

Jones Homes
Jack Karagoz
DHA Planning Ltd
Unit 419 The Print Rooms
164-180 Union Street
London
SE1 0LH

TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/26/0700

DESCRIPTION: NON-MATERIAL AMENDMENT TO APPLICATION DM/25/3090 - DEVELOPMENT OF 40 DWELLINGS (INCLUDING 12 AFFORDABLE HOMES) WITH ACCESS FROM PHASE 1. PROVISION OF CAR PARKING, ACCESS ROADS AND LANDSCAPING. (AMENDED FLOOD RISK ASSESSMENT RECEIVED 4/10/2024).

LOCATION: LAND REAR OF 96 FOLDERS LANE, BURGESS HILL, WEST SUSSEX, RH15 0DX

DECISION DATE: 21 APR 2026

CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 18 March 2026 for the following reason(s):

1. This application seeks consent as a non-material amendment to planning reference DM/25/3090, which gave consent for the development of 40 dwellings (including 12 affordable homes) with access from Phase 1, provision of car parking, access roads and landscaping, for a revision to the wording of condition 6, which relates to archaeology.

Condition 6 in part currently states that: '(i) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the submitted Written Scheme of Investigation and confirmed by the local authority archaeological advisors.'

The NMA is to add the wording 'Except for the link access road from phase 1' to the start of the condition, in order to allow the access road to be constructed, with the development of the main site and the construction of the houses still requiring archaeological evaluation before any of this work could commence.

This non-material amendment will not result in any physical changes to the proposals themselves. On this basis, it is considered that this application can be treated as a non-material revision to the original application and a new planning application will therefore not be required.

For the avoidance of doubt, the revised condition would read as follows:

- (i) Except for the link access road from phase 1, no development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the submitted Written Scheme of Investigation and confirmed by the local authority archaeological advisors.
- (ii) A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.
- (iii) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.
- (iv) The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: To protect the archaeological value of the site and to accord with policy DP34 of the Mid Sussex District Plan 2014-2031.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply, except that the plans listed below can be substituted for the originally approved plans.



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PENONMZ

