

02 February 2026

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

Dear Joseph,

Brookleigh (Northern Arc Allocation) Planning Permission (DM/23/0747) - Deed of Variation 3

We are submitting a new DoV 3, detailed below to amend the S106 agreement under the new planning permission (DM/23/0747) granted in October 2025. The amendments are requested to facilitate the delivery of infrastructure and new homes at Brookleigh by Homes England and its housebuilder partners.

The items to be included in DoV3 are:

1. S106 Definitions – amendments to include:

- a change to the Biodiversity Objective Date;
- updates in relation to the Centre for Outdoor Sports (CfOS);
- updates to definition of 'County Council Contributions', Community Building 1 and 2, and Community Engagement Worker;
- update to the drawing references under all Parameter Plans;
- amendments to the definition of Mobility Corridor 1 and 2;
- update to the definition of OS1.14;
- amendment definition of planning permission to include reference to the S73 permission;
- addition of green circle maintenance contribution definition;
- amended definition of Secondary School site boundary plan, reflecting the agreed site boundary.

2. Schedule 1: Phasing – amendment to the trigger in relation to Eastern Primary School (Sub Phase 1.2).**3. Schedule 2: Open Space** - the addition of a Green Circle Maintenance Contribution.**4. Schedule 2: Open Space Triggers** – updates to the triggers in relation to the Western Parkland, Open Spaces OS1.1a, OS1.1b, OS1.10, OS1.14a and OS1.14b**5. Schedule 4: Sport Leisure Community** – amendments to the triggers in relation to Community Buildings 1 and 2, updates to the payment trigger for the LEAP 3 Contribution and the District Council SuDS Maintenance Contribution and date of Transfer for the CfOS Phase 2 Land to the District Council.**6. Schedule 4: Centre for Outdoor Sports (CfOS)** – confirmation of the CfOS boundary, amendments regarding the purposes for which MSDC may apply the CfOS Maintenance Contribution and, deletion of obligations regarding temporary access to CfOS Phase 1 Land (deletion of paragraphs 1.8 & 1.9 of Schedule 4, which were previously inserted by DoV2. Update to definition of Community Building 1 to remove reference to 'stand alone'.**7. Schedule 5: Community Engagement** – a new obligation has been added in relation to community engagement worker funding.

8. **Schedule 6: Local Centres Employment** – updates to the triggers in relation to the Employment Land Scheme.
9. **Schedule 8: Affordable Housing** – updates to the triggers in relation to the Affordable Extra Care Housing.
10. **Schedule 9: Gypsy and Traveller** – updates to the triggers in relation to the Gypsy and Traveller Phase 1 Site Specification.
11. **Schedule 10: Healthcare** – deletion of the obligation in relation to the Health Facility and Health Contribution.
12. **Schedule 12 Part 1: Education** – updates to the trigger in relation to the detailed Primary School One Design.
13. **Schedule 12 Part 6: Transport** – amendment to the triggers in relation to On Site Highways (estate roads).
14. **Schedule 12 Part 8: Off-site Highways** – Amendments to design and delivery triggers in relation to:
 - Mobility Corridor 1;
 - Leylands Road / Leylands Park Improvement Scheme;
 - Leylands Park Parking Management Scheme;
 - Fairbridge Way Pedestrian Cycle Access;
 - Gatehouse Lane Pedestrian Cycle Access;
 - Mobility Corridor 2, 3 and 4;
 - Jane Murray Way Footway Improvements;
 - A2300 Footway Improvements;
 - Fairbridge Way Improvement Scheme;
 - The obligation in relation to B2036 Footway Improvements will be removed and funds reallocated as discussed with MSDC along with amendments to the trigger in relation to B2036 Traffic calming.
 - Clarification added to the A2300 Traffic Calming obligation;
15. **Schedule 13: MSDC Obligations** – amendments to the wording of the Community Sports Delivery and Maintenance Contributions.
16. **Schedule 15: Public Transport Strategy** – updates to the Public Transport Strategy obligation to include the Phase 1 dial a ride services.
17. **Plans to be included** – The full list of plans to be included in DoV3 are set out in the table below. From the list below, there are revised parameter plans form part of a S73 application (Ref: DM/23/0747), submitted on 27 March 2023.

Parameter Plan Title	Reference	Revision to be included in DoV3
Revised Parameter Plan: Planning Application Boundary	001	Rev 03 (Revision approved under S73 permission (DM/23/0747))
Revised Parameter Plan: Land Use	002	Rev 05 (Revision approved under S73 permission (DM/23/0747))
Revised Parameter Plan: Green Infrastructure	003	Rev 08 (Revision approved under S73 permission (DM/23/0747))
Revised Parameter Plan: Access and Movement	004	Rev 11 (Revision approved under S73 permission (DM/23/0747))
Revised Parameter Plan: Density (Max/Min)	005	Rev 04 (Revision approved under S73 application (DM/23/0747))
Revised Parameter Plan: Building Heights (Max)	006	Rev 06

Parameter Plan Title	Reference	Revision to be included in DoV3
		(Revision approved under S73 application (DM/23/0747))
Revised Parameter Plan: Demolition and Retention	007	Rev 04
Revised Parameter Plan: Phasing	008	Rev 05 (Revision approved under S73 application (DM/23/0747))
Mobility Corridors Phasing Complementing Proposed S106 Deed of Variation 3	60610807-ACM-00-XX-SK-CE-0006	P01
LAND TRANSFER PLAN: TRANSFER TO WSCC PLAN	02	Rev 01
Brookleigh_Open_Space_Transfer_Plan_Revised	Dated August 2025	N/A
Centre for Outdoor Sport Land Transfer Plan.	60578790_CFOS_Land	Rev 04

The plans labelled “LAND TRANSFER PLAN: TRANSFER TO WSCC PLAN” and “Centre for Outdoor Sport Land Transfer Plan” have been included to show the agreed land transfer boundaries. The plan labelled “Brookleigh_Open_Space_Transfer_Plan_Revised (June 2025)” has subsequently been updated and included in DoV3 for completeness. The “Mobility Corridors Phasing Complementing Proposed S106 Deed of Variation 3” has been created to align with the revised definitions in the Deed of Variation.

If you have any queries in relation to this application, please do not hesitate to contact me.

Kind regards,

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