



Friday 23rd January 2026  
651/A3/JJA

Mr S Malcolm  
Sustainable Communities Development Delivery Manager  
Development Management  
Mid Sussex District Council  
Oakland  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

**Via the Planning Portal**

Dear Mr. Malcolm

**Re: Land at LVS Hassocks, London Road, Sayers Common, West Sussex**  
**Application submitted on behalf of Wates Developments Limited and the Licensed Trade Charity (LTC)**  
**Hybrid application that seeks consent for separate and severable elements comprising:**  
**Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and:**

- a) **Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and**
- b) **Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.**

Further to recent discussions I have pleasure in enclosing a hybrid application that seeks consent for separate and severable elements comprising:

Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and:

- a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and
- b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works on land at LVS Hassocks, London Road, Sayers Common.

As you will be aware, the application site is located immediately adjacent to the current urban area of Sayers Common as identified in the Mid Sussex District Plan (2018), and currently home to LVS Hassocks, which offers day placements for children aged 11 to 19 whose needs are diagnosed as on the Autism spectrum. You will also be aware that the existing school buildings, while fully functional today, were not designed to meet the long-term needs of a growing and increasingly specialist provision, such that in order to secure the best possible environment for future generations, a modern replacement is required. This application looks to demolish the existing buildings bar the existing chapel and redevelop the current school grounds for residential purposes to help fund the provision of a new Special Educational Needs (SEN) school within the north western part of the site.

The schools desire to redevelop has we know been discussed with the Council previously, with the site being identified as a proposed allocation site in the Reg 19 Submission Draft Mid Sussex Local Plan 2023. (Policy DPSC7 refers).

Whilst the Local Plan Inspector in her Stage 1 Post Hearings Findings indicated that she considered the Submission Draft Mid Sussex Local to be unsound, having in her opinion failed the Duty to Cooperate, we note that MSDC have challenged these findings, and most recently, in light of the Minister of State's letter on 9 October to the Chief Executive of the Planning Inspectorate, written to the Local Plan Inspector asking that the debate on the Duty to Cooperate be reopened and a further hearing session scheduled; the Inspectorate have agreed to this request, and a new Inspector has now been appointed. As a result, the examination remains open.

The submission of this application now helps to demonstrate the deliverability of the LVS site which as one of the proposed allocations in the Submission Draft Mid Sussex Local was considered to be a preferred location for future growth by the Council; helps facilitate the delivery of a bespoke new SEN school; and bolster the council's five year housing land supply situation as set out in the Submission Draft Local Plan's trajectory, at a time when given recent changes to National Government Guidance the council's lack of a five year housing land supply under the Adopted Development Plan leaves the council vulnerable to speculative applications for development in areas that have not been judged to be suitable through the allocation process.

To this end the proposed development has been designed to be in conformity with Policy DPSC7 of the Submission Draft Mid Sussex Local Plan, and is we believe neither prejudicial to the Local Plan process nor the sustainable approach to the development of sites within the District.

In the context of the above we appreciate the fact that the starting point for the determination of this application is the Adopted Development Plan. The application site is located outside, but adjacent to, the urban area of Sayers Common as identified in the Mid Sussex District Plan (2018). Policy DP12 of the Adopted Development Plan, which indicates that the countryside will be protected in recognition of its intrinsic character and beauty, and only permit development in the area outside of built-up area boundaries on the Policies Map where it maintains or where possible enhances the quality of the rural and landscape character of the District, and is necessary for the purposes of agriculture; or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan, is in effect 'out of date' as the settlement boundary was defined having regard to the housing requirement for the District as set out in Policy DP4 of the Mid Sussex District which was adopted against the backdrop to the Objectively Assessed Housing Need established in the Mid Sussex Housing and Economic Development Needs Assessment (HEDNA) (February 2015), as updated in November 2015 and August 2016, and the NPPF 2012. The scale of the housing need as now identified by the new standard method and the NPPF 2024 is significantly higher than that advocated in the District Plan. As such and as the NPPF has been subject to a number of revisions since 2012, the approach adopted to the housing requirements in the Adopted District Plan is inconsistent with the NPPF 2024, and the weight to be attributed to policies DP4 and DP12 is significantly reduced and para 11d of the NPPF and the tilted balance engaged. A position which is exacerbated by the fact the Council have themselves confirmed they do not have a five year Housing Land Supply.

This means there is a presumption in favour of sustainable development, i.e. that planning permission should be granted unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits.

