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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

Penland Farmhouse

Address Line 1

Hanlye Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Cuckfield

Postcode

RH17 5HR

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

Mr.

First name

Tim

Surname

Rodway

Company Name

Rodway Planning Consultancy Limited

Address

Address line 1

293 Upper Shoreham Road

Address line 2

Address line 3

Town/City

Shoreham by Sea

County

Country

Postcode

BN43 5QA

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