



Boyer

20 January 2026

Our Ref: 25.1039

Development Management
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Building 1
Meadows Business Park
Blackwater
Camberley
GU17 9AB

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Dear Sir/Madam

Re: Submission under the Town and Country Planning Act 1990 (as amended)

75 Folders Lane, Burgess Hill, RH15 0DY

On behalf of our client, Talbot Developments Ltd, please find enclosed a Full Planning Application, associated plans and supporting documents for residential redevelopment of the above site.

The description of development, as set out on the application is as follows:

"Demolition of existing building and development of 4 dwellings, with associated access, landscaping and infrastructure at 75 Folders Lane, Burgess Hill, West Sussex."

Application Documents and Application Fee

The following application documents are submitted in support of this application:

Document Title	Reference	Consultant
Planning Statement	260120 Planning Statement Folders Lane	Boyer
Application Forms		Boyer
Location Plan	DA2509-P-01 LOCATION PLAN	Datum Architects
Existing Site Survey Plan	DA2509-P-02 EXISTING SITE SURVEY PLAN	Datum Architects
Existing Plans and Elevations	DA2509-P-03 EXISTING PLANS AND ELEVATIONS	Datum Architects
Block Plan	DA2509-P-04 BLOCK PLAN	Datum Architects



Proposed Site Plan	DA2509-P-05 PROPOSED SITE PLAN	Datum Architects
Proposed Plans and Elevations Sheet 1	DA2509-P-06 PROPOSED PLANS AND ELEVATIONS SHEET 1	Datum Architects
Proposed Plans and Elevations Sheet 2	DA2509-P-07 PROPOSED PLANS AND ELEVATIONS SHEET 2	Datum Architects
Design and Access Statement	DA2509_Design_and_Access_Statement_v1	Datum Architects
Transport Report	13884_TR_75 Folders Ln_4	GTA Civils & Transport
SuDS & Foul Drainage Statement	251111 13884 SFDS1_75 Folders Lane Burgess Hill RH15 0DY_b	GTA Civils & Transport
Preliminary Ecological Appraisal	7716_01_PEA_ISSUE_A	CSA
Bat Survey Report	7716_02_Bat Survey Report_A	CSA
Biodiversity Net Gain Assessment: Design Stage	7716_03a_BNG Report_B	CSA
Statutory Biodiversity Metric	Copy of 7716_BNG Metric 20251128 with Iford offset REVISED	CSA
Sustainability Statement	Final Sustainability and Energy Statement	Talbot Developments (Sussex) Ltd
Arboricultural Implications Report	SJA air apps 25387-01 75 Folders Lane Burgess Hill	SJA

The application fee of £2,437 has been paid via the Planning Portal.

Summary

The submitted suite of documents demonstrates that the proposed development will fully accord with national and local planning policy in order to achieve sustainable development.



We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to consider the proposals and support the grant of planning permission.

Should you require any further information, please do not hesitate to contact me on the details below.

