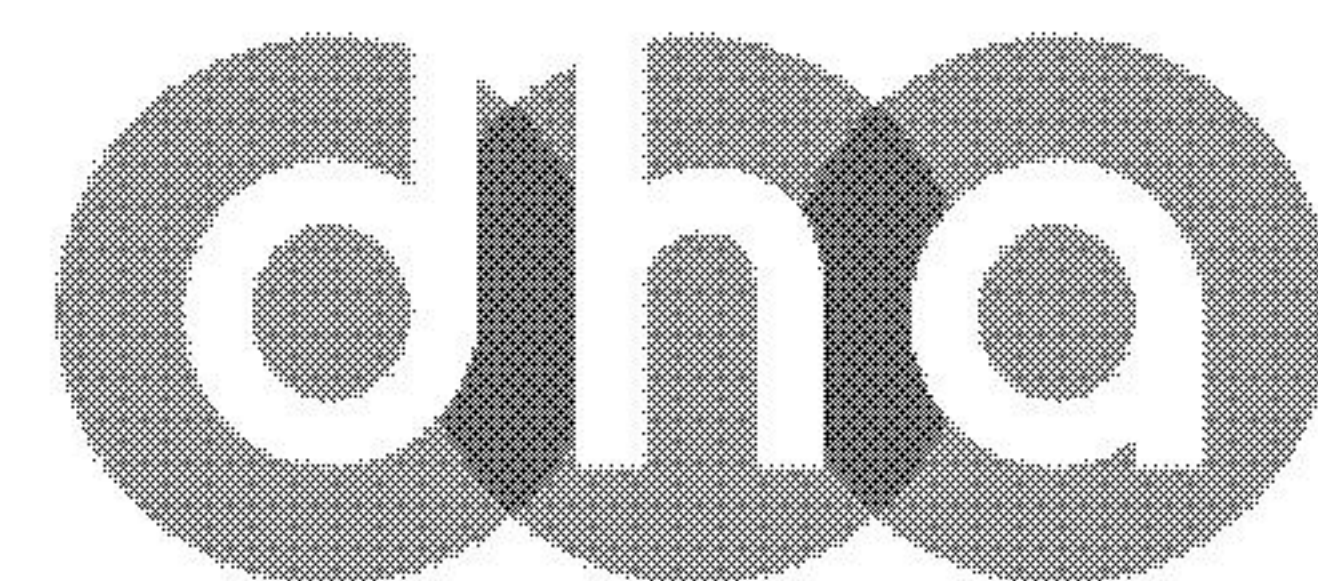




Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our Ref: LS/IM/35196
Planning Portal Ref: PP-14125152

24th June 2025

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 1 (PHASE 2) & 3 (PHASE 2 & 3) ATTACHED TO RESERVED MATTERS CONSENT DM/19/3845 (AS AMENDED BY DM/22/2804), LAND TO THE WEST OF FREEKS LANE, BURGESS HILL, WEST SUSSEX

On behalf of our client, Countryside Properties Ltd, please find enclosed an application for the approval of details reserved by conditions attached to Reserved Matters reference DM/19/3845 (as amended by DM/22/2804), relating to Phase 2 & 3 of the Freeks Farm development. These conditions have previously been partially discharged in respect of Phase 1 of the development, through two separate discharge of condition applications: Condition 3 in March 2022 (DM/22/0011), and Condition 1 in April 2022 (DM/20/1692).

The application is submitted under Planning Portal reference PP-14125152 and is accompanied by an online payment of £383.00.

Mid Sussex District Council granted Reserved Matters consent on 19th December 2019 for the development of land west of Freeks Lane for the following development:

