



Tuesday, 16 June 2026

FAO Stuart Malcolm (Planning Officer)
Planning Department
Mid Sussex District Council

Jess Sparkes MRTPI
jsparkes@cala.co.uk
07990 677948
Cala South Home Counties Ltd
Dorking Business Park
Station Road, Dorking
RH4 1HJ

VIA Email Only

Dear Mr Malcolm,

**APPLICATION UNDER SECTION 96A TO VARY CONDITION 42 OF FULL PLANNING
PERMISSION DM/23/0827**

West Hoathly Brickworks Hamsey Road Sharpthorne East Grinstead

On behalf of CALA Homes (South Homes Counties), please find enclosed a Section 96A Application to vary planning condition no.42 on planning permission DM/23/0827.

The Site benefits from Full Planning Permission granted on 18 October 2024 for the following:

Full planning application for the demolition of existing structures and redevelopment of the site to provide 108 residential dwellings (Class C3) and associated works, including the provision of an on-site SANG, access, landscaping, parking and associated works. (Amended plans received showing minor changes to scheme, as detailed in applicant's letter dated 13th November)

Demolition commenced on site on 2 March 2026.

This submission proposes to remove a small (3m x 3m) single storey rear extension from one of the approved housetypes (no.8 properties in total). The amendment relates to the rear of the property only and is not visible from the streetscene.

The modification has been prompted by a review of our wider housetype range and feedback that the small extension compromises the quality and size of available garden space.

All other conditions approved under DM/23/0827 remain unaffected. This submission does not propose any changes to the layout and does not introduce new built form. The size, scale and description of the development remain unchanged and, as such, the proposal is considered to be suitable for determination as a non-material amendment

Accordingly, please find enclosed the following:

Approved Plan	Proposed Replacement Plan
3291-A-1005-PL-H_SITE LAYOUT	3291-A-1005-PL-K_SITE LAYOUT
3291-A-1005.1-PL-H_SITE LAYOUT IN CONTEXT	3291-A-1005.1-PL-K_SITE LAYOUT IN CONTEXT

3291-C-1005.1-PL-H_SITE LAYOUT - IN CONTEXT (AERIAL)	3291-C-1005.1-PL-K _SITE LAYOUT - IN CONTEXT (AERIAL)
3291-C-1006-PL-D _PARKING PLAN	3291-C-1006-PL-E _PARKING PLAN
3291-C-1007-PL-D _TENURE PLAN	3291-C-1007-PL-K _TENURE PLAN
3291-C-1008-PL-D _DWELLING DISTRIBUTION PLAN	3291-C-1008-PL-K _DWELLING DISTRIBUTION PLAN
3291-C-1009-PL-D _STOREY HEIGHTS PLAN	3291-C-1009-PL-K _STOREY HEIGHTS PLAN
3291-C-1010-PL-E _MATERIALS PLAN	3291-C-1010-PL-F _MATERIALS PLAN
3291-C-1011-PL-D _MOVEMENT PLAN	3291-C-1011-PL-E _MOVEMENT PLAN
3291-C-1012-PL-D _EV, PV & ASHP PLAN	3291-C-1012-PL-E _EV, PV & ASHP PLAN
3291-C-1013-PL-B _REFUSE PLAN	3291-C-1013-PL-C _REFUSE PLAN
3291-C-1014-PL-C _BOUNDARY TREATMENT PLAN	3291-C-1014-PL-E _BOUNDARY TREATMENT PLAN
3291-C-3000-PL-C _4BH2 _Plots 1,81	3291-C-3000-PL-F _4BH2 _Plots 1,81
3291-C-3001-PL-C _4BH2 _Plots 27, 38, 96, 98	3291-C-3001-PL-F _4BH2 _Plots 27, 38, 96, 98
3291-C-3060-PL-C _4BH2 _Plot 53	3291-C-3060-PL-F _4BH2 _Plot 53
3291-C-3137-PL-C _3BH2, 2BH1, 3BH1 & 4BH2 _Plots 28-32 Elevations	3291-C-3137-PL-D _3BH2, 2BH1, 3BH1 & 4BH2 _Plots 28-32 Elevations

I trust the above is clear. If you require any additional clarification please let me know.

Yours sincerely

Jess Sparkes MRTPI
Head of Planning
Cala Homes (South Home Counties)

