

From: Joseph Chan <JChan@eceplanning.com>
Sent: 25 August 2026 14:03:27 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Kate Brocklebank" <KBrocklebank@eceplanning.com>; "Chris Barker" <cbarker@eceplanning.com>; "Charlotte Handscomb" <charlotte.handscomb@vistry.co.uk>
Subject: RE: Imberhone - DM/26/0131
Attachments: CB_96_282 Ai06 Street Hierarchy Plan (03.12.25).pdf

Hi Steve,

Thank you for your time last week, and apologies I could not be in attendance.

To respond to outstanding matters as you have listed below, as well as those raised by the Urban Design Officer, I have set out our comments as follows:

Private driveway / secondary routes

The areas highlighted will not be private drives, as demonstrated in the street hierarchy plans, but secondary and tertiary routes. These roads will therefore be offered for adoption, and their detailed design will be confirmed through the S38 adoption process. That process will require the adoptable routes to be designed and constructed in accordance with WSCC's highway standards and the principles set out in the highways technical note and street hierarchy plan. The layout is sufficiently flexible to accommodate any detailed amendments required by WSCC, including the reinstatement of a footway in the section identified, without affecting the proposed plots or the principal development arrangement. This would only require re-instatement of the footways that were previously shown on the layout. The design is therefore capable of being brought into conformity through the detailed design of the S38 process.

Tree Planting

We can confirm that all tree planting within such areas you have identified will be maintained by the management company. If there are concerns relating to the access for management of those particular trees you have highlighted, this may be secured by condition to require the full landscaping scheme to make allowances for such access.

Urban Design Officer Comments

We suspect that the design officer's comments dated 24/08/26 were provided prior to having reviewed the supplementary sections shared on Friday 21/08/26. We assert that:

- Additional windows on the side elevations cannot be included for the reasons discussed through the course of the application.
- Further information on the SuDS enclosures has now been provided.

I trust that the information provided above is clear and sufficient for you to complete your recommendation. If you could please send over the draft conditions as soon as they are finalised and available, it would be much appreciated. Many thanks for your continued cooperation.

Kind Regards,

Joseph Chan
Planner,

T 01903 248777

Planning committee decision-making is about to change significantly. [Find out how the National Scheme of Delegation](#) could affect the way planning applications are determined from October 2026.



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Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 21 August 2026 14:54

To: Joseph Chan <JChan@eceplanning.com>

Cc: Kate Brocklebank <KBrocklebank@eceplanning.com>; Chris Barker <cbarker@eceplanning.com>

Subject: Imberhone - DM/26/0131

Hi Joseph

I'm continuing to write the rereport for the above application and I'd be grateful if you can clarify some points for me regarding the proposed road/footway layout.

The Highways Conformity Technical Note, January 2026, sets out in paras 3.9 to 3.21 how the streets and footways are intended to be provided. My queries relate to what is shown on the proposed layout plan and how this aligns with what is said in the Highways Note.

The road serving plots 158 to 163 appears to be a secondary route with a pavement either side of the carriageway. Does this then turn into a private drive to the west of plot 137 as the pavement appears to end and is replaced with a grassed area? The loop serving plots 183 to 187 does not have a pavement, so is this a private drive?

The road serving plots 79 to 94 also appears to be a secondary route with a pavement either side of the carriageway. Does this then turn into a private drive to the east of plot 95 as the footway ends at this point?

On another matter related to the road and pavement layout, am I correct to say that the tree planting that is shown on the soft landscaping plan on units 461, 460, 458, 454, 451, 477 and 458 will be on land that is managed by the management company and is not conveyed to the individual properties? Our concern was about the retention of street trees in the future, and I believe this was what had been proposed. Are you able to confirm that all tree planting that is within such areas, together with tree planting on the grass verges and in-between car parking spaces will all be managed by the management company?

I look forward to hearing from you.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development

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