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For Official use

App No:

Date Rec:

Fee:



Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr.

First name

Simon

Surname

Davies

Company Name

Brixter Developments

Address

Address line 1

c/o Agent

Address line 2

Address line 3

c/o Agent

Town/City

County

Country

c/o Agent

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

OUTLINE PERMISSION FOR THE DEMOLITION OF THE EXISTING PROPERTY AT PENLAND FARM AND THE CONSTRUCTION OF FOUR DWELLING HOUSES WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS. ACCESS TO BE FROM THE SOUTH FROM TIMBERGATE DRIVE.

Reference number

DM/23/0972

Date of decision (date must be pre-application submission)

23/10/2023

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Approval of Reserved Matters following Outline consent DM/23/0972 relating to appearance, layout, scale and landscaping details for the construction of four dwelling houses. The outline planning application was not an environment impact assessment application.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan 001-003-010 - 11.04.2023
Block Plan 001-003-011 - 11.04.2023
Proposed Block Plan 001-003-012 - 11.04.2023
Existing Site Plan 001-003-100 - 11.04.2023
Existing Site Plan 001-003-101 - 11.04.2023
Proposed Site Plan 001-003-102 - 11.04.2023
Existing Site Plan 001-003-103 - 11.04.2023
Existing Floor Plans 001-003-104 - 11.04.2023
Existing Floor Plans 001-003-105 - 11.04.2023
Existing Elevations 001-003-106 - 11.04.2023
Proposed Site Plan 001-003-110 - 11.04.2023
Access Plan 001-003-500 - 11.04.2023
Tree Survey LLD2874-ARB-DWG-001 Rev 00 -11.04.2023

Please list all drawing numbers submitted with this application for approval

072-001-100A
072-001-101
072-001-102
072-001-110B
072-001-200B
072-001-201B
072-001-202A
072-001-210C
072-001-211
072-001-220A
072-001-221A
072-001-222A
072-001-223A
072-001-224A
072-001-300A
072-001-322
072-001-323
072-001-501B
072-001-502B
072-001-503

If applicable, please state the reasons for any changes to the original drawings

N/A

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tim Rodway

Date

22/01/2026