

From: Steven King
Sent: 25 August 2026 18:16:09 UTC+01:00
To: "'Joseph Chan"' <JChan@eceplanning.com>
Cc: "Kate Brocklebank" <KBrocklebank@eceplanning.com>; "Chris Barker" <cbarker@eceplanning.com>; "Charlotte Handscomb" <charlotte.handscomb@vistry.co.uk>
Subject: RE: Imberhone - DM/26/0131

Hi Joseph

Thanks for the clarification.

With regards to the comments of the Urban Designer, for clarity, can you advise me what are the specific reasons why your clients consider that a window could not be provided in the ground floor side elevation of the house type that is referred to in the Urban Designers comments please. The ground floor WC on this house type does not have a window and I'm not clear on why your client believes this can't be provided.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Joseph Chan <JChan@eceplanning.com>
Sent: 25 August 2026 14:03
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

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.



Shaping places.
Unlocking potential.

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@ecephanning.com>
Cc: Kate Brocklebank <KBrocklebank@ecephanning.com>; Chris Barker <cbarker@ecephanning.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
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.