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FAO Kate Brocklebank
Mid Sussex District Council
Oaklands Oaklands Road
Haywards Heath
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RH16 1SS

13 October 2023

Our Ref: 17/3678

Dear Kate

DPH20: Land at Coombe Farm, London Road, Sayers Common

Introduction and Background

On behalf of our client, Welbeck Strategic Land II LLP (hereafter referred to as Welbeck), we write in respect of recent correspondence and discussions with Mid Sussex District Council (MSDC).

On 17th May 2023, MSDC wrote to all promoters of sites which benefit from a draft allocation in the Mid Sussex District Plan Review. Information was sought in relation to anticipated timings for the key milestones for the delivery of the site, as well as any other information regarding the site's deliverability which may have come to light since submissions were made in respect of Regulation 18 (2022), and which might be considered relevant to inform MSDC's housing trajectory. Subsequently, a written submission, providing this information, was submitted by Planning Potential to MSDC on 15th June 2023.

Following the submission of the updated position, a meeting with MSDC took place on 5th September 2023, attended by Kate Brocklebank (Senior Planning Officer, Planning Services) and Natalie Sharp (Senior Planning Officer, Planning Policy). Discussions focussed on an update on progress of the District Plan Review, a summary of the responses received at Regulation 18 and any further development of the site's evidence base which might be considered prudent. Discussions were also had in relation to the potential connectivity with DPSC2: Land South of Reeds Lane, Sayers Common.

The completed Site Information Request Form was submitted to MSDC on 29th September 2023. In response to representations made during the Regulation 18 consultation, ecology material (submitted in support of our representations at Regulation 18 stage) was also re-provided, along with the spreadsheet to demonstrate the Biodiversity Net Gain calculations.

A brief follow-up meeting then took place on 3rd October 2023.

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Additional Material

Further to the latest discussions with MSDC as set out above, and in addition to our Regulation 18 Representation submitted in December 2022, supplementary material has been prepared to support the draft allocation of DPH20: Land at Coombe Farm, London Road, Sayers Common. The additional material can be summarised as follows -

- Landscape and Visual Appraisal (LVA) prepared by Scarp
- Drainage Technical Note prepared by Paul Basham Associates

The LVA sets out the landscape and visual context of the site and provides an outline appraisal of potential landscape and visual effects that would result from development of this site. The Indicative Masterplan has been designed to help ensure that the proposed development would be visually well integrated into the local and wider landscape, and that it would provide an appropriate response to all site and local landscape sensitivities, including the special qualities and key characteristics of the South Downs National Park.

The Drainage technical Note is supported by appendices and concludes that surface water runoff will be dealt with by attenuation and will be restricted to greenfield run-off rates. Restricting the site to greenfield runoff rates and implementing sustainable drainage systems (SuDS) will mean there is no increase in risk of flooding to the site or downstream of the development.

Maximum allowances for rainfall climate change (45%) have been included in the Drainage Technical Note thus ensuring the long-term suitability of the site from a Flood risk and drainage perspective.

The Note provides an indicative high level drainage strategy showing the attenuation basins and their outfall positions.

Connectivity

With regards to the relationship between DPH20 and DPSC2, it should be emphasised that our site (DPH20) has the ability to be delivered independently via a simple bell-mouth, or indeed in conjunction with DPSC2 via a potential indicative roundabout option which our appointed highways consultants has confirmed is achievable. The latter option, as illustrated in the December 2022 vision document, is therefore shown for indicative purposes only.

In the interests of ensuring no unnecessary delay to the delivery of our site, our proposed access as set out in figure 1 below, is capable of being upgraded, to suit DPSC2's connection onto the B2118 (figure 2).

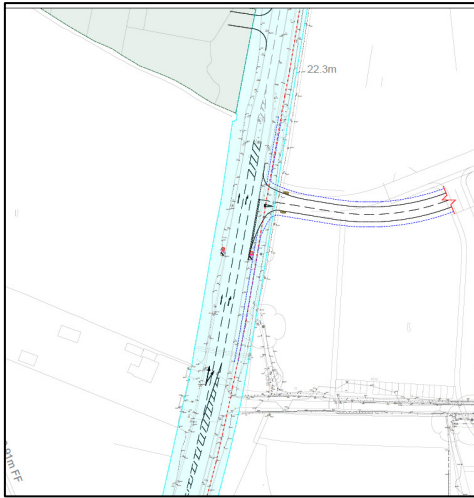


Figure 1

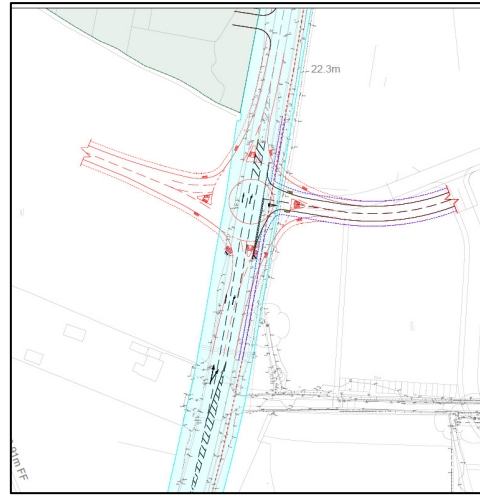


Figure 2

In the context of the above, and as discussed during recent meetings, both sites have the ability to come forward independently.

Should you require anything further from us, in advance of the Regulation 19 Consultation, please do not hesitate to contact us.

Yours sincerely,

Heather Vickers

Associate Director

Planning Potential

London

Enc. As listed.