

Planning  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
RH16 1SS

Registered Office:  
Gladman House  
Congleton Business Park  
Alexandria Way  
Congleton  
Cheshire  
United Kingdom  
CW12 1LB

15/02/2024

Dear Sir/Madam,

## **Land off Scamps Hill, Lindfield**

### **Planning Portal Reference: PP-12805011**

**RE: "The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access."**

As part of this online application submitted on 15<sup>th</sup> February 2024 for the above residential development site, please find the following documentation which were uploaded as part of our online application. Underneath this there is a checklist for validation purposes showing precisely where each validation document is located.

1. Planning Application Covering Letter
2. Location Plan
3. Illustrative Framework Plan
4. Design and Access Statement
5. Landscape and Visual Appraisal
6. Transport Assessment
7. Travel Plan
8. Proposed Access Strategy
9. Ecological Appraisal
10. Arboricultural Assessment
11. Flood Risk Assessment and Outline Drainage Strategy
12. Air Quality Mitigation Statement
13. Noise Screening Report
14. Heritage Statement
15. Planning Statement Addendum with Planning Statement
16. Statement of Community Involvement

- 17. Socio-Economic Statement
- 18. Phase 1 Geoenvironmental Assessment
- 19. Sustainability and Energy Assessment

**Mid Sussex District Council Validation List**

<b>Validation Requirement</b>	<b>Required?</b>	<b>Requirement met?</b>	<b>Commentary</b>
Location Plan	✓	✓	See drawing 9432-L-06 Rev D
Affordable Housing Statement	✓	✓	Forms part of the Planning and Affordable Housing Statement, produced by Gladman Developments Ltd (February 2024)
Air Quality Assessment	✓	✓	See Air Quality Assessment, produced by Air Quality Consultants (January 2024)
Ecological Impact Assessment Report	✓	✓	See Ecological Appraisal, produced by FPCR (February 2024) Excel BNG spreadsheet calculation can be provided on request, but screen shots are included in the Ecological Appraisal.
Environmental Statement	✗	n/a	EIA not required
Flood Risk Assessment	✓	✓	See Flood Risk Assessment & Outline Drainage Strategy, produced by Lees Roxborough (January 2024)
Foul Sewage and Surface Water (Drainage) Assessment	✓	✓	Included within Flood Risk Assessment & Outline Drainage Strategy (see above)
Heritage Statement and Archaeological Assessment	✓	✓	See Heritage Statement, produced by Pegasus Group (February 2024)

# CD1.1

Land Contamination Assessment	x	n/a	Outside of consultation boundary
Landscape Visual Impact Assessment	✓	✓	See Landscape and Visual Appraisal, produced by FPCR (February 2024)
Lighting Assessment	x	n/a	This detail will be provided at reserved matters application stage.
Noise Impact Assessment	✓	✓	Noise Screening Report concludes that a Noise Impact Assessment is not required. See Noise Screening report, produced by Noise Consultants (January 2024)
Open Space Assessment	x	n/a	Not required because proposals are not on school playing fields or a public area.
Planning Obligation Instruction Form	✓	✓	Included at Appendix 1 of the Planning and Affordable Housing Statement produced by Gladman Developments Ltd (February 2024)
Planning Statement	✓	✓	See Planning and Affordable Housing Statement produced by Gladman developments Ltd (February 2024)
Road Safety Audit and Designers Response	✓	✓	Included within the Transport Assessment, produced by Ashley Helme Associates (February 2024)
Statement of Community Involvement	✓	✓	See Statement of Community Involvement, produced by Gladman Developments Ltd (February 2024)
Structural Surveys	x	n/a	Not required because the structural integrity of a building is not a consideration for this planning application.
Supplementary Information for Telecommunications Development	x	n/a	Not required because the application is not for mast and antenna development.

## CD1.1

Sustainability and Energy Assessment	✓	✓	See Sustainability and Energy Assessment, produced by Gladman Developments Ltd (February 2024)
Town Centre Impact Assessment	✗	n/a	Not required because proposals do not include the creation of floorspace exceeding 500m2.
Transport Assessment	✓	✓	See Transport Assessment, produced by Ashley Helme Associates (February 2024)
Travel Plan	✓	✓	See Travel Plan, produced by Gladman Developments Ltd (February 2024)
Tree Report	✓	✓	See Arboricultural Appraisal, produced by FPCR (February 2024)
Ventilation and Extraction	✗	n/a	Not required because the application does not fall within use class E(b).
Viability Appraisal	✗	n/a	Not required because the application is in conformity with affordable housing requirements.
Mineral Resource Assessment	✗	n/a	Not required.

Please note that the Statement of Community Involvement contains complete copies of all correspondence received during pre-application consultation.

Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency.

