

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 September 2026 17:33:15 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2214

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/09/2026 5:33 PM.

Application Summary

Address:	Land East Of Keymer Road And South Of Folders Lane Broadlands Burgess Hill West Sussex
Proposal:	Variation of Condition No: 33 relating to planning application DM/22/3049 - to allow for design changes. The proposed new drawings reflect changes made on only the Thakeham parcels (Build Phase 1: Access Road and Northern Land phase only).
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address:	5 Folders Gardens Burgess Hill
----------	--------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1. Failure to meet national space standards (Policy DP27) The applicant's own covering letter concedes that a number of the amended house types cannot achieve compliance with the Nationally Described Space Standard, and that 17 of the 260 dwellings across the scheme would be non-compliant. The "exceptional circumstances" relied on under Policy

DP27 are not an inherent feature of the dwellings: they arise only because the applicant chose to construct these plots to slab level before obtaining approval for the revised house types.

A constraint of the developer's own making, adopted for commercial convenience, cannot be the "clear evidence" of special circumstances the policy requires. Approving the application on this basis would reward building ahead of consent and set a damaging precedent for this and other sites.

2. Erosion of smaller, more affordable homes (Policy DP30). The amendment cuts the proportion of two-bedroom market homes from 19% to 13%. That falls below the 20-25% range for two-bedroom homes in the Council's own Strategic Housing Market Assessment (2021) - the evidence base the applicant itself cites. The change removes precisely the smaller, lower-priced homes that first-time buyers and down-sizers in Burgess Hill need. The applicant's stated rationale is essentially commercial - improving sales rates and delivery on its parcels - rather than any evidence of changed local housing need. Commercial viability of one developer's product range is not a planning justification for departing from the assessed housing mix.

3. Parking and highways pressure

The addition of 20 bedrooms increases the parking requirement across the Thakeham parcels to 191.3 spaces and reduces the surplus from 57 to 47 spaces. Larger households in three-, four- and five-bedroom homes tend to run more vehicles than the standard assumptions allow, and the margin that currently protects surrounding streets - including Keymer Road and Folders Lane - from overflow parking would be materially eroded.

4. Infrastructure and Section 106 contributions

Twenty additional bedrooms mean more residents and greater demand on local schools, GP surgeries and community facilities.

The applicant accepts that the Section 106 contributions (community infrastructure, health, sports, community buildings, education, library and transport) must be recalculated through a Deed

of Variation. No decision notice should be issued before that Deed of Variation has been completed, so that the increased contributions are legally secured before the changes take effect.

5. Cumulative effect is not "minor"

Condition 33 exists to fix the approved drawings. Substituting revised plans and elevations across 24 plots - changing house types, internal layouts and bedroom numbers throughout the Thakeham parcels - is, in its cumulative effect, a significant redesign of a substantial part of the development, not a minor

material amendment. It warrants the full scrutiny the original scheme received, including proper demonstration of space standard compliance.

Kind regards