

Date: 12/05/2026

BY PLANNING PORTAL
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Development Management Team,

**ABBEVILLE PARK (FORMERLY LAND AT FAIRBRIDGE WAY), BURGESS HILL, WEST
SUSSEX APPLICATION PURSUANT TO S96A OF THE TOWN AND COUNTRY
PLANNING ACT 1990 (AS AMENDED) - M4(2) PLOTS**

PLANNING PORTAL REFERENCE: PP-14928446

I write further to the submission, via the Planning Portal, of an application pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) for a non-material amendment to the Reserved Matters Approval (LPA reference DM/21/2627: 'the RMA') for the residential redevelopment of the former water treatment works at Fairbridge Way, Burgess Hill ('the Site') pursuant to the Outline Planning Permission (LPA reference DM/19/1895: 'the OPP').

Background

The OPP was granted for the redevelopment of the site on 29 June 2021 (LPA ref. DM/19/1895) to provide:

'Outline application for the development of the former sewage treatment works to provide up to 325 dwellings (Use Class C3) with associated access, landscaping and associated infrastructure.'

Subsequent to the approval of the OPP, the RMA was approved on 31 March 2022 (DM/21/2627) for:

'Application for approval of reserved matters pursuant to the outline planning permission reference DM/19/1895 for the approval of the access, appearance, landscaping, layout and scale comprising 307 (Use Class C3) residential units, car and cycle parking, internal roads, a LEMP (400 sq.m) and associated boundary treatments.'

The RMA has been amended under a series of previously approved Section 96A (non-material) amendments and a Section 73 (minor material) amendment.

Proposed Non-Material Amendment

Planning Condition 19 of the RMA requires:

A minimum of 20 percent of the dwellings shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations). These shall be identified in any subsequent reserved matters submissions and be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority. Unless an exception is otherwise agreed in writing with the Local Planning Authority.

At RMA stage, 62 of the 307 homes (20%) were identified as being delivered in compliance with M4(2) Accessible and Adaptable dwellings. This application seeks approval to revise the specific plots designated as M4(2), without altering the total number required by the original planning consent.

The adjustment is necessary to better align the M4(2) units with site conditions identified during detailed construction design. The revised distribution maintains an equivalent level of accessibility across the development, ensures the intent of the permission is upheld, and results in no changes to the approved layout, appearance, scale, or overall housing mix. As such, the amendment is considered non-material and results in no adverse impact on neighbouring properties, amenity, or the wider scheme.

The proposed M4(2) substitutions are set out below.

Approved M4(2)	Proposed Substitute M4(2)
202	258
TOTAL 1 plot	TOTAL 1 plot

Submission Documents

The documents submitted as part of this non-material planning amendment are:

1. The following updated drawings.

	Drawing Title	Drawing Number	Revision
Approved	PROPOSED SITE PLAN	3200	C07

Proposed	PROPOSED SITE PLAN M4(2) PLOT LOCATIONS	PL-100	PLO2
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2. Drawings Document Schedule 1 - APPENDIX A.

I trust that the application is in order and look forward to receiving confirmation that it has been validated in due course. Should you require further information or have any further queries, please do not hesitate to contact me.

Yours faithfully,

Dylan Posa
Assistant Development Manager – South East