

30 June 2025

Mr Joseph Swift,  
Principal Planning Officer  
Development Control  
Mid Sussex District Council  
Oaklands Road,  
Haywards Heath,  
RH16 1SS.

Dear Joseph

**Phase 1c, Burgess Hill Northern Arc, Land North And North West Of Burgess Hill**

**Planning Portal Ref. No – PP - 13968847**

On behalf of Hill Group Ltd and Homes England ('the Joint Applicant') please find enclosed an application for reserved matters approval for the redevelopment of Phase 1c of the Brookleigh development.

This application relates to Phase 1c of the committed development that is being brought forward by Homes England and the Hill Group. Phase 1C is situated on the eastern site of the wider strategic site, to the north east of the A273. This phase includes the sub-phases P1.7 and P1.8, OS 1.2 and EP (Eastern Park) totalling circa. 18 ha. The existing built form of Burgess Hill is to the south with the town centre circa 1km away. The site currently comprises mainly arable and grassland with areas of woodland in parcel OS 1.2

This application for reserved matters approval seeks permission for the following development:

*"Reserved matters application pursuant to Condition 2 attached to outline application ref. DM18/5144 as amended by (DM/21/3279)(dated 09/12/2022) to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising:*

- a) *Eastern Neighbourhood Centre: 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure.*
- b) *Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.*

**Supporting Information**

This Planning Statement sets out the Proposal in detail and examines them against relevant national and local policies, guidance and other material considerations. This statement should be read in conjunction with the drawings submitted as part of the application, in addition to the following accompanying documents:

- Application Forms, Certificates and Notices, prepared by Savills;
- Full Suite of Architectural Plans and Drawings, prepared by JTP Architecture;
- Landscape Strategy plan, prepared by FCPR;
- Design Principles Statement, prepared by JTP Architecture;
- Transport Statement, prepared by GTA;
- Ecological Update Note, prepared by Middlemarch;
- Biodiversity Net Gain Report, prepared by Middlemarch;
- Drainage Statement, prepared by Walkers;
- Energy and Sustainability Statement, prepared by Abbey Consultants;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

- Arboricultural Impact Assessment, prepared by SJA;
- Environmental Noise Impact Assessment, prepared by Iansharland;
- Site Levels (Existing / Proposed), prepared by Walkers;
- Heritage Statement, prepared by Savills; and
- Statement of Conformity with EIA, prepared by Savills EIA.

In addition, a number of documents are submitted with this RMA, which cover certain planning conditions on the OPP that apply to each reserved matters area, and which, in agreement with MSDC it was considered would support the determination of the reserved matters application itself. These documents are listed below together with the specific conditions that the reports refer to within the OPP:

- Noise Assessment (Condition 9)
- Sustainability Statement (C16)
- Drainage Technical Note (C22/24/26/27/29)
- Drainage Strategy (C22/24/26/27/29)

It has been agreed with MSDC that these reports will also be submitted under separate condition clearance applications to ensure their formal discharge under the requirements of the OPP.

### **Summary**

The application has been submitted via the Planning Portal ref. no PP-**1396847**, the requisite application fee of **██████████** has been paid via the planning portal

I trust that the above provides you with sufficient information, however, please don't hesitate to get in contact if you have any queries or would like to discuss in more detail.

Yours sincerely,

**██████████**  
**Charlie Collins**  
**Head of Guildford Office and South East Planning**

