



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

Our Ref: LS/IM/35196
Planning Portal Ref: **PP-14606320**

9th January 2026

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 4 (PHASE 1) ATTACHED TO RESERVED MATTERS CONSENT DM/19/3845 (AS AMENDED BY DM/22/2804), 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 reapproval of details reserved by conditions attached to Reserved Matters reference DM/19/3845 (as amended by DM/22/2804), relating to Phase 1 of the Freeks Farm development. This condition was previously fully discharged for all phases of the development, including Phase 1, under reference DM/20/0992. However, due to the relocation of one bus stop within Phase 1, MSDC has requested the resubmission of details for the bus stops only.

The application is submitted under Planning Portal reference PP-14606320 and is accompanied by an online payment of £383.00.

Mid Sussex District Council granted Reserved Matters consent on 19th December 2019 for the development of land west of Freeks Lane for the following development:

"Approval of reserved Matters pursuant to Condition 1 of DM/18/0509 for the erection of 460 dwellings, including public open space, play areas, associated infrastructure including roads, surface water attenuation and associated demolition."

The application seeks approval of details to discharge Condition 4 in respect of Phase 1.

Condition 4 is worded as follows:

"No dwelling shall be occupied unless and until the following details, which shall include a timetable for their implementation, have been submitted to and approved in writing by the local planning authority:

- *Bus Stops; details of the location and nature of bus stop facilities.*
- *Crossing facilities; details of the location and nature of pedestrian crossing facilities, especially where the cycle superhighway crosses the spine road and the Freeks Lane PROW crosses the spine road.*



- *Electric vehicles; details including locations of electric vehicle charging provision*
- *Side road treatments; details of the Spine Road's side road treatments*
- *Road treatments and features; details of the specific nature of treatments and features as proposed on the site layout plan.*

The development shall proceed in accordance with the approved details."

Accordingly, the application is accompanied by the following documentation:

- This Covering Letter;
- Application Form;
- Application Fee;
- C-S-IN3-003_Phase 2 Section 38 Agreement Plan_For Construction_C4.

Following discussions with council officers, it has been confirmed that we only need to resubmit information relating to bullet point 1:

"Bus Stops; details of the location and nature of bus stop facilities."

Therefore, the remaining approved plans from the previous approved condition discharge application reference DM/20/0992 will still apply.

Additionally, please note that although the above plan references Phase 2, it corresponds to Phase 1 of the development. Phase 1 was the only phase that required a bus stop relocation because the original bus stop conflicted with an essential emergency vehicle turning circle.

Conclusion

This application has been submitted to secure discharge of Condition 4 (Phase 1) pursuant to Reserved Matters consent DM/19/3845 granted in December 2019, and subsequently amended by DM/22/2804. 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,

