

25th September 2025

PP reference: PP-14346618

Jospeh Swift
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS**Application to partially discharge Condition 3 of application DM/21/3279**

Dear Joesph,

I am writing on behalf of Homes England to partially discharge Condition 3 of DM/21/3279.

Condition 3 states “3. (a) Applications for Reserved Matters for phase 1 shall be submitted broadly in accordance with the Reserved Matters Areas Plan approved as part of application DM/19/5195. For clarity, the entirety of any Phase shall mean including all areas of open space and landscape buffers in addition to developable areas within that phase.

(b) Prior to the submission of the first application for approval of Reserved Matters for Phases 2, 3 and 4, a Reserved Matters Areas Plan covering the entirety of that Phase and demarking the extent of the areas to come forward as individual applications for approval of Reserved Matters (hereafter referred to as Reserved Matters Areas) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the applications for approval of Reserved Matters shall be submitted broadly in accordance with the approved Reserved Matters Areas Plan or subsequent versions of the Reserved Matters Areas Plan approved by the local planning authority. For clarity, the entirety of any Phase shall mean including all areas of open space and landscape buffers in addition to developable areas within that phase.”

The Phase 1 Reserved Matters Areas Plan Rev 05 was approved under application DM/19/5195 in March 2021. Due to changes in the Phasing Plan (under Condition 2 of the outline consent), there is now a requirement to update this plan to reflect the changes. In addition, there is a need to submit a Phase 2 Reserved Matters Areas Plan to satisfy the requirements of the condition.

The amendments to the Phasing Plan (Rev 05) that are reflected in the Reserved Matters Areas Plans include:

- The removal of references to the Skills Hub, as this is no longer being delivered;
- An update to the boundary of the Northern Arc avenue Central Section and amendment of the alignment of the Central Avenue at the junction with Cuckfield Road to reflect the latest layout; and
- An update to show open space areas OS1.11, OS1.12 and OS1.13 as Phase 2, rather than Phase 1.

The following drawings are therefore submitted to partially discharge condition 3:

- **Phase 1 Reserved Matters Areas Plan (NA_SW_RMA) Rev 06 dated 23rd September 2025.**
- **Phase 2 Reserved Matters Areas Plan (NA_SW-RAM) Rev 06 dated 23rd September 2025.**

Fee

The planning application has been submitted via the Planning Portal (Ref: PP-14346618) and the application fee has been calculated as £383. It will be paid at the point of submission by Homes England.



If you have any queries with regard to the contents of this letter or enclosures, then please do not hesitate to contact me. We look forward to hearing from you shortly.

Yours sincerely,



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