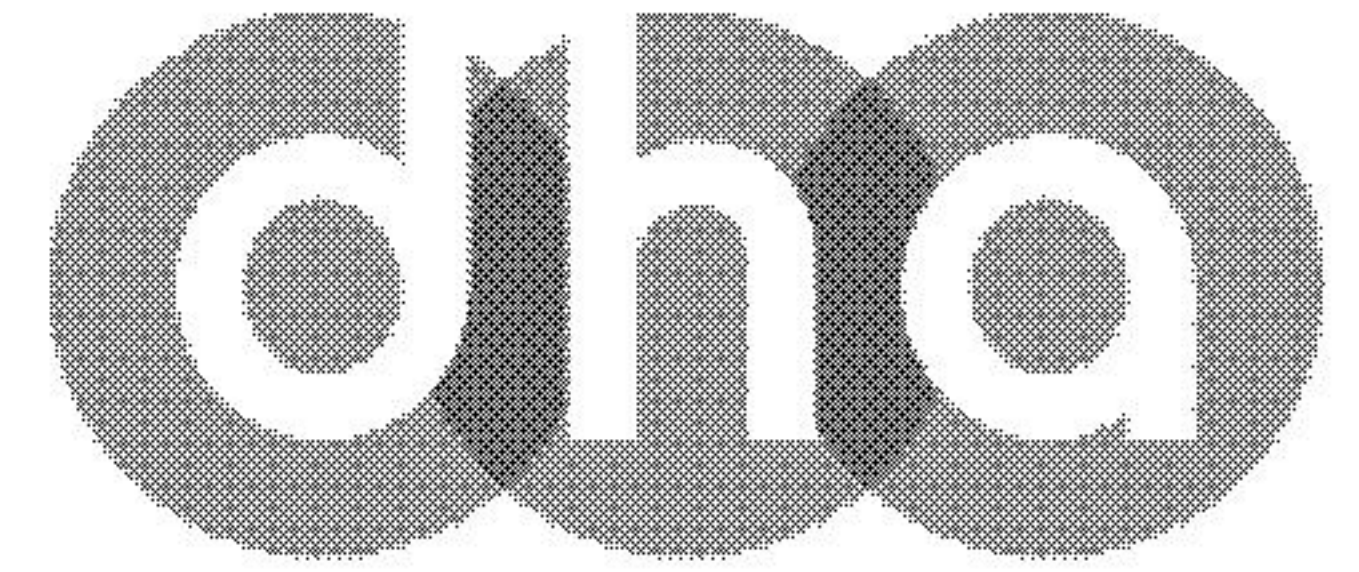
"Approval of reserved Matters pursuant to Condition 1 of DM/18/0509 for the erection of 460 dwellings, including public open space, play areas, associated infrastructure including roads, surface water attenuation and associated demolition."

The application seeks approval of details enabling the discharge of Condition 1 in respect to Phase 2, and Condition 3 in respect of phases 2 and 3. These conditions are worded as follows:

Condition 1 – Detailed Drawings

"Notwithstanding any information submitted to the contrary, no development shall take place unless and until the following details have been submitted to and approved in writing by the local planning authority:

- Additional section drawings where the land is being re-profiled including the attenuation ponds and the approach to the Worlds End stream and River Adur bridges.*
- Additional drawings of the southern approach to the site where it crosses Freeks Lane*



- 1:20 scale front/street elevation and section drawings of typical apartment block and houses including front entrance and canopy, roof and eaves detail, balconies, projecting brick detailing and vertically grouped windows (as applicable).
- Re-designed corner flanks incorporating additional fenestration on plots 15, 19, 20, 24, 25, 26, 29, 38, 173, 441 and block 12's west flank and block 14's east flank.

The development shall be carried out in accordance with the approved details.

Condition 3 – Cycle Parking

"No dwelling shall be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority for the parking of bicycles clear of the public highway to serve that dwelling, to be both secure and safe, and such space shall not thereafter be used other than for the purposes for which it is provided.

Accordingly, the application is accompanied by the following documentation:

- This Covering Letter;
- Application Form;
- Application Fee;
- And the following documentation submitted in relation to each condition:

Condition 1:

Pond Details:

- Attenuation Pond 'A' Construction Details - 8F248B3E509845EDB27CDC06729F1556 A
- Attenuation Pond 'B' Construction Details - 8F248B3E509845EDB27CDC06729F155B B

