

26 November 2024

Project/File: 33313528200/A3

Planning Department

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

Dear Sir/Madam

**Reference: Land at and adjacent to the former Sewage Treatment Works, Fairbridge Way,
Burgess Hill, RH15 8AR
PLANING PORTAL REFERENCE PP-13593667**

We write on behalf of Places for People Developments Ltd ('the Applicant'), in respect to the above site, and further to the submission, via the Planning Portal, of an application for the discharge of pre-commencement conditions associated with the reserved matters application DM/21/2627, in connection with the residential development of the site.

Background

The site was subject to an outline planning application in June 2014 (LPA reference **08/01644/OUT**: 'the 2014 OPP') for the redevelopment of the former sewage treatment works to provide 325 residential dwellings and associated works.

Various Reserved Matters approvals ('RMs') were secured pursuant to the 2014 OPP, with the gypsy site delivered alongside site remediation, access and drainage infrastructure and strategic landscaping.

A new outline planning permission was granted subject to conditions in June 2021 (LPA reference **DM/19/1895**: 'the 2021 OPP') when the time limit for the submission of RMs pursuant to the 2014 OPP was due to expire.

RM approval for 307 homes and associated works was granted pursuant to the 2021 OPP in March 2022 (**DM/21/2627**: 'the RMA'). This was subject to seven conditions.

To date, **Condition 2** has been discharged (LPA reference **DM/22/1730**) on the 28th July 2022.

The Applicant is now seeking to discharge the following:

1. Prior to the commencement of construction above ground floor slab of any of the four M4(3) units, further detailed design of the internal layout, to demonstrate compliance, shall be submitted to and agreed in writing with the Local Planning Authority. The units shall only be constructed in accordance with the approved details.

4. In the event that photovoltaic panels are required to be installed as part of the construction process of any dwelling subject to this permission, details of the location and specification of the panels shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of the relevant dwelling(s). The dwelling(s) shall thereafter only be built in accordance with the approved details.

Conditions 3, 5, 6, and 7 are not addressed in this application. These will be considered in due course.

Condition 1: M4(3) Units

In compliance with Condition 1, the Applicant is seeking to provide the requested details on the internal layout of four M4(3) Units. These are:

- Plot 5 (Flat 05) – Apartment Block A01; one-bedroom ground-floor apartment
- Plots 49 & 50 – two-bedroom houses (semi-detached pair); affordable rent
- Plot 173 – four-bedroom house (detached); affordable rent

Detailed internal layout plans for each of the above homes are enclosed for approval pursuant to RMA Condition 1. These demonstrate how the homes are to be laid out for wheelchair use in compliance with Part M4(3) of the building regulations.

Three of the M4(3) homes will be affordable rent and will be fitted out as wheelchair accessible homes from the outset as it is understood that there is need for these types and sizes of homes on the Council's affordable housing waiting list.

The one-bedroom apartment falls within the shared ownership tenure. This will be marketed as a wheelchair accessible (M4(3)) home and fitted out if a purchaser requiring it as wheelchair accessible can be identified.

Condition 4: PV

At the time of the RMA, it was uncertain whether photovoltaic ('PV') panels would be required to meet energy standards as much would depend on the timing of construction in the context of the evolving building regulation requirements. It has now been confirmed that 117 homes will require PV panels to meet the required energy performance.

A schedule of the plot numbers, house type, number of PV panels, output and orientation is enclosed at Appendix 1 of this letter alongside a table providing the specification of the panels. Also included in the submission is a document of the manufacturer's specifications, providing information of the types of PV panels used to satisfy the above condition.

