

Jones Homes (Southern) Ltd
Mr Jack Karagoz
DHA Planning Ltd
Unit 419 The Print Rooms
164-180 Union Street
London
SE1 0LH

**TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015**

REFERENCE: DM/25/2597

**DESCRIPTION: NON MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/23/0532 - THE AMENDMENTS RELATE TO THE LOCATION
OF THE APARTMENT BLOCKS REFUSE AND CYCLE STORE
DUE TO THE APPROVED PLANS NOT BEING COMPLIANT WITH
BUILDING REGULATIONS REGARDING TRAVEL DISTANCES.**

**LOCATION: LAND REAR OF 96 FOLDERS LANE, BURGESS HILL, WEST
SUSSEX, RH15 0DX**

DECISION DATE: 7 NOV 2025

**CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK**

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **REFUSE to approve** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 13 October 2025 for the following reason(s):

1. This application seeks consent as non-material amendments to application DM/23/0532 which gave permission for the development of 40 dwellings (including 12 affordable homes) with access from Phase 1. Provision of car parking, access roads and landscaping.

The plans show that the proposed changes are:

- o The relocation of the refuse and bicycle store serving the apartments in the north of the site.
- o To facilitate the new location of the refuse and bicycle store significant changes to the parking layout and landscaping serving the apartments are shown.

- o The changes would also require the relocation of the pumping station.

The applicant has stated that the relocation of the refuse and bicycle store is needed to comply with Building Regulations that sets out that householders should not have to carry refuse more than 30m to their waste storage area. The approved location is more than the required carry distance.

It is considered that the amendments proposed cumulatively would be visually noticeable from the approved plans and hence would be a material amendment to the approved scheme and permission will therefore be required for these amendments.

For the above reason it is considered that this proposal cannot be treated as non-material amendments to the original planning application.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply. If you wish to substitute these latest plans in place of the original consent, then a new planning application will be required.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Street Scene	22130/C109J		13.10.2025
Proposed Site Plan	22130/C101L		13.10.2025
Proposed Site Plan	22130/P101	K	13.10.2025
Planning Layout	22130/P102	H	13.10.2025
Planning Layout	22130/P103	G	13.10.2025
Planning Layout	22130/P104	J	13.10.2025
Planning Layout	22130/P105	J	13.10.2025
Planning Layout	22130/P106	G	13.10.2025
Parking Layout	22130/P107	G	13.10.2025
Planning Layout	22130/P108	G	13.10.2025
Planning Layout	22130/P109	K	13.10.2025
Proposed Floor and Elevations Plan	22130/P130	A	13.10.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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