screened from the street; for these reasons, they work well when they are combined with flats over garages (FOG's) that define the street frontage. Entrances to rear parking courts should be carefully designed to create a semi-private appearance.	Terraced forms have been avoided where possible, notably to the streets running east to west where gradients fall towards the north-east edge of the Site.
Larger parking courts/squares will normally be unacceptable unless they are designed as part of a well landscaped and ordered open space that contributes positively to the development.	Noted.
For lower density areas with detached and semi-detached houses, parking should normally be discreetly accommodated to the side of dwellings, and behind the building line where it is less visible from the street. Tandem parking arrangements avoid over-wide separation gaps between buildings.	As above, where on-plot parking is not provided to the sides of properties, parking is located in courts behind buildings and screened from the public realm.
Off-street parking in front of houses should normally be avoided. This is likely to result in environments dominated by hard surfaces and generates greater face to face building distances leading to weaker street enclosure unless combined with taller building frontages. (Principle DG19: Provision of off-street parking).	Frontage parking has been removed from key routes.
On-street parking must be designed to minimise its visual impact. Right-angle on-street parking should be minimised in new developments as it can dominate the public realm, generate weak street enclosure and hard-edged street environments (Principle DG20: Integrate on-street parking; Principle DG18: Integrate parking to support attractive streets and spaces)	On-street parking has been minimised.
Other improvements and expectations	
We would expect a drawing to identify visibility if the new scheme and show impact of the development in series of photomontages.	See submitted Design and Access Statement (DAS).
Please ensure drainage solutions are finalised to prevent future changes to the layout.	A drainage scheme supports the reserved matters application.
We would expect a series of long contextual street scenes.	See submitted street elevation drawings (3416-C-1010-PL).

Issues Raised	Response
Please develop a clear sustainability strategy and provide a clear plan with locations of any sustainable measures employed (PV panels, heat pumps etc.)	See submitted Energy and Sustainability Statement and the Parking Plan (3416-A-1702-PL).
We would expect the lobby in the apartment blocks to be piercing through the building's plan, with a clear visual link from front to back.	See submitted apartment floor plans.
We would expect apartments to be dual aspect (light/ventilation/noise issues otherwise)	Noted. Apartment blocks are dual aspect.
All flats/apartments would be expected to have access to the private outdoor space accessible directly for the main living spaces. As flats won't have private gardens they should be located near open green spaces and play zones. This is another reason for locating them closer to the site entrance.	Apartment blocks are located next to public open space and play areas.
Bins and cycle storage- incorporate into the building.	This has been incorporated.
I would encourage the applicant to develop an attractive block of flats typology – similar to the presented housing typology. Building envelope of the flats can be designed in a similar fashion to the individual houses. Avoid bolt-on balconies, employ recessed or self-supporting balconies with incorporated drainage.	See submitted apartment elevations.
I would encourage the employment of flats over garages (FOGs) and carports. All FOGs would be expected to have access to the private outdoor space accessible directly for the main living spaces. See a good example of FOGs in Fishtail Rd, Kings Weald by Croudace Homes.	The apartments and maisonettes include rear access parking areas screened from the public realm.
Avoid continuous rows of four houses, as they typically require rear service alleys for bin storage, which often leads to bins being left at the front of properties.	Noted.
Provide bin collection strategy.	Bin collection strategy provided in DAS (section 6.4).
Break up clusters of the social and affordable and spread and mix the typologies. Locate more of them closer to the site entrance.	The affordable housing has been broken up into more clusters.
I would discourage any employment of 'private drives.	Noted.
Annotate any substations and pump station of the plans.	Noted. Substation is shown on layout.
Please note materials typical to High Weald Area: Wealden stone and varieties of local brick and tile hanging.	Materials proposed set out in DAS (section 5.9.1).
DRP Meeting Panel Notes (29th April 2026)	