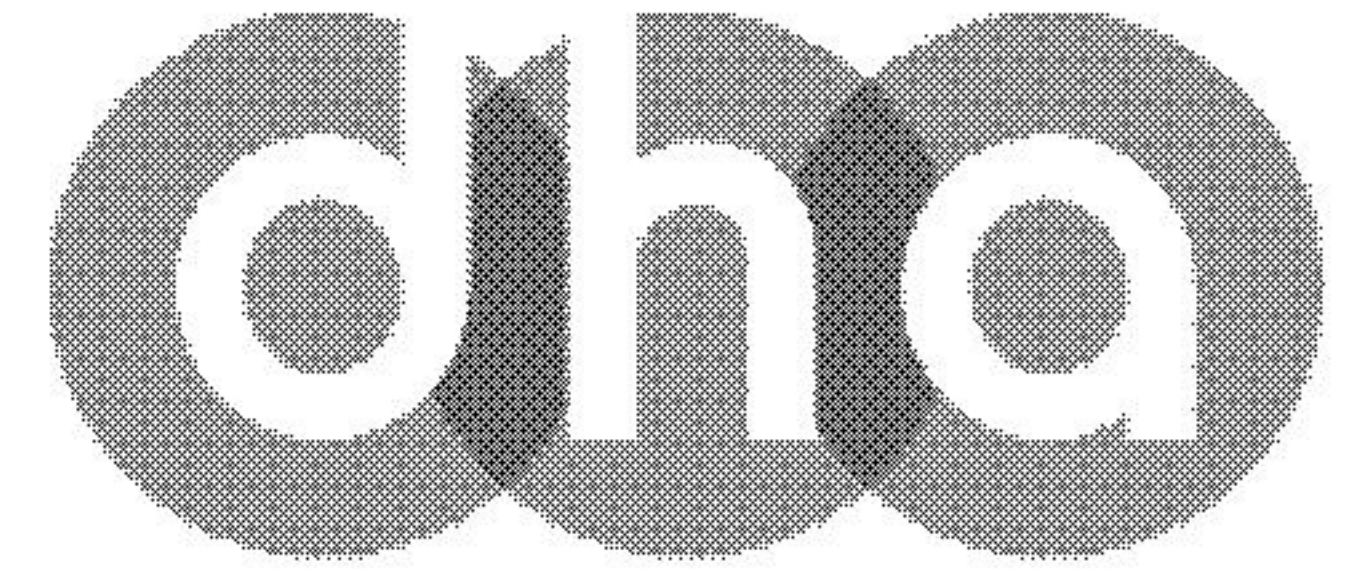
Apartment Block Details:

Street Elevations

- AA7888 - 2020 - Spine Road Elevation
- AA7888 - 2021 - Secondary Road Long Elevation
- AA7888 - 2026 - World End Stream
- AA7888 - 2027 - Central Park
- AA7888 - 2028 - Secondary Street
- AA7888 - 2029 - Tertiary Courtyard and Farmstead
- AA7888 - 2031 - Green Edge
- AA7888 - 2032 - Northern Park

Apartment Block Details

- A-DE-HB2-200_SUPERSTRUCTURE DETAILS - EXTERNAL WALL & FLOORS For Construction_C3
- A-DE-HB2-201_SUPERSTRUCTURE DETAILS - EXTERNAL WALL & FLOORS For Construction_C4
- A-DE-HB2-213_SUPERSTRUCTURE DETAILS - BRICK & CLAD JUNCTIONS For Construction_C5
- A-DE-HB2-220_SUPERSTRUCTURE DETAILS - ROOF DETAILS For Construction_C7



- A-DE-HB2-221_SUPERSTRUCTURE DETAILS - ROOF DETAILS For Construction_C4
- A-DE-HB2-223_SUPERSTRUCTURE DETAILS - ROOF DETAILS For Construction_C3
- A-DE-HB2-240_SUPERSTRUCTURE DETAILS - CANOPY DETAILS For Construction_C2
- A-DE-HB2-241_SUPERSTRUCTURE DETAILS - CANOPY DETAILS (2021 REGS)_For Construction_C1
- A-DE-HB2-242_SUPERSTRUCTURE DETAILS - CANOPY DETAILS MASONRY APARTMENTS (2021 REGS)_For Construction_C2
- A-DE-HB2-262-C6 - SUPERSTRUCTURE DETAILS - INSET BALCONIES BLOCK 9 (1)
- A-DE-HB2-265_SUPERSTRUCTURE DETAILS - INSET BALCONY BLOCK 11 MASONRY APARTMENTS (2021 REGS)_For Construction_C3
- A-DE-HB2-266_SUPERSTRUCTURE DETAILS - INSET BALCONY BLOCK 14 MASONRY APARTMENTS (2021 REGS)_For Construction_C3

Apartment Block Elevations

Block 9

- A-EL-HB2-002_PLOT 145-158 (FLATS BLOCK 9) ELEVATIONS A & B _For Construction_C8
- A-EL-HB2-003_PLOT 145-158 (FLATS BLOCK 9) ELEVATIONS C & D _For Construction_C9

Block 11

- A-EL-HB2-028_PLOT 209-213 (FLATS BLOCK 11) ELEVATIONS A, B, C & D_For Construction_C11

