



Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our Ref: MWB/IM/35196
Planning Portal Ref: PP-13817082

31st January 2025

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 13 & 14 ATTACHED TO OUTLINE PLANNING PERMISSION DM/18/0509 (PHASE 2 & 3), LAND TO THE WEST OF FREEKS LANE, BURGESS HILL, WEST SUSSEX

On behalf of our client, Countryside Properties Ltd, please find enclosed an application for the approval of details reserved by conditions attached to outline planning permission reference DM/18/0509, relating to Phase 2 & 3 of the Freeks Farm development. These conditions have previously been partially discharged in respect of Phase 1 of the development, through discharge of condition application in April 2022.

The application is submitted under Planning Portal reference **PP-13817082** and is accompanied by an online payment of £215.00

Mid Sussex District Council granted outline planning permission on 24th July 2019 for the development of land west of Freeks Lane for the following development:

"Residential development comprising up to 460 dwellings, public open space, recreation areas, play areas, associated infrastructure including roads, surface water attenuation and associated demolition (outline application with all matters reserved except for principal means of access from Maple drive."

The application seeks approval of details enabling the discharge of conditions 13 and 14 in respect of phases 2 and 3. These conditions are worded as follows:

Condition 13 – Landscape Management

"No phase of the development shall be occupied until a landscape management plan for that phase, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to and approved in writing by the LPA. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the LPA. The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)*
- details of maintenance regimes*
- details of any new habitat created on site*



- *details of treatment of site boundaries and/or buffers around ancient woodland*
- *details of management responsibilities*

Condition 14 – Boundary Treatments

"No part of the development shall be first occupied until details indicating the position, design, materials, finish and type of all boundary treatments for that part of the development, and a timetable for implementation, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and timetable."

Accordingly, the application is accompanied by the following documentation:

- This Covering Letter;
- Application Form;
- Application Fee;
- And the following documentation submitted in relation to each condition:

Condition 13:

- Landscape Management and Maintenance Plan (Phase 1 & 2)

Please note that the information in the above plan covers both phase 2 and 3, (while only referring to phase 2) as during the stages it was undertaken the phases were not denoted.

Condition 14:

- Boundary Treatment phases 2 & 3

Conclusion

This application has been submitted to secure partial discharge of conditions 13 and 14 in relation to phases 2 and 3 of the development, pursuant to outline planning permission DM/18/0509 granted in July 2019. 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 do not hesitate to contact me.

Yours sincerely,

