

28 August 2026

For the attention of:

Development Management
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Sir/Madam,

**LAND WEST OF IMBERHORNE LANE, EAST GRINSTEAD
RESERVED MATTERS SUBMISSION**

On behalf of our client, Rangeford Villages, please find enclosed a reserved matters application pursuant to hybrid planning permission reference DM/23/2699. The description of development for which reserved matters permission is sought is as follows:

Reserved Matters application for a retirement living scheme (Use Class C2) at Land West of Imberhorne Lane. The Reserved Matters include appearance, landscape, layout and scale, pursuant to outline approval DM/23/2699.

The planning application is supported by the following documents and plans:

- Site Location Plan
- Proposed Site Layout Plan
- Proposed Floorplans
- Proposed Elevations
- Proposed Sections
- Proposed Streetscenes
- Design and Access Statement
- Planning Statement
- Heritage Statement

- Foul and Surface Water Drainage Strategy
- Biodiversity Net Gain Assessment and Metric
- Arboricultural Impact Assessment and Tree Survey
- Ground Investigation Report
- External Lighting Strategy
- Energy and Sustainability Statement
- Utilities Statement
- Air Quality Assessment
- Details of Fire Hydrant Positions and Fire Safety Matters
- Transport Statement
- Travel Plan
- Statement of Community Involvement
- Waste and Resources Strategy
- Noise Impact Assessment

The submission also captures details to address the following planning condition relevant to the Care Community element of DM/23/2699:

- Condition 24: Acoustic Measures

In addition, the following pre-commencement conditions are intrinsically linked to the reserved matters proposals, so details to discharge them in relation to the Care Community element of DM/23/2699 have been submitted under separate cover:

- Condition 25: Air Quality Mitigation Measures
- Condition 35: Details of Existing/Proposed Site Levels
- Condition 36: Proposed Foul and Surface Water Drainage Strategy
- Condition 44: Evidence to demonstrate that built development is within Flood Zone 1.

I trust this is everything you require to validate this application, and therefore look forward to progressing matters in due course. Should you wish to discuss any aspect of the application, then please do not hesitate to contact me.

Yours sincerely,

Gareth Wilson
Senior Director
Twenty5 Planning Ltd