

Joe Swift
Senior Planning Officer
Development Management
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Ref. 1003 03.04 L018

19 March 2025

Dear Joe,

**Discharge of Condition 4 (LEAP) for the Centre for Outdoor Sport related to Planning
Permission Reference DM/23/3182**

Please find attached material that we wish to submit in order to discharge Condition 4 (LEAP) of the outline permission for application ref. DM/23/3182 on behalf of Mid Sussex District Council:

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE APPLICATION DM/21/3279, TO CONSIDER ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE WITH RESPECT TO THE PROVISION OF A CENTRE FOR COMMUNITY SPORT WITH ANCILLARY FACILITIES AT LAND WEST OF BURGESS HILL BETWEEN THE A273 AND GATEHOUSE LANE, BURGESS HILL, WEST SUSSEX DESIGNATED FOR THE CENTRE FOR OUTDOOR SPORT (AMENDED PLANS/DOCUMENTS RECEIVED REGARDING NOISE, PAVILION ELEVATIONS, FENCING, DRAINAGE AND LANDSCAPING)

The material submitted comprises of:

Ref.	Validation Criteria	Document
01	Application Form and Covering Letter	Application Form submitted on 19 March 2025 1003 03.04 L018_RM Covering Letter.pdf
02	Site Plans	1003 (03) 021_P Proposed Site Plan.pdf 1003 (03) 022_R Proposed Site Plan – North.pdf 1003 (03) 023_L Proposed Site Plan – South.pdf
03	LEAP Information	Scope of Works Q-33479-H8F7_Rev5_0225_Redacted 250319.pdf Site Plan Q-33479-H8F7-C-5_Updated 250319.pdf

With regard to the use of engineered pine used on the units we are advised by the manufacturer that:

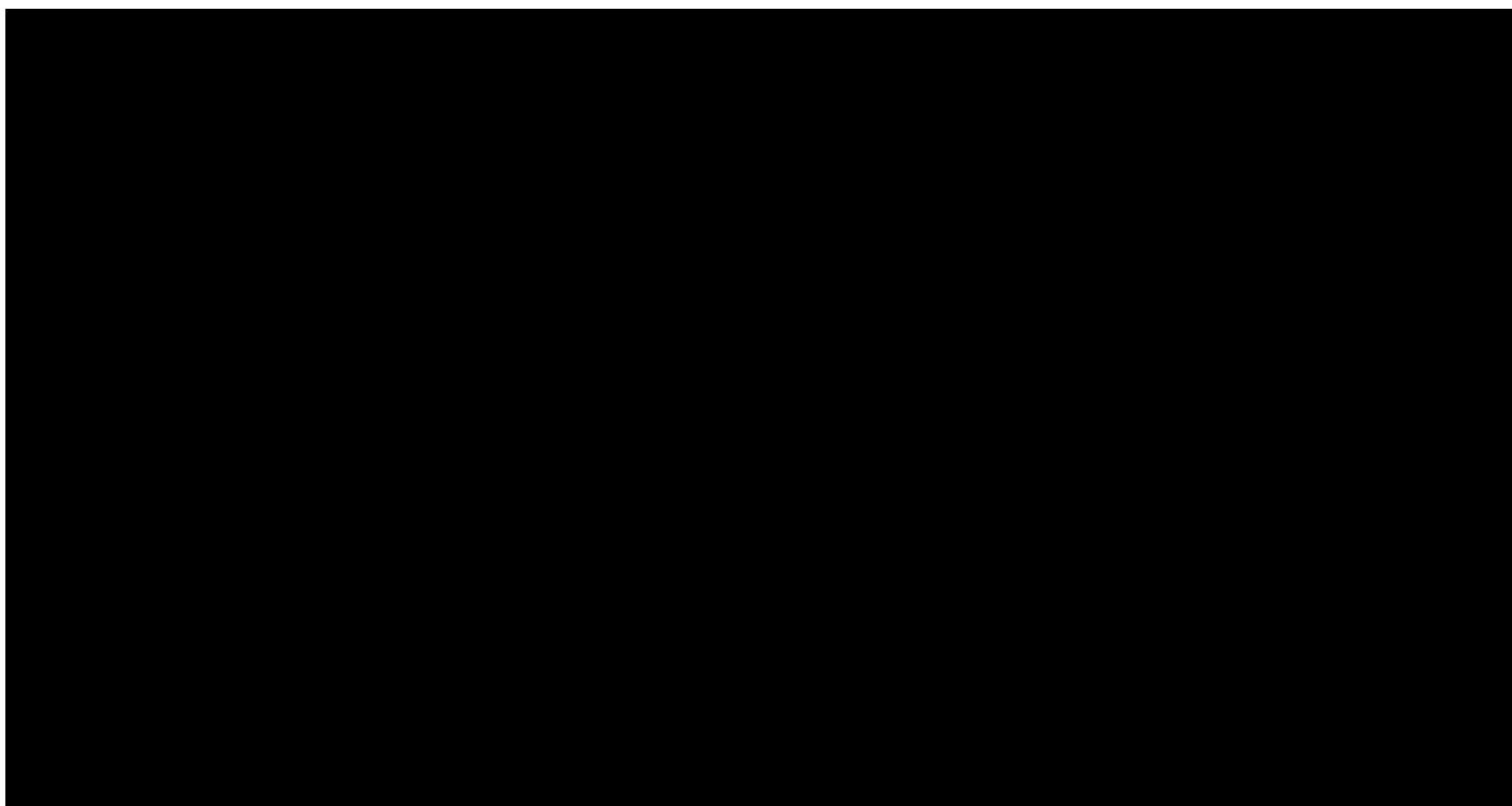
- *Our pine wood is sourced from Scandinavian forests, where the trees grow slowly and develop a very dense and compact quality. We carefully select the best trees that are free from defects. Nordic timber contains a high proportion of heartwood and naturally comes with a lot of resin, which is a natural impregnation agent. Even untreated, it is thus extremely strong and less prone to bug or fungus infestation. Our pine will also withstand harsh weather conditions such as long, cold Nordic winters or damp environments.*

- *Timber parts are first treated with oil, which increases the material's durability and enhances its natural appearance. A wood stain primer and finisher are then applied to add an additional protective layer and a smooth finish, as well as a pleasing subtle colour. It also means that the surface resists water penetration.*
- *All our wooden posts have galvanised steel ground sockets to avoid direct contact with soil, thus reducing the risk of mould contamination or rot. This feature also eliminates the risk of strimmer damage. Vertical posts come with a plastic cap on top for additional protection.*
- *Loadbearing posts are made from laminated wood and engineered to cope with heavy wear and repeated impact. Stress relief grooves help stabilise the wood and reduce its tendency to split/crack.*
- *Our team of engineers also work hard to come up with well thought out design solutions to prevent water stagnation, which accelerates the wood decay process.*
- *We are so confident that our equipment meets high quality standards that we offer a guarantee of 15 years on engineered timber against failure due to rot.*
- *Our laminated timber poles are composed of three sections joined together, a method that increases strength and reduces cracking.*
- *Machined grooves allow the wood to expand and contract without cracks forming.*

Payment for this planning application will be via internal transfer from Commercial Services & Contracts of Mid Sussex District Council. We understand that the fee will be £145 including VAT.

If you have any queries, please do not hesitate to contact us at the email address supplied below.

Yours sincerely



Rob Anderton, MSDC