In the context of the above, the Planning Statement and other reports that accompany this submission clearly demonstrate that the benefits of the proposed development are significant. They include:

- a) Enabling the provision of a replacement fit for purpose SEN school within the site.
- b) The delivery of new homes on a part previously developed site, in an area where such homes are needed. Mid Sussex District Council does not have a five-year Housing Land Supply, and these homes will assist in meeting the shortfall.
- c) The provision of affordable housing. The proposed development will provide 30% affordable housing (63 dwellings), which will help address the affordable housing issues in the area, which are dire.
- d) The retention and conversion of the chapel building into a community building (Use Class F1) to help address local needs.
- e) The delivery of land for open space and recreational facilities that will be available not only for the future residents of the development but also for the existing residents of Sayers Common.
- f) Additional employment provision during the construction period which will generate additional spending in the local area, thus assisting in the maintenance of the vitality and viability of local services.
- g) Contributions to local services and facilities, such as education and health facilities, through a S106 agreement.

Furthermore:

- a) The scheme has been designed to minimise any detrimental impact upon the residential amenity of neighbouring properties.
- b) The development will not have a detrimental impact upon highway safety.
- c) The development will improve public transport links between the site and the surrounding area, and provide enhanced pedestrian and cycle links towards both Sayers Common and the surrounding area, including upgrades to the Public Rights of Way network.
- d) The development will create and contribute towards an enhanced highways network within Sayers Common.
- e) Adequate on-site parking would be provided to support the development.
- f) The development will not increase flood risk on site or to third party land. Indeed, overall, the surface water drainage proposal will reduce the surface water runoff from the site, providing betterment.
- g) The development will not have an unacceptable impact upon wildlife and ecology, rather it will provide for biodiversity net gains, with a 21.52% gain in Hedgerow Units within the site boundary, and a 10% net gain in Habitat Units through the creation of off site habitats.
- h) The development will not have an unacceptable impact upon existing landscape features.
- i) The development will not have an unacceptable impact upon the archaeology of the area.
- j) The proposed development would not result in a change in the 'setting' of the Grade II Listed Kingscot that would impact upon the overall understanding and experience, and thus heritage significance of Kingscot; which is the only designated heritage asset that has been identified to be sensitive to the proposals.

In terms of adverse effects, it is recognised that there would be localised effects on the landscape character of the site. However, these would exist with the development of any greenfield site, and in this case the application site is not subject to any landscape designations, and the proposed development has been developed with stakeholders to ensure the development is respectful to local landscape and visual constraints. Furthermore, it also provides for a number of beneficial effects such as an increase in landscape assets, and an improved local network of ecological and recreational spaces. On this basis and as the Council accepts that not all its housing requirement can be accommodated on brownfield sites and have acknowledged that this site, is a potentially

developable / deliverable site by virtue of its proposed allocation in the Submission Draft Local Plan under policy DPSC7, any localised landscape effects do not in our opinion weigh heavily against the grant of consent.

In the same way, whilst the proposed development will result in the demolition of the Monastic Arc and the Secular Wing which have been classified by Mid Sussex District Council as non-designated heritage assets, the loss of these buildings needs to be considered in the context of the application as a whole, not merely the demolition but also the construction of the new building, and a balanced judgement made by the decision maker. We believe there are clear social and economic benefits arising from the development, including the provision of up to 210 houses, including 63 affordable homes and new SEN school, on a part previously developed site. There would also be public benefits arising during the construction phase of the project and from the operational phase, from additional spending in the local economy. There will also be environmental benefits as a result of the biodiversity net gains. Whilst identified as non-designated heritage assets, these buildings have been judged to be of low local value. As such we believe the benefits arising from the development outweigh the loss of these non-designated heritage assets of low level.

Similarly, whilst the proposed development will result in changes to the setting of the existing chapel which has also been classified by Mid Sussex District Council as a non-designated heritage asset, the design response provides an informed and proportionate approach to an understanding of the historic development of the site, and the experience of the Chapel, such that the proposed development is considered to result in a moderate impact on the overall heritage significance of the Chapel which has been judged to be of moderate local value only. Furthermore, the loss of its contextual setting, needs to be considered alongside the informed and sensitive response proposed by the proposed parameter plans and in the context of the application as a whole, and a balanced judgement made by the decision maker. As above, there would be clear social and economic benefits from the development of up to 210 houses, including 63 affordable homes, the conversion of the chapel to a community use, and new SEN school, on a part previously developed site. There would also be public benefits arising during the construction phase of the project and from the operational phase from additional spending in the local economy. There will also be environmental benefits as a result of the biodiversity net gains. We believe the benefits arising from the development outweigh the moderate impact on the overall heritage significance of this non-designated heritage asset.

