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17th August 2026

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

Our reference: A2573

Dear Sir

**APPLICATION FOR RESERVED MATTERS RELATING TO LAND AT BOLNEY GRANGE
INDUSTRIAL PARK, JOBS LANE, HICKSTEAD, WEST SUSSEX
PLANNING APPLICATION REFERENCE DM/23/3208**

On behalf of the applicant London Town Property Holdings Ltd, we attach the following documentation in connection with an application for the above.

Condition 1 (Reserved Matters)

Architectural Plans have been produced by MJB Architecture and provide details of appearance and scale. In addition, plans have been produced by Huskisson Brown and provide details of landscaping.

This application seeks approval of the reserved matters of appearance, landscaping and scale pursuant to application reference DM/23/3208. Matters relating to access and layout have already been approved at the outline stage and do not form part of the current submission.

The outline permission provides for the erection of 10x commercial units for flexible use within classes E(g), B2 and B8. The approved outline layout established the overall disposition of the development including the location and broad footprint of the proposed buildings. The total floorspace contained on the outline layout amounted to 20,474 sqm. The detailed proposals submitted pursuant to this application follow the approved layout and the established building footprints, thereby maintaining the overall disposition and development structure approved at outline stage. The reserved matter proposals

therefore seek to establish the detailed architectural form and scale of the buildings within the parameters of the approved scheme, rather than alter the principle or layout of the development.

In terms of scale, the proposed buildings reflect the scale and proportions established by the outline layout and are appropriate to their intended commercial uses. The buildings have two levels with a pitched roof form, with the larger units occupying the eastern part of the site and the smaller units forming the western courtyard arrangement. The proposed building heights, massing and footprint are considered appropriate to the character of the development and are compatible with the scale of the commercial uses proposed.

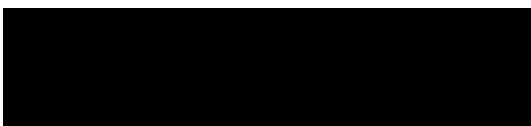
The proposed appearance adopts a contemporary commercial / industrial architectural approach appropriate to the approved class E(g), B2 and B8 uses. The elevations incorporate a combination of walled cladding, glazed openings, personnel doors and larger roller shutter doors with a carefully considered palette of materials and colours which are specified within the submitted schedule of external materials. The design is coherent across the units.

The landscaping proposals are shown on the submitted detailed landscaping drawings and detail the proposed planting species as well as the hard and soft landscaping treatments proposed throughout the site. The landscaping has been designed to provide an appropriate setting for the buildings, soften views of the development and integrate the commercial units into the wider site and surrounding landscape. Particular attention has been given to planting along the site boundaries and around the buildings and parking areas, together with the retention and enhancement of existing landscaping and habitat where appropriate.

Overall, the reserved matters proposals provide a detailed and high-quality design solution which accords with the approved outline layout and parameters, whilst establishing the detailed appearance, scale and landscaping of the development. The submitted drawings provide the necessary detail to enable the reserved matters to be appropriately considered.

I trust the above will be sufficient to enable the grant of approval for the reserved matters and I look forward to receiving confirmation of the registration of this application

Yours faithfully



Shannon Fenlon

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