



FAO: Susan Dubberley
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Submitted via Planning Portal

Our ref: JK/35239
Planning Portal ref: PP-14409663

14 October 2025

Dear Susan Dubberley,

TOWN AND COUNTRY PLANNING ACT 1990

RE: APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 13 (SOFT LANDSCAPING SCHEME) AND FULL DISCHARGE OF CONDITION 20 (BIODIVERSITY ENHANCEMENT LAYOUT) OF PLANNING PERMISSION DM/23/0532 AT LAND REAR OF 96 FOLDERS LANE, BURGESS HILL, WEST SUSSEX, RH15 ODX.

Please find enclosed an application to discharge Conditions 13 and 20 attached to the above planning permission, submitted on behalf of our client Jones Homes (Southern) Ltd. The application comprises the following documents:

- Application form;
- Soft Landscaping Scheme:
 - LLD3589-LAN-DIS-006 Drawing Issue Sheet
 - LLD3589-LAN-DWG-100-03
 - LLD3589-LAN-DWG-200-02 - DLP
 - LLD3589-LAN-DWG-201-02 - IPP
 - LLD3589-LAN-DWG-202-01 - IPP
 - LLD3589-LAN-DWG-203-02 - IPP
 - LLD3589-LAN-DWG-204-02 - IPP
 - LLD3589-LAN-DWG-205-01 - IPP
 - LLD3589-LAN-DWG-206-01 - IPP

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- LLD3589-LAN-DWG-207-01 – IPP
- LLD3589-LAN-DWG-208-01 – IPP
- LLD3589-LAN-DWG-209-01 – IPP
- LLD3589-LAN-DWG-210-01
- LLD3589-LAN-DWG-211-00
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- LLD3589-LAN-DWG-224-00
- LLD3589-LAN-DWG-225-00
- LLD3589-LAN-DWG-226-00
- LLD3589-LAN-SCH-200-00
- LLD3589-LAN-SPE-001-00-NBS
- Biodiversity Enhancement Layout ref. LLD3589-ECO-REP-005-00-BEL

Condition 13: HARD AND SOFT LANDSCAPING SCHEME

Condition 13 states:

No development above ground floor slab level shall commence until full details of a hard and soft landscaping scheme have been submitted to, and approved in writing, by, the Local Planning Authority. To include details of any tree Pruning, Canopy Reduction or Lifting.

The works shall be carried out prior to the occupation of that particular phase of the development. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or

diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

Accordingly, a Soft Landscaping Scheme has been prepared by Lizard Landscape and is submitted in support of partial discharging of the condition.

A separate application with details of the Hard Landscaping Scheme will be submitted in due course so that the whole of Condition 13 can be discharged.

Condition 20: Biodiversity Enhancement Layout

Condition 20 states:

No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Lizard Landscape Design and Ecology, May 2024), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF.

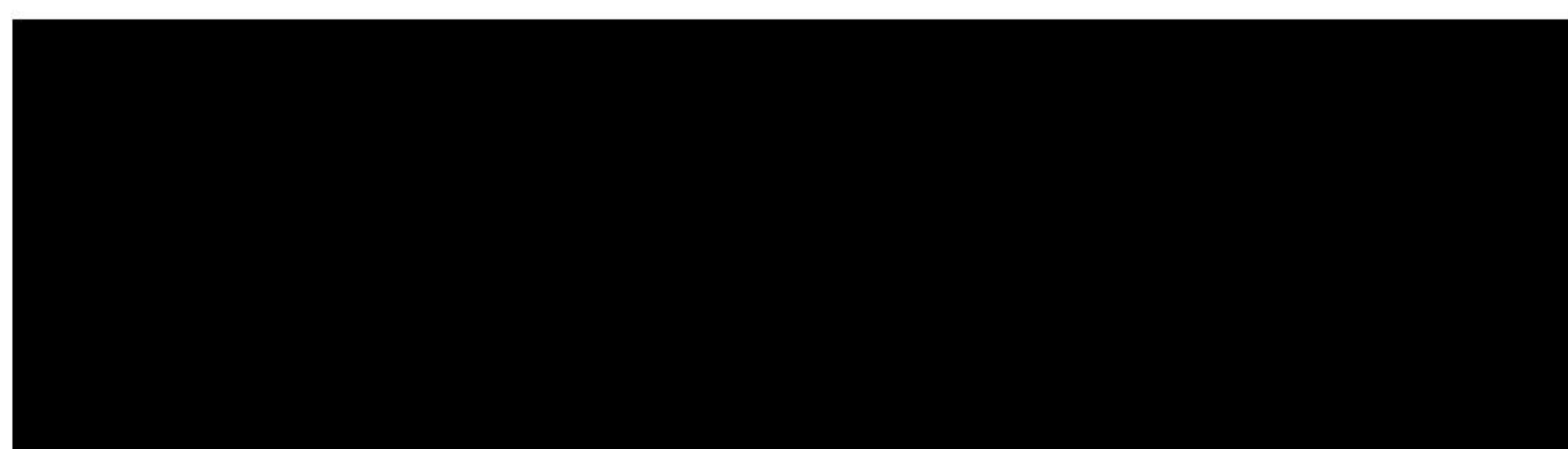
Accordingly, a Biodiversity Enhancement Layout has been prepared by Lizard Landscape Design and Ecology and is submitted in support of discharging the condition.

Closing



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 let me know.

Yours sincerely,



Jack Karagoz MRTPI
Senior Planner – DHA London

