

BROOKWORTH

HOMES

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

5 December 2025

LOCATION: 9 RIDDIFORD DRIVE, BURGESS HILL, WEST SUSSEX, RH15 8RJ

PROPOSAL: RETROSPECTIVE CHANGE OF USE TO RESIDENTIAL GARDEN LAND AND ERECTION OF FENCE

Dear Andrew,

I write regarding our recently submitted planning application (reference DM/25/2735) at the above-mentioned address.

We are aware that Burgess Hill Town Council have objected to the application, and it has been called in to the District Council's Planning Committee on the following grounds:

Policy DP24 - Leisure and cultural facilities and activities – given the loss of an informal green space.
Policy DP26 - It is the only green space in that development just off the Cuckfield Road. It is outside the Burgess Hill Neighbourhood Plan area, however, in relation to the District's Design Guide (Principle DG25 - Enhance the Environment and Sense of Place and Open Space) this open space would be lost.

Having considered this and the other comments received, we would like to respond with the following:

Leisure and cultural facilities

Notwithstanding the fact that the Committee Report for the implemented permission (DM/21/1524) did not list Policy DP24 as a relevant policy for the application, a planning obligation was entered into to secure District Council contributions towards the following –

- Sports facilities, (specifically at the Centre for Outdoor Sport site in Burgess Hill)
- Play space (specifically for facilities at Stonefield Way Play Area)
- Community buildings (specifically for improvements to the Sheddingdean Community Centre) and
- Local community infrastructure contribution (towards either Ansty Recreation Ground or the Green Crescent Arts Trail project)

These contributions ensured that the development was acceptable in planning terms and delivered the necessary improvements to, or contributions towards, leisure and cultural facilities. As the need to provide such facilities has already been met through the discharge of these obligations, it would be unreasonable to subsequently seek protection of the land for the provision of these facilities.

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Open space / landscaping

The Local Plan is silent on the specific amount of open space which is required on residential developments, meaning that it falls to more general design policies to ensure that developments demonstrate high quality design including appropriate landscaping.

Local Plan (2018) Policy DP26 states that applicants will be “required to demonstrate that development...protects open spaces, trees and gardens that contribute to the character of the area”. None of the Officer Reports for the implemented or previous consents make specific reference to the application site in terms of its importance, nor do any of the approved plans refer to it as communal land or protected open space.

Other attractive landscaped areas still exist across the wider development and the Blue Cedar tree itself (which it should be noted was due to be removed as part of the approval of DM/15/04667) still offers the same amenity value. As such, the development is not considered to be so harmful that it warrants a refusal.

In terms of the appearance of the works themselves, as referenced in our covering letter for the application, the close board fence matches those which exist elsewhere across the development. These finishes were found to be acceptable and were approved as part of the discharge of planning condition 16 (details of screen walls/fences and/or hedges) of the DM/21/1524 consent (permission DM/22/0261). Because of this, the appearance of the fence is entirely in keeping and compliant with Local Plan (2018) Policy DP26.

SUMMARY

The land is not protected or specifically designated as open space and as such, the loss of the landscaped area for communal use does not result in harm to the character and appearance of the area. The appearance of the fence is also entirely in keeping with boundary treatments elsewhere on the site and the proposal therefore complies with the Development Plan.

I trust that the above confirms our position, but should you require any clarification or additional information, please do not hesitate to contact me.

Yours faithfully

Natalie Rowland MRTPI
Senior Planning Manager
Email: