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11th March 2025

Dear Sir/Madam

Section 73 Application seeking the variation of Condition 33

Planning Permission ref. DM/18/4979 - Land North of Clayton Mills Ockley Lane Hassocks West Sussex

On behalf of my client, Taylor Wimpey South Thames ("the Applicant"), please find enclosed a Section 73 (S73) application to amend Condition 33 of permission DM/18/4979 at Land North of Clayton Mills, Ockley Lane, Hassocks, West Sussex.

Submission

The following documentation is submitted with the S73 application:

- Completed Planning Application Form
- Certificates and Agricultural Land Declaration
- Site Location Plan

The application was submitted through the Planning Portal (ref: PP-13802680) and the prescribed fee of £363 (£293 + £70 service charge) has been paid.

Original Planning Permission

The planning permission reference DM/18/4979 was granted on 16/03/2020. The description of development is as follows:

"Outline planning application with all matters reserved except for access for up to 500 residential dwellings and land for a two-form entry primary school and community building, land for a bridleway link between Hassocks and Burgess Hill, associated infrastructure including informal open space, hard and soft landscaping, sustainable drainage features and a new site access onto Ockley Lane, and provision of improved pedestrian access across the railway line."

The above planning permission requires the works to provide a new bridleway link (subject to planning permission reference DM/18/4980) to be completed prior to the occupation of the 250th dwelling, as set out in Condition 33 of permission DM/18/4979.

Condition 33 of the planning permission reads as follows:

“No more than 250 dwellings shall be occupied until the bridleway link between the development and Burgess Hill, including the section consented under planning permission DM/18/4980, has been fully implemented and available for use.

Reason: In order to provide a safe pedestrian and cycle route in accordance with Policies DP11 and DP21 of the Mid Sussex District Plan.”

The bridleway link will form part of a new continuous off-road route for pedestrians, cyclists and horse riders between the village of Hassocks and Burgess Hill, in Mid Sussex. The bridleway is to be constructed as part of a strategic residential development at land north of Clayton Mills, subject to planning permission ref. DM/18/4979.

However, the bridleway link was secured via a separate planning permission (ref. DM/18/4980) and tied to planning permission DM/18/4979 through the provisions of condition 33 (as well as the Section 106 agreement – a separate Deed of Variation is proposed to reflect the amendments proposed via this S73 application). This section of the bridleway is located on land owned by Burgess Hill Town Council, who supported the original application for its development.

Planning permission reference DM/18/4980 was granted on 16/03/2020 and has not been implemented. The permission has therefore lapsed. This is due to an agreement with Burgess Town Council not being secured within the required time, albeit both parties are committed to delivering the bridleway link.

Proposed Amendment

This S73 application seeks to amend the wording of Condition 33 of permission DM/18/4979, adjusting the trigger of the occupation of 250th dwelling. It is proposed that the condition is amended to enable the enable the delivery of 450 homes.

The proposed amendment is shown in bold and underlined (new text).

*““No more than **450** dwellings shall be occupied until the bridleway link between the development and Burgess Hill, including the section consented under planning permission DM/18/4980, has been fully implemented and available for use.*

Planning Considerations

This application seeks to adjust the trigger on condition 33 of planning permission DM/18/4979, which would enable Taylor Wimpey to continue to develop the approved residential development without delay whilst a new planning permission is secured for the bridleway link, ensuring the continued uninterrupted delivery of market and affordable homes on an allocated site to meet an identified need within Mid Sussex.

A pre-occupation trigger of the 450th dwelling is reasonable and would ensure that the bridleway link is delivered once the planning permission for this is re-instated.

I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

London

Birmingham

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Manchester

Reading

Yours sincerely

