

17 April 2026

Stuart Malcolm
Mid Sussex District Council

SLR Project No.: 433.066642.00001

Council Reference No.: DM/25/3067

Dear Stuart,

RE: DM/25/3067 – Land at Reeds Lane, Sayers Common

Please find enclosed, a pack of amended plans and documents that have been prepared to address comments and recommendations received during the consultation period. We have carefully considered the comments received from all consultees and have worked to ensure the changes shown in the enclosed plans fully address the changes that have been requested.

Enclosed in the amendments pack are the following updated plans and documents which are to supersede the plans and documents originally submitted as detailed in the table below:

Amended Plan	New Reference	Superseded
Site Layout	7463-PL-02 Rev H	7463-PL-02 Rev E
Block Plan	7463-PL-03 Rev D	7463-PL-03 Rev B
Storey Heights Plan	7463-PL-04 Rev D	7463-PL-04 Rev B
Dwelling Size Plan	7463-PL-05 Rev D	7463-PL-05 Rev B
Tenure Plan	7463-PL-06 Rev D	7463-PL-06 Rev B
Parking Plan	7463-PL-07 Rev D	7463-PL-07 Rev B
Materials Plan	7463-PL-08 Rev E	7463-PL-08 Rev B
Detailed Layout Sheet 1	7463-PL-09 Rev D	7463-PL-09 Rev B
Detailed Layout Sheet 2	7463-PL-10 Rev D	7463-PL-10 Rev B
Boundary Treatment Plan (new plan)	7463-PL-11 Rev C	N/A
Plans and Elevations – Plots 33-34-35-36	7463-PL-20 Rev D	7463-PL-20 Rev C
Plans and Elevations – Plots 21-22-23-24-25	7463-PL-21 Rev D	7463-PL-21 Rev C
Plans and Elevations – Plot 5	7463-PL-28 Rev C	7463-PL-28 Rev B
Plans and Elevations – Plots 50 & 60	7463-PL-29 Rev C	7463-PL-29 Rev B
Plans and Elevations – Plots 6-7-8	7463-PL-31 Rev C	7463-PL-31 Rev B
Plans and Elevations – Plots 16-17, 49-50, 61-62	7463-PL-32 Rev D	7463-PL-32 Rev C
Plans and Elevations – Plots 51, 52, 63, 64, 67, 68	7463-PL-36 Rev D	7463-PL-36 Rev C
Plans and Elevations – Plots 37-38-39-40-41-42-43-44	7463-PL-38 Rev D	7463-PL-38 Rev B
Street Scenes – Sheet 1	7463-PL-40 Rev D	7463-PL-40 Rev A
Street Scenes – Sheet 2	7463-PL-41 Rev C	7463-PL-41 Rev A
Street Scenes – Sheet 3	7463-PL-42 Rev B	7463-PL-42 Rev A

Amended Plan	New Reference	Superseded
Overall General Arrangement Plan	2276.1000. E	2276.1000.D
General Arrangement Plan – Sheet 1	2276.1001. D	2276.1001.C
General Arrangement Plan – Sheet 2	2276.1002. D	2276.1002.C
Travel Plan Statement	V2.0	V1.2
Landscape Management Zone Plan (new plan)	2276.1004.A	N/A
Landscape and Visual Appraisal	2276.LVA.A	2276.002.LVS
GCN Technical Note	12144	N/A
Transport Technical Note and Drawings	V1.4	N/A

For clarity, there are no changes to the following plans originally submitted:

Plan (unchanged)	Reference
Design and Access Statement	7463-D05 P3
Accommodation Schedule	7463-D10
Location Plan	7463-PL-01 Rev B
Plans and Elevations – Plots 54-55-56 & 75-76-77	7463-PL-22 Rev B
Plans and Elevations – Plots 1-2 & 3-4	7463-PL-23 Rev C
Plans and Elevations – Plots 18-19-20	7463-PL-24 Rev B
Plans and Elevations – Plots 73-74 & 78-79	7463-PL-25 Rev B
Plans and Elevations – Plots 26-27-28	7463-PL-26 Rev B
Plans and Elevations – Plots 9-10-11	7463-PL-27 Rev C
Plans and Elevations – Plots 29-30, 31-32, 45-46, 58-59, 71-72	7463-PL-30 Rev C
Plans and Elevations – Plots 57 & 69	7463-PL-33 Rev C
Plans and Elevations – Plots 12-13, 14-15, 47-48	7463-PL-34 Rev C
Plans and Elevations – Plot 80	7463-PL-35 Rev C
Plans and Elevations – Plots 53, 65 & 66	7463-PL-37 Rev C
Plans and Elevations – Cycle Store, Car Ports, Garages, Subs	7463-PL-39
Site Sections	7463-PL-43

The amended plans as listed in the table above show the following changes which have been made in response to the comments received by the Council's Urban Design Officer:

- Plots 37-44 (the central flat block): re-orientate the building slightly to align with the road, and to add balcony detail on the west and south elevations.
- Plots 24-25 and 33-34 (maisonettes): changes to enable separate private garden spaces.
- Plot 8 (3-unit terrace): re-designed to activate the side elevation by adding windows and front door. Changes to roof line.
- Plot 5 (FOG unit): increase window sizes and access provided to the rear garden.
- Plot 60: Window added to first floor side elevation (bedroom window)
- Plots 51-52, 63-64, 68: minor corrections made to match plans to elevations.
- Plots 16-17, 49-50, 61-62: minor corrections made to match plans to elevations.
- Materials Plan: updates and corrected
- Boundary Treatment Plan: new plan provided to show brick walls in key locations
- Parking Plan: amended to show 7no accessible bays.