The same being true of the fact that whilst there are localised areas of surface water flood risk originating from on-site runoff collecting within local depressions within the site, with the main area of surface water risk relating to a flow path along the southern boundary, the development has been designed to avoid this surface water flow path, whilst other minor areas of surface water ponding and minor flow paths will be managed via site levelling and the proposed drainage strategy; such that a sequential approach to development has been applied with the more vulnerable aspects of the development being located outside of the areas of flood risk.

Specifically, the limited harm identified does not outweigh the significant benefits that have been identified; and certainly, goes nowhere near the requirement to demonstrate significant and demonstrable harm as set out in the NPPF.

Aside from the principle of development, we have also sought to address a number of other issues which are in our opinion material to the determination of this application. These include the nature of the residential accommodation and overall scale of development including the level of affordable provision; the form, layout and design of the proposed development; the landscape and visual impact of the proposed development; the effect of the proposed development on existing landscape

features; the impact of the proposed development on areas of ecological interest/protected species; the impact of the proposed development on the privacy and amenity of adjacent residents; the effect of the proposed development in transportation and highway terms; the sites suitability for development in terms of flood risk and foul water drainage; the potential impact of the proposed development upon the cultural heritage of the site and surrounding area; and the effect of the proposed development on energy consumption, lighting, amenity space provision, contamination and remediation, the capacity of the service providers and impact on local infrastructure.

Having regard to the above, and given the aims and objectives of national and local planning policies we would submit that: -

- a. The proposed development will contribute to the Council's five year housing land supply requirements/ housing need;
- b. The proposed development will contribute to the Council's affordable housing requirements – overall it will provide up to 63 affordable units (30% of the units to be provided on site (assuming 210 dwellings are bought forward)), in accordance with the requirements set out in both the adopted and Reg 19 Submission Draft Local Plan;
- c. The unit mix reflects the aims and objectives of the development plan, with the scheme providing a range of house types (terraced, semi-detached, detached and apartments) and sizes (1 and 2 bed flats and 2 – 5 bed houses), to meet local demand (both market and affordable). The affordable units being evenly distributed across the site;
- d. The provision of a replacement fit for purpose SEN school within the site will contribute towards meeting the Council's special educational needs
- e. The retention of the existing chapel and its use as a community building (Use Class F1), will contribute towards the Council's community needs.
- f. The proposed development will contribute to the Council's recreational needs, with circa 6ha of publicly accessible / incidental open space/ amenity space being provided across the development as a whole, which is over 40% of the site area / 50% of the residential area, and 200% more than the policy requirement;
- g. The proposed development will contribute to the public realm, providing formal recreation opportunities, such as the proposed LEAP and LAPs, as well as flexible play space, connected via a series of footpath networks; these features together with the introduction of an effective management regime, the creation and conservation of wildlife habitat and natural corridors, and provision of SuDS will contribute to local amenity;
- h. The illustrative layout looks to respect the existing landscape, topographical, drainage and ecological features found on the site/ site boundaries, to respect the setting of nearby heritage assets and respect the privacy and amenity of adjacent residents;
- i. At a density of circa 17.83 dph gross/ 41.26dph dph net the proposed development seeks to make the most effective use of the application site without detracting from the character and appearance of the area;
- j. The landscape and visual effects would be localised and would not significantly affect sensitive landscape and visual receptors further from the site;
- k. None of the main arboricultural features of the site are to be removed. No mature, ancient, veteran or notable trees, no category 'A' trees and no trees of high landscape or biodiversity value are to be removed to accommodate the proposals. Of the 82 trees to be removed to accommodate the development, none are category A trees, only 10 are category B trees i.e. 7% of the category B trees surveyed, 68 are category C trees i.e. 27% of the category C trees surveyed, and 4 are category U trees. The AIR concludes that as the proposed development retains 79% of the existing canopy cover, including all ancient, veteran, and notable trees, it protects the mature arboricultural character of the site and the benefits that the trees provide in terms of green infrastructure, biodiversity and landscape value. It also advises that whilst

the majority of trees proposed for removal are small or of lower quality, several trees are of moderate arboricultural and landscape value; and that the proposed removals have provided the necessary space for access, development, landscaping and the protection of the important arboricultural features, so their removal should be balanced against the benefits of these. As such and as the proposed development will provide the opportunity to plant more trees/hedgerows on the site through the landscape strategy plan, the AIR concludes this will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site

