

Date: 17th February 2026
Ref: DM/21/3279



Bellway Homes Limited
South London
1st Floor Regent House
1-3 Queensway
Redhill
Surrey
RH1 1QT

Telephone 01737 785500
www.bellway.co.uk

Joseph Swift
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

By Email

S106, SCHEDULE 2 – RETAINED OPEN SPACE
BROOKLEIGH, NORTHERN ARC, BURGESS HILL – P1.5 & P1.6

Dear Joseph,

I write in relation to development at the above site, approved under Reserved Matters application reference DM/21/3870 for the following description of development:

“Reserved matters application pursuant to outline application DM/18/5114, to consider access, appearance, landscaping, layout and scale for the erection of 247 dwellings, alterations to lowlands farm and its conversion to form 2 dwellings, associated car parking, open space and infrastructure, including an extension to Bedelands nature reserve and provision of the green circle (pedestrian/cycle/equestrian route) and pedestrian/cycle route for sub-phases p1.3, p1.5, p1.6, os1.5, os1.6 and part of os1.1a, os1.1b and os1.2n to the east of Isaacs lane and lowlands farm at the northern arc development on land north and north-west of burgess hill (amended description following the receipt of amendments).”

The S106 Agreement associated with the Outline Consent (ref. DM/21/3279) under Paragraph 2.1 of Schedule 1 requires the submission of a Retained Open Space Specification for each Sub-Phase. This is defined as:

“means a detailed specification of the Retained Open Space within each Sub-Phase including the location, extent, layout, landscaping and surface treatment of such areas and any materials, equipment, planting, fencing, litter bins, Retained SuDS, sections of the Green Circle and/or Green Superhighway and/or public furniture to be used or installed within each Retained Open Space.”

Paragraph 2.7(b) of Schedule 1 of the associated Outline S106 Agreement requires the submission of a Retained Open Space Management Plan. This is defined as:

“means a management plan providing details of the long term maintenance and management of the Retained Open Space including details of the insurance obtained and the maintenance programme in respect of the Retained Open Space such plan to be submitted to and approved in writing by the District Council in accordance with Paragraph 2.7(b) of Schedule 1.”



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

Registered Office: Bellway Homes Limited, Woosington House, Woosington, Newcastle Upon Tyne, England, NE13 8BF. Registered in England Number 670176
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Eaves will be the Management Company responsible for managing the retained open space for P1.5 and P1.6. In order to satisfy the requirements of the above paragraphs, I enclose the following information in relation to P1.5 and P1.6.:

- Retained Open Space Location Plan;
- Landscape Management Plan
- Eaves Service Charge Estate Budget
- Management Company Contract

I trust this is sufficient however should you require anything further, please contact Olivia Armitage-Hobbs at this office.

Yours sincerely,

For and on behalf of **Bellway Homes Limited (South London)**



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Olivia Armitage-Hobbs
Planning Manager
07779 876207