Issues Raised	Response
The Panel felt that this was an interesting presentation with a lot of thought gone into it and with an understanding of the site's constraints.	Noted.
The rationale of the material choices is unclear, particularly in relation to the statement buildings	Rationale for materials proposed is set out in the materials strategy in the submitted DAS. Key marker buildings have been integrated within the development to provide prominence over important junctions and vistas, by using alternative materials to surrounding buildings. Page 50 of section 5.9.1 of the DAS has been added, in response to the DRP comments, which provides further background to the application of proposed materials across the Site. This information is additional to the DRP presentation.
Some windows are too small on the elevations, so their proportions should be improved	The choice of window design is considered appropriate to the overall design approach. The design also considers Part O of the building regulations, where proposals must limit solar heat gains. Only a sample of the elevations were provided for the DRP presentation, therefore the full pack of proposed elevations included within the application pack should allow for these to be reviewed in further detail.
The location of the air source heat pumps should be fitted into the layout and not dictate it	Air source heat pumps will generally be located on secondary or rear elevations and not visible from the street.
A lot of PVs will be visible on the front elevations and on to the open space, so a more aesthetically pleasing solution should be sought	PVs will be incorporated on to south facing rear elevations where possible. Where south facing roofs are located on frontages, consideration of whether PVs can be included using a product that is sensitive to the location will be assessed.
Flank elevations to the NW corner should be developed further to address the view in a more meaningful way. Flank elevations of the apartments to the E should be more animated with more fenestration, and the Panel suggested introducing gables and bay windows to improve natural surveillance	The flank elevations of buildings in the north-west corner are provided with windows from habitable rooms where possible. The proposed elevations include a mixture of building features and materials. Only a sample of the elevations were provided for the DRP presentation, therefore the full pack of proposed elevations included within the application pack should allow for these to be reviewed in further detail.
The Panel questioned the arrangement of the apartments, whereby the idea of the courtyard is in reality a parking area which would not result in an attractive space for the future occupants. It was suggested that this space could be more enclosed and the building broken up better.	The development block comprises two 'L-shaped' apartment buildings framing an internal parking courtyard. All apartments are dual aspect to ensure direct outlook onto the surrounding open space, and as such provide a positive edge. This space has been improved in response to feedback from the Council's Urban Design Officer during pre-application discussions.
The Panel supported the idea of planting along the stream, not only to create a more meaningful space for new residents and wider public to enjoy, but also	Land next to the stream is outside the boundary for the planning permission and allocated towards biodiversity net gain. Proposals within this area are in accordance with the

Issues Raised	Response
to improve the outlook from the proposed apartments facing the industrial site opposite.	Biodiversity Net Gain Strategy which was approved as part of the outline application.
Mid Sussex Pre-Application Response (19th June 2026)	
Design and Character	
The Council's Urban Designer, Anna Kramarczyk, was present during the meeting and within her comments raised concerns regarding the layout of the proposal particularly in relation to the parking arrangement, how it addresses and faces onto Scrase Steam, distance between flats and the play area and lack of amenity, play area is isolated and not appropriately overlooked. It is recommended that there should be a clear street hierarchy to create a sense of place with consistent building line and with appropriately trees and landscaping. There should also be pedestrian links around the perimeter of the site and a less dominating parking layout. Following these comments and amended proposed layout was provided to address these comments. This along with supporting information was taken to the Design Review Panel on 29th April. The written comments provided following this meeting were contributed to by the Urban Designer and are considered to also reflect her views on the amendments. These comments show the improvements made to the proposal; however, there are further changes required.	Amended proposed layout has been submitted to address these comments. Please refer to the responses to the Urban Design Officer comments above. Further refinements have also been informed by the Design Review Panel feedback.
Impact on Setting of Heritage Assets	
The Council's Conservation Officer, Emily Wade, was present during the meeting and has provided the following comments on the amended layout. The building line to the north-eastern corner of the part of the site it is intended to build over (as opposed to the retained open space) appears to have been brought slightly further to the east and the layout revised to show larger buildings (4 and 5 bedroom houses) set side rather than end on to the open space. This will result in built form of greater bulk and possibly slightly closer proximity sitting on the ridgeline of the hill above Tythe Cottage and Great Walsted, which will increase the harm arising to these assets.	The proposed development is informed by and accompanied with a Heritage Statement.
The placement of the LEAP (at least in the initial submission) and the 'trim trail' within the retained open space remains a concern in terms of the impact	The LEAP has been moved to a more central position. The proposed development is informed by and accompanied with a Landscape Masterplan (drawing ref. 1688-003D).

Issues Raised	Response
on the supposed retained 'rural' character of this space, and its intensity of its use. Any formal proposal should be accompanied by a fully detailed landscaping plan including any necessary perimeter fencing, signage, dog bins, etc. to ensure that the cumulative impact of all aspects of the work on the space can be fully appreciated.	
I would suggest that any further development of the landscaping scheme should also consider further measures to soften and reduce the visual impact of the proposal on the character of views from the adjacent road, including looking towards the northwest corner of the site, and along the new access.	Please see submitted Landscape Masterplan (drawing ref. 1688-003D).
I would recommend that any further development of the scheme should further consider these points. It is concerning that the submitted pre-application document contains no mention of the affected heritage assets, or how the applicant intends to mitigate the harm to them which was identified by the Planning Inspector. The applicant should be mindful of the requirements of paragraph 218 of the NPPF in relation to avoiding or minimising harm to heritage assets. Any formal application should be informed and accompanied by an appropriately detailed heritage statement, prepared according to the staged approach set out in the relevant Historic England guidance GPA Note 3 'The Setting of Heritage Assets'	The proposed development is informed by and accompanied with a Heritage Statement.
Housing Mix	
The proposed amended block plan includes 25 No. 4 and 5 bed units, which represents over a quarter of the proposed units. It is considered that given the numbers of units proposed this is a disproportionately high proportion of larger units and the inclusion of 5 bed units is not considered to be appropriate for the scale of development proposed. It should be noted the development opposite granted under application DM/17/3311 for 130 dwellings did not include any 5 bed units, and the larger development to the south for 200 dwellings only include 8 No. 5 bed units (DM/20/2763). It is therefore recommended that the 5 bed units are replaced with smaller units in order to provide an appropriate housing mix and to comply with policy DP30.	The proposed housing mix has been informed by the latest Mid Sussex Strategic Housing Market Assessment (SHMA) Update (October 2024). Paragraph 5.9 of the SHMA Update identifies a slightly increased need for larger market homes and recommends increasing the proportion of 4+ bedroom dwellings from 25–30% to 30–35%. The proposed market housing mix includes 39% 4+ bedroom dwellings. Whilst this is slightly above the recommended range, it reflects the identified need for larger family homes and provides a balanced mix of dwelling sizes in accordance with the objectives of Policy DP30.