A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a Planning Application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

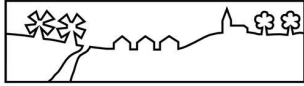
A sum of £ 23,309.00 (twenty three thousand three hundred and nine pounds and zero pence), made payable to Mid Sussex District Council has been paid by BACS.

I trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Neil Williams', with a stylized flourish at the end.

Neil Williams  
Project Manager  
Gladman Developments Ltd  
N.Williams@gladman.co.uk



**MID SUSSEX**  
**DISTRICT COUNCIL**

Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Switchboard: 01444 458166  
Fax: 01444 477461  
DX 300320 Haywards Heath 1  
Email: [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

For official use

App No. ....

Date Rec. ....

Fee .....

## Application for Outline Planning Permission with some matters reserved

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)



Description

### **Applicant Details**

#### **Name/Company**

Title

First name

Surname

Company Name

#### **Address**

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

CD1.1

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
- Appearance
- Landscaping
- Layout
- Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe the proposed development

The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point.  
All matters reserved except for means of access

Has the work already been started without planning permission?

- Yes
- No

## Site Area

What is the measurement of the site area? (numeric characters only).

6.62

Unit

Hectares



**Existing Use**

Please describe the current use of the site

Grazing

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

**Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

6. Transport Assessment

## Vehicle Parking

CD1.1

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

## Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

11. Flood Risk Assessment and Outline Drainage Strategy

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

**CD1.1**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

# CD1.1

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes  
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

38.03

Note: This is either on the date of the application, or an earlier alternative date you seek to agree with the planning authority

Please provide the date the onsite pre-development biodiversity value was calculated

23/01/2024

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Metric was calculated ahead of planning submission to ensure it could undergo the appropriate checks/review process, this also helps to ensure viability of the scheme with BNG requirements were factor in.

Which version of the biodiversity metric was used?

Statutory Biodiversity Metric

When was the version of the biodiversity metric used published?

29/11/2023

Please provide the reference or supporting document/plan names for the:

- Biodiversity metric calculation
- Onsite irreplaceable habitats (if applicable)
- Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

9. Ecological Appraisal (Appendix F-3)

Note: you must supply a complete biodiversity metric calculation with your application

Does the pre-development biodiversity value and date used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application?

- Yes  
 No

Please provide the date the pre-development biodiversity value was calculated?

23/01/2024

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- on land to which the application relates; and
- exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes  
 No

**Waste Storage and Collection**

## Waste Storage and Collection

CD1.1

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Market Housing

Please specify each type of housing and number of units proposed

<b>Housing Type:</b> Houses
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 0
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 63
<b>Total:</b> 63

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	63	63

# Affordable Home Ownership

# CD1.1

Please specify each type of housing and number of units proposed

## Housing Type:

Houses

### 1 Bedroom:

0

### 2 Bedroom:

0

### 3 Bedroom:

0

### 4+ Bedroom:

0

### Unknown Bedroom:

27

### Total:

27

Proposed Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	27	27

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Totals

Total proposed residential units	90
Total existing residential units	0
Total net gain or loss of residential units	90

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

GD1.1

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**CD1.1**

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

Yes

No

### Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Advert in the Mid Sussex Times

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.



**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Walstead Grange

**Number:****Suffix:****Address line 1:**

Scaynes Hill Road

**Address Line 2:****Town/City:**

Lindfield

**Postcode:**

RH16 2QQ

**Date notice served (DD/MM/YYYY):**

15/02/2024

**Person Family Name:****Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Walstead Grange

**Number:****Suffix:****Address line 1:**

Scaynes Hill Road

**Address Line 2:****Town/City:**

Lindfield

**Postcode:**

RH16 2QQ

**Date notice served (DD/MM/YYYY):**

15/02/2024

**Person Family Name:****Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Walstead Grange

**Number:****Suffix:****Address line 1:**

Scaynes Hill Road

**Address Line 2:****Town/City:**

Lindfield

**Postcode:**

RH16 2QQ

**Date notice served (DD/MM/YYYY):**

15/02/2024

Person Family Name:

CD1.1

Name of Owner/Agricultural Tenant:

\*\*\*\*\* REDACTED \*\*\*\*\*

House name:

Scaynes Hill Road

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

Lindfield

Postcode:

RH16 2QQ

Date notice served (DD/MM/YYYY):

15/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

\*\*\*\*\* REDACTED \*\*\*\*\*

House name:

Walstead Grange

Number:

Suffix:

Address line 1:

Scaynes Hill Road

Address Line 2:

Town/City:

Lindfield

Postcode:

RH16 2QQ

Date notice served (DD/MM/YYYY):

15/02/2024

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Mid Sussex Times

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

08/02/2024

Person Role

- The Applicant  
 The Agent

Title

First Name

Surname

Gladman Developments

**CD1.1**

Declaration Date

15/02/2024

Declaration made

## Declaration

I/We hereby apply for Outline planning permission: Some matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gladman Developments Ltd

Date

15/02/2024