Block 14

- A-EL-HB2-044_PLOT 360-370 (FLATS BLOCK 14) ELEVATIONS A & B_For Construction_C9
- A-EL-HB2-045_PLOT 360-370 (FLATS BLOCK 14) ELEVATIONS C & D_For Construction_C8

Apartment Block Sections

Block 9

- A-SE-HB2-021_PLOTS 145-158 (FLATS BLOCK 9) SECTIONS AA, BB & CC_For Construction_C5

Block 11

- A-SE-HB2-022_PLOTS 209-213 (FLATS BLOCK 11) SECTIONS AA, BB & CC_For Construction_C4

Block 14

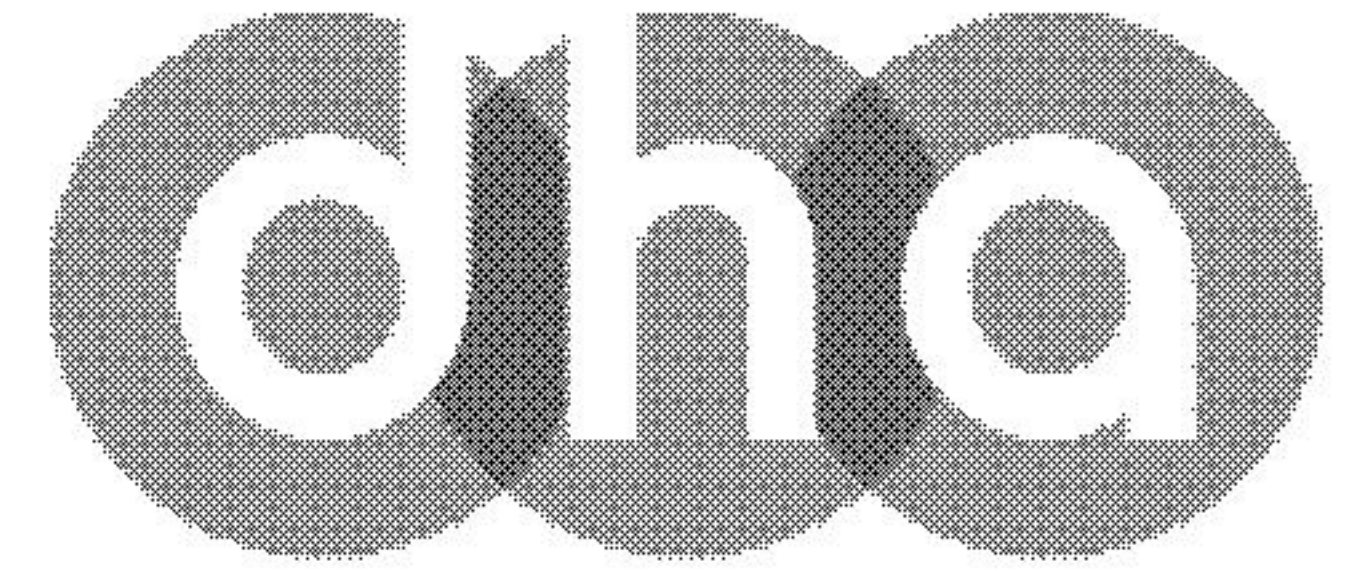
- A-SE-HB2-022_PLOTS 209-213 (FLATS BLOCK 11) SECTIONS AA, BB & CC_For Construction_C4

Re-designed corner flanks (Plot 441)

- A-EL-HB2-105_PLOT 441 ELEVATIONS (HT T)_For Construction_C7

Condition 3:

Phase 2



- A-PL-HB2-201_PLOTS 145 - 158 (FLATS BLOCK 9) GROUND FLOOR SETTING OUT PLAN_For Construction_C13
- A-PL-HB2-228_PLOTS 209 - 213 (FLAT BLOCK 11) GROUND & FIRST FLOOR SETTING OUT PLANS_For Construction_C12
- A-PL-HB2-245_PLOTS 360 - 370 (FLAT BLOCK 14) GROUND FLOOR SETTING OUT PLAN_For Construction_C11

Phase 3

- S0035_HB3_BLK 8_0201_T2_Ground Floor-Plot 159-172 (1)
- S0035_HB3_BLK 10_0201_T3_Ground Floor-Plot 266-276 (1)
- S0035_HB3_BLK 12_0201_T1_Ground Floor-Plot 314-322 (1)
- S0035_HB3_BLK 13_0201_T2_Ground Floor-Plot 352-359 (1)