Application Submission

The application comprises the following:

Condition 1: M4(3) Units

Plot 5 plans, comprising:

- 0099_23-PB-Z1-XX-DR-E-6204 rev C04 - Type E SM PWR Layout
- 71588-APA1-BM3-A-FD-DR-AR-0002 C14 - APARTMENT BLOCK A01 GROUND FLOOR SHEET 2 OF 2
- 71588-APTY01-BM3-A-FD-AR-0005_APARTMENT A01 - APARTMENT TYPE E_PFP Technical Upload_C2
- KITCHEN PLANS
- Plot 5 part external works plan

Plots 49-50 plans, comprising:

- 0011_24-PB-Z1-ZZ-DR-E-6200_PLOT 49-50 SM PWR - M4(3)_PFP Technical Upload_C03
- 71588 -2B4P_BM3-D-FD-DR-AR-0011_GF COMPLIANCE PLAN_For Construction_C4
- 71588 -2B4P_BM3-D-FD-DR-AR-0013-_FF GA COMPLIANCE_PLAN_For Construction_C4
- 71588 -2B4P_BM3-D-FD-DR-AR-0015_P1-FRONT AND REAR ELEVATIONS_For Construction_C2
- 71588 -2B4P_BM3-X-XX-DR-AR-0017_P1-DOOR AND WIN SCHEDULE_For Construction_C2
- KITCHEN PLANS

Plot 173 plans, comprising:

- 0011-24-PB-Z2-ZZ-DR-E-6200-S3 rev. C03
- 71588 -4B6P_BM3-D-FD-DR-AR-0012_P1-GF COMPLIANCE PLAN_A3_For Information_A3
- 71588 -4B6P_BM3-D-FD-DR-AR-0014_P1-1F COMPLIANCE PLAN_For Information_A3
- 71588 -4B6P_BM3-D-FD-DR-AR-0020_P1-DOOR AND WIN SCHEDULE_For Information_A3
- KITCHEN PLANS
- Plot 173 part external works plan

Condition 4: PV

Attached as an appendix to this document is information regarding:

- Plots to include PV panels
- House type
- Number of proposed PV panels
- Power (KwP)
- Cardinal bearing
- Module type
- Materials

The plots for which PV panels are proposed are identified on the enclosed site plan:

- Proposed Site Plan (drawing reference 9841-PL03-CON4-PV Rev 2)

Also included for reference is the manufacturers specifications for the PV panels to be used, showing the characteristics, and electrical parameters at STC and NOCT. This is available as:

- JAM54S31 415-440 LR Superior Warranty 15-25 Year AB EN

The application and all supporting documentation have been submitted electronically via the Planning Portal. Should officers require any further documentation or hard copies of those submitted, these can be provided upon request.

The planning application fee is £215 including the Planning Portal service charge has been paid under Planning Portal reference PP-13593667.

We would be grateful if you could confirm receipt of this application and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact me if you have any questions or require further information.

Regards,

STANTEC UK LIMITED

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Planning Director
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Enc.

APPENDIX 1: Condition 4 – PV Information

PLOT NO.	HOUSE TYPE	PV PANELS	kWp	BEARING
106	Holt	5	2.1	SW
107	Cardinham	5	2.1	SE
108	Dallington	6	2.52	WEST
109	Dallington	6	2.52	WEST
110	Dallington	6	2.52	WEST
111	Dallington	6	2.52	WEST
112	Dallington	6	2.52	WEST
113	Dallington	6	2.52	WEST
116	Holt	5	2.1	SE
117	Holt	5	2.1	SE
118	Holt	5	2.1	SE
119	Holt	5	2.1	SE
123	Cardinham	7	2.94	NW
124	Holt	5	2.1	SW
125	Thetford	5	2.1	SW
126	Thetford	5	2.1	SW
127	Thetford	5	2.1	SW
128	holt	5	2.1	SOUTH
129	Cardinham	6	2.52	EAST
130	Holt	5	2.1	WEST
131	Holt	5	2.1	WEST
132	Holt	5	2.1	WEST
133	Cardinham	4	1.68	SOUTH
134	Dallington	6	2.52	EAST
135	Dallington	6	2.52	EAST
136	Dallington	6	2.52	EAST
137	Dallington	6	2.52	EAST
138	Dallington	6	2.52	EAST
139	Cardinham	6	2.52	WEST
140	Holt	4	1.68	SOUTH
141	Thetford	5	2.1	SOUTH
142	Thetford	5	2.1	SOUTH
143	Thetford	5	2.1	SE
144	Thetford	5	2.1	SE
145	Thetford	5	2.1	SE
146	Thetford	5	2.1	SE
147	HT34A	5	2.1	SE
148	HT41 B	5	2.1	WEST
149	Dallington	6	2.52	WEST
150	Dallington	6	2.52	WEST
151	Dallington	6	2.52	WEST
152	Dallington	5	2.1	SE
153	Dallington	5	2.1	SE