- l. Following detailed ecological survey work, it has been found that the site and surrounding study area is home to roosting bats, reptiles (slow worms), Hedgehog, Brown Hare and birds. As a result a number of mitigation measures have been proposed to minimise the risk of harm to any protected species present within the site, with compensatory measures proposed, where appropriate, in order to maintain or enhance the conservation status of local populations. All of which will ensure the protection of these species and provide biodiversity net gains, with a 21.52% gain in Hedgerow Units within the site boundary, and a 10% net gain in Habitat Units through the creation of off site habitats;
- m. The proposed development provides for a significant amount of publicly accessible amenity space that will form an integral part of the development, with all residents having access to an appropriate level of private/communal amenity space. Overall, circa 40% of the site area / 50% of the residential area, will be publicly accessible green space;
- n. The application site is located in a sustainable location, that is within walking distance of day to day services and facilities, and provides residents, visitors and staff appropriate opportunities to travel by public transport, cycling and walking;
- o. The proposed accessing arrangements have been designed in accordance with design standards and are able to accommodate the traffic demands placed upon them. The internal road network provides for a hierarchy of different streets, all of which have been designed to ensure the car does not dominate;
- p. The proposed development looks to provide for a series of new / enhanced pedestrian and cycle links that would improve access to/ from the site to the village centre/ the surrounding area and to public transport connections;
- q. The level of traffic generation associated with the proposed development would not, in isolation, result in an unacceptable traffic impact to the local highway network and can be cost-effectively mitigated to an acceptable degree when considered cumulatively with other planned development in the area;
- r. The level of car and cycle parking provision will accord with WSCC standards and is appropriate for this location given the site's proximity to Sayers Common and its associated facilities, including public transport facilities;
- s. Both a Framework Residential Travel Plan and a School Travel Plan has been provided to demonstrate how the developer and the school intends to try and reduce the use of the private motor car;
- t. The FRA and Drainage Strategy submitted with this application demonstrates that the proposed development is wholly in Flood Zone 1 and can encompass a surface water drainage strategy that can accommodate up to and including the 1% AEP storm event with an appropriate allowance for climate change (of 45%), without any onsite flooding or increasing the extent of any offsite flood risk. Indeed, as set out in the FRA the proposed surface water drainage strategy will improve upon the current situation with regard to surface water management and flood risk;
- u. The Archaeological Desk Based Assessment (ADBA) advises that based on available information, the study site is anticipated to have a high potential for the remains of 19th century farm buildings of low (local) significance and for evidence related to Post-Medieval

and modern archaeological activity of low/no (Local/Negligible) significance. A low/uncertain archaeological potential is identified for all other periods. It also advises that in view of the size of the study site it is anticipated that the archaeological advisor to the local planning authority will require archaeological mitigation in advance of development. In the first instance a programme of archaeological trial trench evaluation will be focussed within the areas of proposed impact, with further works depending upon the results of the evaluation. As remains of national significance are not anticipated at the study site, the ADBA recommends that this work be secured by the inclusion of a standard archaeological planning condition