- Consequential updates made to other plans (including site layout plan, block plan, street scenes etc)

Other Amendments:

- The updated General Arrangement Plans show changes to the surfacing of the PROW, and the proposal for a timber 'bison' bridge (or similar) on the western boundary. These changes seek to address the comments raised by the County Council's PROW team. I understand that you are content for a PROW management plan to be secured by an appropriately worded condition (LEMP or similar).
- The Landscape and Visual Appraisal has been prepared as requested by the Council's Landscape Consultant.
- The Landscape Management Zone Plan has been prepared to demonstrate which areas of the site will be in public / private ownership as requested by the Council's Urban Design Officer.
- The Great Crested Newt Technical Note addresses the comments made by Nature Space for further information about GCN impact and mitigation. This justifies why a GCN licence is not required.
- The revised Travel Plan Statement addresses the matters raised by National Highways and WSCC Highways.
- The Transport Technical Note and appendices address the matters raised by National Highways (reference to DfT Circular 01/2022, and modelling for the Strategic Road Network), and WSCC Highways. The TN acknowledges the site's inclusion as part of the wider Sayers Common allocation and discusses how the site not only mitigates against its own highways impact but also includes proposals to ensure the site maximises opportunities to create links and connections to the other Sayers Common allocations and to the existing village. This information will be supplemented by a separate piece of work being prepared by the Sayers Common developers to demonstrate how all the allocations are working together to accord with the requirements of the emerging Local Plan. Appendix A4 of the TN includes a suite of technical drawings as listed below:

Highways Drawing	Reference
Proposed Access with Visibility Splay	1002003 - 04
Footway Connections into the Site	1002003 - 05.1
Footway Connections into the Site	1002003 - 05.2
Proposed Tactile Paving	1002003 - 06

Other Matters:

1. **Housing Mix.** The Housing Officer has noted that they would prefer to see all the 2-bedroom affordable rented units proposed as houses (not flats). Of the 10no. affordable rented units proposed, we are currently proposing that 4no would be houses, and 6no would be flats. The flats are located in the central flat block (alongside 2no 1-bedroom flats) which provides a good mix of dwelling types. We are of the view that it would be difficult to re-arrange the site layout at this stage to accommodate the Housing Officer's request, and it would likely result in the delivery of less units overall as there is limited space to accommodate 6 additional 2-bed houses. The overall mix we are proposing is very close to the policy requirements and provides a good range of homes comprising 1, 2, 3 and 4-bedroom houses, flats, maisonettes and FOG



units. As such, it would be useful to know your views on this to ascertain whether the mix we proposed is acceptable overall.

2. **S106 Contributions and obligations.** We understand that you have instructed your legal department to commence the legal agreement drafting, which is welcomed. We are currently reviewing the suggested contributions to ensure they meet the tests of being reasonable and proportionate. I will contact you separately on this. I note we are still awaiting comments from Network Rail and a possible request for contributions for improvements as Hassocks railway station.
3. **Objections from the Hurstpierpoint Society, and the Parish Councils.** We have carefully reviewed the comments submitted by the Parish Councils, local groups, and neighbouring residents. Whilst concerns about the principle of development of this site (and other Sayers Common sites) are understood, the emerging plan supports the allocation, and as described in the supporting Planning Statement, it is considered that the principle of development is acceptable. This view is supported by the Council's Planning Policy team whose consultation response does not object to the proposal.

Other themes raised relate to concerns about supporting infrastructure including flooding, foul sewerage, water supply, road capacity, active travel and public transport. These matters have been addressed in the Planning Statement, and in supporting technical documentation which has been subject to review by the Council's appointed consultants. Outstanding matters relating to highways impact have now been addressed via the enclosed Transport Technical Note, highways drawings, and updated Travel Plan Statement. Matters relating to drainage/flooding and water have been reviewed by the Local Lead Flood Authority (WSCC) and Southern Water, whereby no objection is raised subject to recommended conditions which we are happy to accept.

Thank you for allowing us time to make the enclosed amendments, and I trust that you will be able to re-consult as necessary. I would be happy to arrange a follow-up call with you when the time is right to run through remaining matters ahead of fixing a date for this item to be presented to Planning Committee.

Kind regards,



Angela Moore MRTPI
Associate Planner

SLR Consulting Limited

Email: amoore@slrconsulting.com

