

Date: 22/12/2025

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) - DESIGNATED ACCESS PATH**

PLANNING PORTAL REFERENCE: PP-14584516

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 non-material amendments 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 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

The parking spaces allocated to Plot 253 (49 Platinum Way) has been designed to be accessed from the rear of the property. It is understood that the original reasoning behind this was to soften the edges of the main public realm.

The applicant proposes to substitute the following approved plans to provide a designated access path from the parking bays to the front door of the property to improve convenience and accessibility while maintaining the principles of the original design intent.

Drawing Title	Drawing Number	Approved Revision
Proposed Site Plan	3200	C06
Landscape Masterplan	3340-5-2-DR-5000	S4-P4
Softworks Proposals	3340-5-2-DR-5004	S4-P3
Softworks Proposals	3340-5-2-DR-5008	S4-P4

Submission Documents

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

1. The following updated drawings.

Drawing Title	Drawing Number	Proposed Revision
Proposed Site Plan	3200	C07
Landscape Masterplan	3340-5-2-DR-5000	S4-P5
Softworks Proposals	3340-5-2-DR-5004	S4-P4
Softworks Proposals	3340-5-2-DR-5008	S4-P5

2. Drawings Document Schedule

The proposed amendment is considered non-material for the following reasons.

- The addition is limited in scale, occupies an area within the currently approved footprint, and will not alter the nature of the approved development or key design elements
- Landscaping of adjacent areas will be reinstated to maintain consistency with the approved concept.
- The materials and finishes will match other designated pathways on the development.

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,



Paul Dever MRICS
Senior Development Manager – South East