- v. The Built Heritage Statement advises that the Site does not contain any designated heritage assets; and that whilst one Grade II listed building (Kingscot), has been identified in the vicinity of the site no harm would arise to the overall heritage significance of Kingscot as a result of a change in 'setting' brought about by the proposed development.
- w. The Built Heritage Statement also acknowledges that the site contains three non-designated heritage assets, the Former Chapel, the Monastic Arc and Secular Wing. It goes on to advise that the demolition of the Monastic Arc and Secular Wing will result in the total loss of non-designated built form of low local value, and that the loss of these buildings needs to be considered in the context of the application as a whole, not merely the demolition but also the construction of the new building, and a balanced judgement made by the decision maker. The BHS also indicates that the proposed development is considered to result in a moderate impact on the overall heritage significance of the Chapel as a result of the loss of its contextual setting; which the Built Heritage Statement says needs to be considered alongside the informed and sensitive response proposed by the proposed parameter plans, which secure a number of design responses which provide an informed and proportionate approach to an understanding of the historic development of the site.
- x. The Sustainability and Energy Statement indicates that the carbon dioxide (CO<sub>2</sub>) emissions reduction strategy for the proposals is based on the energy hierarchy to provide a rigorous methodology, which aims to reduce the carbon dioxide emissions from the development as far as possible. This is intended to be achieved through the employment of highly efficient building fabric components to reduce energy demand, and the potential inclusion of renewable and low carbon energy technologies such as air source heat pumps to serve the space and water heating demands of the proposed dwellings and deliver further carbon dioxide emissions reductions. It is anticipated that the proposed carbon dioxide emissions reduction strategy will facilitate significant carbon dioxide emissions savings compared to the Part L:2021 baseline, aiming to significantly exceed the current requirements of Mid Sussex District Council and to align with the draft policies set out within the Reg 19 Submission Draft Local Plan (Dec 2023).
- y. The Sustainability and Energy Statement indicates that the carbon dioxide emissions reduction strategy for the school will encompass Air Source Heat Pumps (ASHP) located adjacent to the plant room on the eastern end of the building which will enable heat distribution throughout the building to be provided via Underfloor Heating in all occupied spaces, ensuring efficient and consistent thermal comfort; Natural Ventilation with Heat Recovery; Mechanical Ventilation with Heat Recovery; and Solar Photovoltaic (PV) Panels - The scheme allows for the installation of 58 Solar PV panels, providing a total generation capacity of 24.94 kWp which will contribute to reducing the building's overall electricity demand and offset operational energy costs.
- y. The West Sussex Joint Minerals Plan (WSJMP) indicates that Weald brick clay exists on the site. As this mineral resource covers a broad extent of West Sussex, and as the MPA have identified in its most recent monitoring report that there is a 25-year supply of brick clay within the county of West Sussex, and as the mineral resources found on site are already sterilised by virtue of the fact they are within 250m of the existing residential properties and SEN school on and adjacent to the site, the Mineral Safeguarding Assessment submitted with this

application concludes that the proposed development will not have an unacceptable affect upon the safeguarded mineral resources found beneath the site and thus complies with both Policy M9 of the WSJMLP and the supporting Mineral Safeguarding Guidance.

- z. The Air Quality Assessment indicates that subject to the proposed mitigation measures to reduce the risk of dust and particulate matter being generated and re-suspended during the construction phase no significant impacts are anticipated during the construction phase. It also advises that an assessment of operational phase impacts have been assessed as 'negligible' with respect to annual mean NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> at all assessed sensitive receptors, such that the overall air quality impact of the development is considered 'not significant'. That said in accordance with Air Quality and Emissions Mitigation Guidance for Sussex, an emission mitigation assessment has been undertaken for the proposed development, with a damage cost calculation undertaken for both NO<sub>x</sub> and PM, as these are the major pollutants associated with road traffic emission. The AQA advises that the calculated central damage cost value is £30,144; and that various types of mitigation measures have been recommended, and the extent of the total money for air quality mitigation should be equal to/greater than the value determined by the damage cost calculation (i.e. £30,144).
- aa. The Noise Impact Assessment advises that predicted noise levels across the site are of a magnitude suitable for the Proposed Development. It goes on to recommend that the principles of good acoustic design and specific mitigation measures included within the noise assessment be adopted within the final masterplan in order to ensure compliance with the relevant design targets.
- bb. The proposed development will meet its infrastructure needs via a S106 Agreement, as long as the contributions sought are fairly and reasonable related to the scale of development proposed, such that there will be no adverse impact on day to day services;
- cc. The proposed development generates significant economic, social, and environmental benefits.

The application site is sustainable. Development on this site is capable of being assimilated with the wider area without detriment to the character of the area, or amenities of local residents. The landscape strategy, drainage strategy and ecological strategy will all enhance the sites nature conservation value.

On the basis of the above we believe the case for granting planning permission to be compelling, and that consent should be granted without delay.

That said we recognise that there is a considerable amount of information submitted with this application and that it will take some time to digest. As such we would ask that if you require any further information to inform your decision you do not hesitate to contact us.