Issues Raised	Response																																			
	Furthermore, it should be noted that the outline permission does not include any conditions stipulating the market mix or requiring further details to be submitted for approval.																																			
Neighbourhood Amenity																																				
The neighbouring residential properties are set away from the site and the layout proposed would not result in harm to the amenities of the existing properties in the locality.	Noted.																																			
Affordable Housing																																				
The below mix is currently acceptable, however should the total number of units change we would require 30% of the new total (rounded up to next whole number) <table><tr><th>Unit Type</th><th colspan="2">S106 Requirements</th><th colspan="2">Provided</th></tr><tr><td>1B/2P</td><td>7</td><td>26%</td><td>6</td><td>23%</td></tr><tr><td>2B/4P</td><td>12</td><td>46%</td><td>12</td><td>46%</td></tr><tr><td>2B/4P M4(3)(2)(B)</td><td>1</td><td>4%</td><td>1</td><td>4%</td></tr><tr><td>3B/5P</td><td>5</td><td>20%</td><td>6</td><td>23%</td></tr><tr><td>4B/6P</td><td>1</td><td>4%</td><td>1</td><td>4%</td></tr><tr><td>Total</td><td>26</td><td>100%</td><td>26</td><td>100%</td></tr></table>	Unit Type	S106 Requirements		Provided		1B/2P	7	26%	6	23%	2B/4P	12	46%	12	46%	2B/4P M4(3)(2)(B)	1	4%	1	4%	3B/5P	5	20%	6	23%	4B/6P	1	4%	1	4%	Total	26	100%	26	100%	The proposed Affordable Housing Mix fully complies with requirement in the Section 106 Agreement.
Unit Type	S106 Requirements		Provided																																	
1B/2P	7	26%	6	23%																																
2B/4P	12	46%	12	46%																																
2B/4P M4(3)(2)(B)	1	4%	1	4%																																
3B/5P	5	20%	6	23%																																
4B/6P	1	4%	1	4%																																
Total	26	100%	26	100%																																
We would require the affordable housing to be delivered in clusters of no more than 10.	The affordable homes are in clusters of no more than 10 dwellings.																																			
The affordable housing units would need to be tenure blind.	Affordable housing units are tenure blind and designed to a standard comparable with market housing.																																			
All properties will need to meet the minimum floor area requirements.	Affordable units meet the minimum floor area requirements set out in the Part Two of Second Schedule of the Section 106 Agreement.																																			
Our preference is for the Intermediate units to be delivered as First Homes, however if a Registered Provider will only take all 26 units, we will allow them to be delivered as Shared Ownership.	The Intermediate units (7 units) will be delivered as First Homes.																																			
All of the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 are included for the 2B/4P Wheelchair Accessible property. Hard copies of A1 plans will need to be submitted so they can be sent to the OT to check compliance.	Noted. The scheme includes provision for a wheelchair-accessible unit in accordance with M4(3) requirements.																																			
An Affordable Housing Schedule will also be required detailing for each affordable housing unit the plot number, type of unit, number of storeys, floor level in the case of flats/maisonettes, floor area in m2,	The application is accompanied by an Affordable Housing Statement and relevant drawings, including the Affordable Apartments Floor Plans (Drawing ref. 3416-A-3105-PL-A) and Elevations (Drawing ref. 3416-C-3106-PL-A),																																			

Issues Raised	Response
number of bedrooms, number of persons, and proposed tenure and whether or not it is a wheelchair accessible dwelling, in order to clearly demonstrate that all requirements are being met.	demonstrating compliance with the Section 106 requirements.

Outline Planning Conditions

6.38 The reserved matters application is also supported by information to address the following conditions attached to the outline permission:

- Condition 7 (Schedule of Material/Finishes)
- Condition 9 (Foul and Surface Water Drainage)
- Condition 12 (Footway Details)
- Condition 13 (CEMP)
- Condition 17 (Contamination)
- Condition 21 (CEMP – Ecology)
- Condition 22 (Biodiversity Enhancement Layout and implementation scheme)
- Condition 30 (Updated ecology survey / mitigation strategy)

7. Conclusion

- 7.1 This reserved matters submission addresses the key provisions of the outline permission and responds positively and appropriately to the policy framework applying to the Site.
- 7.2 The scheme has been amended and developed in response to the pre-application discussions with Mid Sussex District Council and the DRP. This has resulted in a high-quality scheme that, in accordance with advice within the National Planning Policy Framework, should be approved without delay.

