

DEVINE HOMES PLC

St. Michael's House 111 Bell Street Reigate Surrey RH2 7LF
Telephone 01737 274848 Fax 01737 274849 info@devinehomes.co.uk www.devinehomes.co.uk

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

25 June 2026

By email

Dear Steven,

RE: Submission of revised plans - DM/26/0454 - Land south of Bolney Road, Ansty

Following recent discussions and feedback we are pleased to submit revised plans for the above application. These amendments have been prepared to address the points raised during the consultation process, including particularly from the County Highway officer, tree officer and urban design officer, and to ensure the proposal aligns more closely with local planning policies and design guidance.

Background and Purpose of Revisions

The original submission sought to deliver a high-quality development that would make a positive contribution to the local area. However, we recognise the importance of addressing specific concerns relating to off-site pedestrian connections, tree impacts, how the development responds to the public right of way and detailed design matters. In light of this, we have worked closely with our design team to refine the proposal, ensuring that it not only meets technical requirements but also enhances the overall character and appearance of the site.

Summary of key amendments:

- Removal of the proposed pedestrian crossing to Bolney Road and provision of a new footway to the southern side of the A272. The footway would extend from the proposed pedestrian entrance to connect to the bus stop to the east of Upton Drive. It is proposed that these works are carried out under s278 agreement, and as such you should refer to iTransport technical note ITB210464-005 TN for details of these

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works. This change is also supported by an updated tree report and method statement from David Archer Associates.

- Revised layout for plots 8-14 at the southern part of the site to improve the relationship of the built form to the public right of way (PRoW) and increase overlooking and activity to the southern edge. The changes include the reorientation of a pair of semis in the south -west corner, revision to the internal road network and the consequential amendments to house types and loss of one dwelling from the scheme.
- Change to the development description to reflect the reduction of one dwelling with the application now seeking planning permission for 33 dwellings as opposed to 34. The scheme would continue to propose 10 of these dwellings as affordable homes.
- Alteration to elevations and fenestration with window positions and sizes adjusted to improve visual balance and increase active frontage in a number of locations. Bay windows have been incorporated, where achievable, to add interest and increase natural surveillance.
- Increased connectivity to the PROW with a new connection added in the southwest adjacent to plot 14
- Boundary treatment updated to the rear of plots 8 to 14 to better address the PRoW to incorporate a 0.6m high brick wall with 1.2m close boarded fence above and 1.8m brick piers. Additional planting is proposed outside of the curtilage facing the PRoW
- New landscaped area with trees introduced to the south of plot 14.
- Elsewhere boundary treatments updated to include brick walls where boundary treatments face the street
- Plots 1 and 17 switched from 3 bed to 4 bed homes to improve the housing mix.
- Amendments to parking provision to reflect the layout changes.
- Revised private amenity arrangements for plots 24 and 25, with the addition of a balcony to plot 25 and garden given over to plot 24, allowing both homes to benefit from direct access to outdoor space from the living area. Consequential changes to internal floorplans and elevations.
- Improvements to elevational materials to remove awkward termination of secondary facing materials.

Enclosed with this letter are:

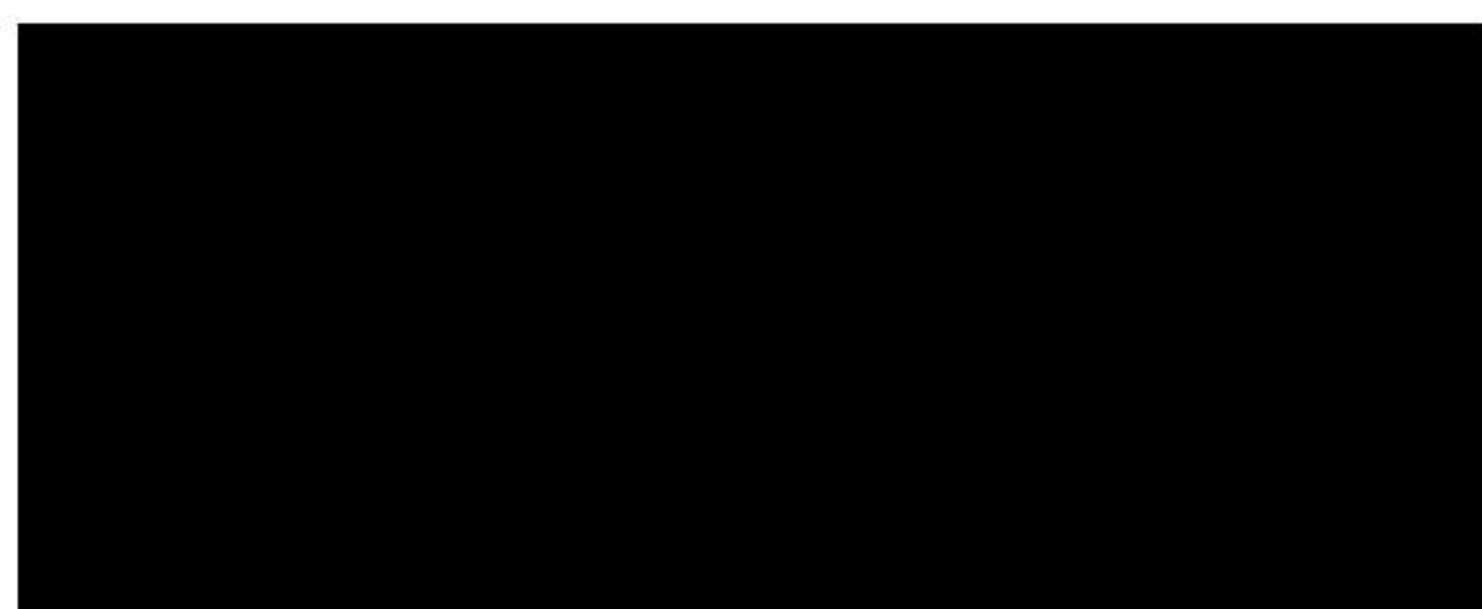
- Updated architectural drawings and site plans (clearly marked with revision numbers and dates)
- An updated drawing register for ease of reference
- Tree Planning Report and Arboricultural Method Statement (June 2026) by David Archer Associates
- ITB210464_005 TN Technical Note Proposed footway provision on southern side of Bolney Road. Incorporating drawings TB210464-GA-004 Rev E and TB210464-GA-008 RevB
- ITB210464-004A Technical Note – Transport Rebuttal. This responds to matters raised by the Highways Technical Note by GTA Civils and Transport.

We trust these revisions satisfactorily address the matters previously identified.

We believe these revisions address the matters previously identified and represent a balanced and sensitive approach to development on this site. The changes have been made with careful consideration of the surrounding context and the needs of future occupants.

We trust that the enclosed information will enable the application to progress positively towards determination. Should you require any further clarification, or wish to discuss these amendments in more detail, please do not hesitate to contact me.

Yours sincerely,



Mrs Rosie Baker
Planning Manager