Yours sincerely

  
**JUDITH ASHTON**  
**Judith Ashton Associates**

Encl  
Planning Application forms and associated certificates and fee

## **Planning application drawings**

SC - LP -01a - Site Location Plan

### School drawings:

323\_3\_004 Proposed Site Plan  
323\_3\_005 Proposed Site Plan & Ground Floor Plan  
323\_3\_100 Proposed Ground Floor Plan  
323\_3\_101 Proposed First Floor Plan  
323\_3\_102 Proposed Roof Plan  
  
323\_3\_200 Proposed North Elevation  
323\_3\_201 Proposed East Elevation  
323\_3\_202 Proposed South Elevation  
323\_3\_203 Proposed West Elevation  
323\_3\_204 Proposed North and East Contextual Elevation  
323\_3\_205 Proposed South and West Contextual Elevation  
  
323\_3\_300 Proposed Sections AA & BB  
  
323\_3\_600 Proposed Entrance Visual  
323\_3\_601 Proposed Close Up Visual  
323\_3\_602 Proposed High Level Visual

### Residential Drawings

C101A Coloured Site Layout  
C102 Coloured Street Elevations  
C103 Coloured Perspective – View 1  
C104 Coloured Perspective – View 2

S101 ref L - Hybrid Application Areas

SK102 rev F - Land Use Parameter Plan  
SK103 rev D - Building Heights Parameter Plan  
SK104 rev C - Access And Movement Parameter Plan  
SK105 rev H - Green Infrastructure Parameter Plan  
SK106 rev E - Density Parameter Plan

### Highway Drawings

ITS19984-GA-009F: Access + Spine Road  
ITS19984-GA-036C: Detailed Spine Road + Levels  
ITS19984-GA-034A: Off-site Improvements

### Landscape Drawings

403.065419.00001\_SC74\_Illustrative Landscape Masterplan  
403.065419.00001\_SC74b\_Illustrative Landscape Masterplan without school  
  
403.065419.00001\_SC76\_LVS School Landscape Masterplan Rev P01  
403.065419.00001\_SC77\_LVS School Hard Landscape GA Rev P01

403.065419.00001\_SC78\_LVS School Hard Landscape GA Rev P01  
403.065419.00001\_SC79\_LVS School Soft Landscape GA Rev P01  
403.065419.00001\_SC80\_LVS School Soft Landscape GA Rev P01  
403.065419.00001\_SC81\_LVS School Soft Landscape GA Rev P01  
403.065419.00001\_SC86\_LVS School Typical Soft Landscape Details Sheet 1 Rev P01  
403.065419.00001\_SC87\_LVS School Typical Soft Landscape Details Sheet 1 Rev P01  
403.065419.00001\_SC88\_LVS School Typical Hard Landscape Details

## **Reports**

Design and Access Statement for the residential parcels produced by OSP Architecture.  
Design and Access Statement for the new school produced by ECA Architecture and Planning.  
Planning Statement, including Draft Heads of Terms of S106 Agreement and Affordable Housing Statement produced by Judith Ashton Associates  
Landscape and Visual Appraisal including Landscape Strategy produced by SLR.  
Outline Landscape and Ecological Management Plan produced for the residential scheme by SLR in consultation with Aspect Ecology, Simon Jones Associates and RSK.  
Detailed Landscape and Ecological Management Plan produced for the school scheme by SLR in consultation with Aspect Ecology, Simon Jones Associates and RSK.  
Arboricultural Implications Report produced by Simon Jones Associates.  
Ecological Appraisal and Biodiversity Net Gain Assessment produced by Aspect Ecology  
Archaeological Desk Based Assessment produced by Tetra Tech Consulting Services Ltd (a RPS company).  
Built Heritage Statement produced by Pegasus  
Transport Assessment produced by iTransport  
Framework Residential Travel Plan produced by iTransport  
School Travel Plan produced by iTransport  
Flood Risk Assessment produced by RSK  
Foul Drainage & Utilities Assessment produced by RSK  
Desk Top Geo Technical Assessment produced by Geo-Environmental Services Limited  
Mineral Safeguarding Assessment produced by IC Planning Ltd  
Sustainability and Energy Statement – produced by Icini  
Agricultural Land Classification and Soil Resources Report produced by Reading Agriculture  
Lighting Impact Assessment produced by Nature Positive (an RSK company)  
Noise Impact Assessment produced by RSK Acoustics  
Air Quality Assessment produced by RSK Air Quality  
Statement of Community Involvement produced by Cratus  
Socio-Economic Benefits Infographic – produced by Icini  
Sustainability Infographic – produced by Icini  
Planning Obligations Instruction Form

C.c. Alice Camerom – Wates Developments Limited