

Rachel Richardson  
Senior Planning Officer  
Development Management  
Mid-Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

**Date** 15 December 2025  
**Your ref**  
**Our ref** 1902/406223.2

**Planning Portal Reference: PP-14170546**

Dear Ms Richardson,

**Town and Country Planning Act 1990 (as amended)**  
**Outline planning application with all matters reserved except for access for erection of up to 8 self-build / custom build dwellings, drainage and ancillary works**  
**Site at land to the south of Burleigh Lane, Crawley Down, West Sussex, RH10 4LF**

On behalf of our client, BKJS Developments Ltd, we are pleased to submit this application for outline planning permission with all matters reserved except for access for the erection of eight self-build / custom build dwellings in relation to land to the south of Burleigh Lane, Crawley Down.

The submission follows the receipt of pre-application advice from Mid-Sussex District Council (MSDC) in June 2025 (ref: DM/25/1003). The proposed development is for the following description of development:

*“Outline application for planning permission with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build / custom build dwellings, drainage and ancillary works”.*

In addition to this covering letter, the application, which has been submitted via The Planning Portal (ref: PP-14170546), comprises the following documentation:

- Completed application form and certificate of ownership
- Topographical Survey Drawings prepared by Maltby Surveys: Drawing numbers 25-158-100 Overview and sheets 25-158-100A to E inclusive.

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- The following suite of drawings prepared by ABIR Architects:
  - Existing Site Plan (1:500 @ A1) – drawing no 0715.EXG.100
  - Proposed Block Plan (Scale 1:500 @ A1) – drawing no: 0715.PL.001
  - Existing and Proposed Location Plan & Site Section A-A (Scale 1:500 and 1:1,250 @ A1) – drawing no: 0715.PL.002
  - Proposed Site Plan (Scale 1:250 @ A1) - drawing no: 0715.PL.003
  - Unit Type A & B Typical (A1, B2 & 3, A4-8) Floor Plans and Elevations (Scale 1:100 @ A1) – drawing no 0715.PL.004 Rev A
- Landscape Proposal prepared by Nicholas Dexter Landscape Design
- The following suite of landscape drawings prepared by Nicholas Dexter Landscape Design:
  - Landscape scheme (scale 1:300 @ A1 / 1:600 @ A3) – drawing no: 0373-NDLD-L-1001
  - Trees – drawing no: 0373-NDLD-L-3005
  - Hedges – drawing no: 0373-NDLD-L-3006
  - Planting / Meadow – drawing no: 0373-NDLD-L-3010
  - Materials – drawing no: 0373-NDLD-L-4010
  - Biodiversity – drawing no: 0373-NDLD-L-8010
- Design and Access Statement (in two parts) including plot passports prepared by ABIR Architects
- Planning Statement prepared by DMH Stallard LLP including affordable housing statement and heads of terms for a Section 106 Agreement
- Planning Obligation Instruction Form completed by DMH Stallard LLP
- Self-build and Custom Build Statement completed by DMH Stallard LLP
- Landscape and Visual Impact Appraisal plus Appendices prepared by Landscape Visual Ltd
- Preliminary Ecological Appraisal report prepared by The Ecology Partnership
- Bat Activity Survey 2025 report prepared by The Ecology Partnership
- Dormice Survey Report 2025 prepared by The Ecology Partnership
- Reptiles Presence/Likely Absence Survey 2025 report prepared by The Ecology Partnership
- Biodiversity Net Gain Feasibility Assessment prepared by The Ecology Partnership
- Biodiversity Net Gain metric completed by The Ecology Partnership – please note that a pdf of the front page of the Metric has been uploaded to the Planning Portal. The full BNG Metric Excel document is being emailed to the local planning authority separately.
- Tree Planning Report and Arboricultural Method Statement prepared by David Archer Associates
- Flood Risk Assessment and Preliminary Drainage Strategy prepared by the Civil Engineering Practice
- Transport Statement prepared by Reeves Transport Planning
- Sustainability and Energy Statement prepared by XDA Consulting

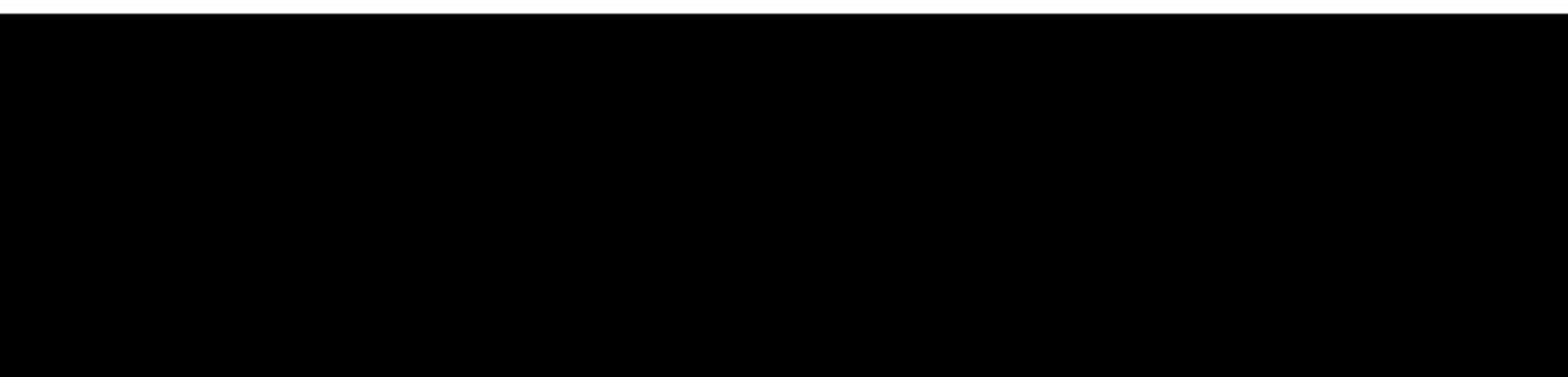
The application fee has been paid by bank transfer.



As required by the Council's validation check list, a completed Self-build and Custom Build Statement is submitted as part of the application pack. The Council is asked to note that as the form only offers the option to confirm that the residential units proposed are either self-build or custom build we have indicated all eight proposed units are self-build. However, the applicant wishes to retain flexibility in implementation of any outline planning permission hence the application seeks outline planning permission for both self-build and custom build residential units.

We trust that we have provided all relevant information sufficient to enable the application to be validated and registered and look forward to discussing the scheme with officers.

Yours sincerely



Nigel Abbott  
Director of Planning  
For and on behalf of DMH Stallard LLP

Enc

Cc B Eppert Esq – BKJS Developments Ltd  
M Richardson Esq – ABIR Architects