PLOT NO.	HOUSE TYPE	PV PANELS	kWp	BEARING
154	Dallington	5	2.1	SE
155	Dallington	5	2.1	SE
156	Dallington	5	2.1	SE
157	Dallington	5	2.1	SE
158	Dallington	5	2.1	SE
159	Cardinham	5	2.1	EAST
160	Holt	4	1.68	SOUTH
161	Dallington	5	2.1	SOUTH
162	Dallington	5	2.1	SOUTH
163	Dallington	5	2.1	SOUTH
164	Dallington	5	2.1	SOUTH
165	Dallington	5	2.1	SOUTH
166	Dallington	5	2.1	SOUTH
167	Holt	5	2.1	SOUTH
168	Holt	5	2.1	SOUTH
169	Holt	5	2.1	SOUTH
170	Cardinham	7	2.94	EAST
171	Cardinham	7	2.94	NW
172	Cardinham	5	2.1	SE
174	HT34B	7	2.94	SW
175	Cardinham	7	2.94	NE
176	Cardinham	7	2.94	NE
177	Holt	5	2.1	SE
178	Cardinham	6	2.52	EAST
179	Holt	4	1.68	SOUTH
180	HT34A	5	2.1	SOUTH
181	Thetford	7	2.94	NE
182	Thetford	7	2.94	NE
183	HT41 A	7	2.94	SW
184	Holt	5	2.1	SE
185	Holt	5	2.1	SE
186	Cardinham	5	2.1	SW
187	Dallington ENS	5	2.1	SW
188	Dallington ENS	5	2.1	SW
189	Holt	5	2.1	SW
190	Holt	5	2.1	SW
191	Holt	5	2.1	SW
192	Holt	5	2.1	SW
193	Cardinham	7	2.94	NW
205	Cardinham	6	2.4	SW
206	Holt	5	2.0	SE
207	HT41-4B6P T2	7	2.8	SOUTH
208	Holt	5	2.0	SW
209	Cardinham	5	2.0	SE
210	HT41-4B6P T1	7	2.8	SOUTH

PLOT NO.	HOUSE TYPE	PV PANELS	kWp	BEARING
211	Holt	5	2.0	SW
212	Holt	5	2.0	SW
213	Dallington	6	2.4	EAST
214	Dallington	6	2.4	EAST
215	Dallington	5	2.0	SW
216	Dallington	5	2.0	SE
256	Dallington	5	2.1	SW
257	Dallington	5	2.1	SW
258	Dallington	5	2.1	SW
259	Dallington	5	2.1	SW
260	Dallington	5	2.1	SW
261	Dallington	5	2.1	SW
262	Dallington	5	2.1	SW
263	HT34B	6	2.52	SW
264	Thetford	7	2.94	NW
265	Thetford	7	2.94	NW
266	Thetford	5	2.1	WEST
267	Thetford	5	2.1	WEST
268	HT34B	5	2.1	SO
269	Rockingham	4	1.68	SE
270	Rockingham	4	1.68	SE
271	Rockingham	4	1.68	SE
272	Rockingham	4	1.68	SE
273	Rockingham	4	1.68	SE
274	Rockingham	4	1.68	SE
275	Rockingham	4	1.68	SE

The specification for the photovoltaic panels is proposed below:

521x 420W Panels	215.5kWp (Across 102 plots)
PV Module Type	All Black Mono
Mounting	GSE
PV Inverter	Single Phase
DC Cabling & Switch Gear	DC Isolator
AC Cabling & Switch Gear	AC Isolator
Generation Meter	Single Phase