Please note that the below plans cover both Phases 2 and 3:

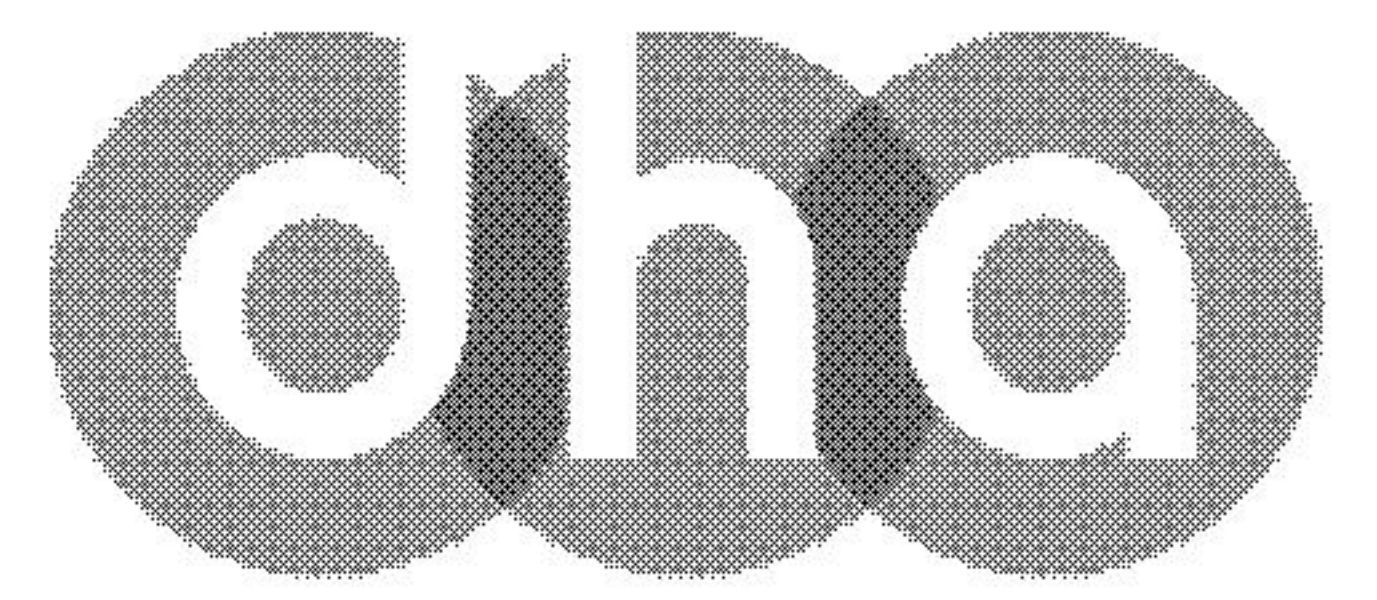
- C-S-HB2-001_Engineering Layout Sheet 1 of 5_For Construction_C17_0
- C-S-HB2-002_Engineering Layout Sheet 2 of 5_For Construction_C18
- C-S-HB2-003_Engineering Layout Sheet 3 of 5_For Construction_C27
- C-S-HB2-004_Engineering Layout Sheet 4 of 5_For Construction_C30
- A9472-CTP-00-XX-DR-C-1520_Hard landscaping areas Layout Sheet 1 of 5_For Construction_C06
- A9472-CTP-00-XX-DR-C-1521_Hard landscaping Areas Layout Sheet 2 of 5_For Construction_C07
- A9472-CTP-00-XX-DR-C-1522_Hard landscaping Layout Sheet 3 of 5_For Construction_C06
- A9472-CTP-00-XX-DR-C-1523_Hard landscaping areas Layout Sheet 4 of 5_For Construction_C06
- A9472-CTP-00-XX-DR-C-1524_Hard landscaping areas Layout Sheet 5 of 5_For Construction_C06

These plans show the location of bike stores within rear gardens.

Conclusion

This application has been submitted to secure discharge of condition 1 (Phase 2) and condition 3 (Phases 2 and 3), pursuant to Reserved Matters consent DM/19/3845 granted in December 2019, and subsequently amended by DM/22/2804. I trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If however, you require additional information please do not hesitate to contact me.

Yours sincerely,



Lauren Sinden
Planner

