

22 July 2026

Sam Whitehouse
Horsham District Council
Planning Department

SLR Project No.: 433.000125.00001

Council Reference No.: DC/25/2006

Dear Sam

RE: DC/25/2006 – Hayes Lane, Slinfold

Further to the original submission documentation dated December 2025, please find enclosed a pack of amended plans and documents that have been prepared to address comments and recommendations received during the consultation period.

We have carefully considered the comments received from all consultees and have worked to ensure the changes shown in the enclosed plans fully address the changes that have been requested in order to present a proposed development that is acceptable to the Council and can be approved as soon as possible.

Description of Development – Amendment

One of the key changes shown in the updated Site Layout Plan is the provision of land for a new building to house the local Scout group. As a result of this addition, the description of the development needs to change, and we suggest the revised description should be as follows (changes shown in **bold** for ease):

*Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, **and** re-alignment of Public Right of Way No.3782, **and land for a scout hut and associated parking.***

Rationale for including land for a Scout Hut

The desire for a new scout hut in the village is a well-established local community need which has been identified by both the local scout group and the Parish Council. The Slinfold Neighbourhood Plan (2018) sought to address this need by including the requirement for a replacement scout hut as part of the re-development of affordable housing at The Cobblers site. This requirement was established within Policy 10 (part 5) of the Slinfold NP.

As part of approved planning application reference DC/20/2578 (The Cobblers) a replacement scout hut at the existing site was proposed in outline as part of 'phase 2' of the development, which comprised a 165sqm building, 40sqm storage area, plus parking and turning space.

Whilst the associated flats (12no.) have since been built-out by Saxon Weald, the delivery of the Scout hut at Phase 2 was not tied to the Phase 1 housing redevelopment and has not yet been delivered. We understand that the reason for this is due to funding challenges. The current site, we understand, is owned by WSCC and leased to the Scout group; however, we understand that WSCC intends to transfer the building to the Parish Council's ownership upon local government re-organisation next year. The potential future sale of the existing Scout hut land on Greenfield Road, over which the Scouts apparently have a long lease, could raise funds for the construction of a new facility.

Whilst it is not a policy requirement for Land East of Hayes Lane (Policy 7 of the Slinfold Neighbourhood Plan) to provide land or facilities for a Scout hut, in order to understand the situation better and the needs of the local Scouts, the applicant has been in close discussion with the leaders of the Scout group and the Parish Council about this matter. Through these discussions, it has been agreed that in order to assist the local Scout group achieve their aim of finding a new home, land will be provided on the application site for use by the Scouts. The proposed Site Layout Plan has been shared with the Scout group. The applicant is of the understanding is that the Scout group has funds, or will raise funds, for the building of a new Scout hut, such that the provision of a suitable serviced site is all that is needed to deliver the new home for the Scouts.

In summary, the provision of serviced land for the future erection of a Scout hut and associated infrastructure has been provided in the updated Planning Layout Plan (Rev 111 D) in order to assist the local Scout group with securing a new home. This is a benefit of significant value to the local community, and given this land is being provided beyond the requirements of Policy 7 of the Slinfold NP, the public benefit of this should be given great weight in the planning balance.

Updated Plans and Documents

Enclosed in this amendments pack are the following updated plans and documents which have been prepared to address comments received to date.

Planning Layout

In response to comments made by the Council's Landscape Architect (dated 05/02/26) and in response to discussions with you; the Planning Layout Plan has been amended (Rev D). The revisions to the site layout plan include the following improvements:

- the inclusion of land for a scout hut to the east of the development;
- the inclusion of reptile mitigation land at the western edge of the development;
- annotation to confirm 'no-dig' construction on internal road to avoid RPAs along western edge;
- re-orientation of indicatively shown dwelling units 11, 14, 28, and 37 to front onto the cut-through road;
- revised SUDS pond design (illustrative);
- associated landscape updates (illustrative).

Landscape

In response to comments made by Council's Landscape Architect (dated 05/02/26) a revised Illustrative Landscape Strategy has been submitted (Rev C), as well as an updated LVIA (Rev C). We would be grateful if you can ask the Council's Landscape Architect to review the



revised LVIA and Landscape Strategy Plan and confirm the acceptability of the outline proposals.

Trees

In response to the comments received from the Council Arboricultural Officer (dated 16/01/26), an updated Arboricultural Impact Assessment by RPS has been submitted (revision P02).

The revised AIA has sought to clarify the number of trees proposed for removal, and how the RPA's of trees along the western edge of the site will be protected, including the use of no-dig construction methods. We would be grateful if you can ask the Council's Arboricultural Officer to review the revised AIA and confirm the acceptability of the proposals.

Drainage / FRA

As a result of the changes to the Site Layout (namely the introduction of land for a scout hut) and to address comments made by the Council's Landscape Architect, the illustrative design of the on-site attenuation pond has been revised. As such, an updated Drainage Strategy and FRA have been submitted. This should be read alongside the originally submitted Drainage Strategy and FRA.

We note that the LLFA (in comments dated 18/03/26) has raised 'no objection' to the drainage proposals, subject to a number of conditions. The majority of the conditions are acceptable to the applicant, but we notice that recommended condition 2 refers to 'phasing' and a 'phasing plan'. We would ask you to review the wording of this condition, as there is no intention to phase the delivery of this site given its relatively small scale.

Ecology and BNG

In response to Place Service's comments (dated 28/01/26), a Reptile Mitigation Report has been submitted. This outlines the result of the reptile surveys that have been undertaken, and the recommended mitigation to be applied. The report recommends in Section 3 that a reptile mitigation zone is included in the site layout (within the western edge of the site as shown in Figure 5). This area has been included in the revised Site Layout Plan (Rev 111 D) and updated Landscape Plan (Rev 118 C).

A Ground Level Tree Assessment for bats (by Ecosupport) was sent to the Council on 24/3/26.

Update BNG calculations (via an updated BNG Report and updated BNG Metric) are also submitted, reflecting the changes to the layout set out in this letter. These calculations also revisit the BNG baseline in response to comments from the Council's Ecologist.

Great Crested Newts

In response to comments from Nature Space (dated 19/01/26) regarding the likelihood of GCN presence and the need for further surveys or a licence; the applicant has made contact with Nature Space, and it has been agreed that a District Level Licence (DLL) will be sought. Our understanding is that once issued, the DLL is only valid for 12 months, and given commencement on site will not start until a developer is sought and Reserved Matters is approved, to avoid risk of the licence expiring, we suggest that the Council imposes a condition (or informative note, if appropriate) on the outline approval for the submission of a licence prior to commencement of development. I would be grateful if you can confirm your agreement to this.



S106 Agreement

I understand that a s106 instruction has been made to the Council's legal team, and that a draft agreement is underway. I would be grateful for an update on this, and I would be happy to discuss any matters as necessary. Our understanding of the Heads of Terms are as follows:

- Highways works including TRO for works on Hayes Lane
- Public Rights of Way improvement works to ROW3782 and ROW1467.
- Air Quality Damage Cost Mitigation
- BNG Monitoring fee
- Affordable Housing (policy compliant provision and tenure split)
- Funding to allow the Parish Council to commission a study into existing flooding issues in Slinfold, agreed to be capped at £15,000.
- Delivery of land for Scout hut, and transfer of land to the Scout group or Parish Council.

Thank you for allowing us time to make the enclosed amendments, and I trust that you will be able to re-consult as necessary. I would be happy to arrange a follow-up call with you when the time is right to run through remaining matters ahead of fixing a date for this item to be presented to Planning Committee.

Kind regards,



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