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L213/3.1.1/MSDC-10

06 February 2025

Issued via Planning Portal – reference PP-13748921

Planning Service,
Mid Sussex District Council,
Oaklands Road,
Haywards Heath,
West Sussex,
RH16 1SS

Dear Sir/Madam,

Land to the South of King's Way, Burgess Hill, West Sussex, RH15 0XP
FULL PLANNING REFERENCE – DM/21/3385
MINOR MATERIAL AMENDMENT (S73) APPLICATION

On behalf of our client, Boutique Care Homes (the Applicant), I enclose the following relating to the above planning permission for the erection of a 68-bedroom residential care facility, with associated access works, car parking, servicing, private amenity space, landscaping, and boundary treatment:

Drawings - Hay Associates

L213/:

L01		Location Plan
PA01	Rev E	Proposed Site Plan

Drawings – TMA Consultants

201224-TMA-XX-DR-L-/:

4000	Rev P05	Hard Landscape Plan
4001	Rev P05	Hard Landscape Plan
4200	Rev P08	Soft Landscape Plan
4201	Rev P08	Soft Landscape Plan
4300	Rev P08	Soft Landscape Details
4700	Rev P06	Landscape Ecological Management Plan

Background

Full planning permission, planning reference DM/21/3385, was granted on 5 September 2022 for the *proposed erection of a 68-bedroom residential care facility, with associated access works, car parking, servicing, private amenity space, landscaping, and boundary treatment.*

A non-material amendment application was submitted, planning reference DM/23/0438, and was refused on 17 May 2023.

A subsequent non-material amendment application was submitted, planning reference DM/23/1548, and was approved on 29 August 2023, for the *variation of conditions 1, 4 and 6 of planning application DM/21/3385 – the application seeks minor amendments to the consented scheme, and as such requires the plans set out within condition 1, to be substituted (amended description 24/08/2023).*

Approved Plans listed under Condition 1 of planning reference DM/23/1548 which are to remain unchanged during this application are:

A-01-100	Rev A	Location Plan
A-01-101	Rev P1	Existing Block Plan

A-04-101	Rev P1	Existing Sections
PA02	Rev C	Proposed Floor Plans
PA03	Rev C	Proposed Floor Plans
PA04	Rev C	Proposed Floor Plans
PA05	Rev C	Proposed Floor Plans
PA06	Rev C	Proposed Roof Plan
PA07	Rev D	Proposed Elevations
PA08	Rev D	Proposed Elevations
PA09	Rev D	Proposed Elevations
PA10	Rev C	Other
PA11	Rev C	Other
PA12	Rev C	Other
PA13	Rev C	Other
PA14	Rev C	Other
PA15	Rev C	Other
PA16	Rev C	Other
PA17	Rev A	Illustration

Proposed Amendments

The proposed amendments relate to external amendments to the car park layout. The proposed changes to the drawings are listed below for your convenience:

- 3 no. additional car parking spaces replacing landscaped area (P23 – P25)
- Car park layout updated around disabled car parking bays (P01 – P07) to add 1 no. extra car parking space
- Overall car parking spaces increased from 21 to 25

Approved Plans listed under Condition 1 of planning reference DM/23/1548 which are proposed to be amended during this application are:

PA01 Rev B Proposed Site Plan

After consulting established guidelines on what may (or may not) constitute an amendment to the approved scheme, we do not believe that the proposed changes impact upon any of the following criteria:

- The proposed change is not material or significant in terms of its scale (magnitude, degree, etc.) in relation to the original approval.
- The proposed change does not modify any use of the development originally approved.
- The proposed change does not modify the description of the originally approved planning application.
- The proposed change would not result in a materially detrimental impact either visually or in terms of amenity.
- No third-party interests would be disadvantaged in any way.
- The proposed amendments would not be contrary to any relevant development plan policy.
- There would be no adverse impact on existing trees.

I trust that the above measures provide you with sufficient information to reach that decision. The requisite planning application fee of £363 (including service charge) will be paid separately. Should you have any queries in respect of the above and enclosed please do not hesitate to contact me.

Yours faithfully,

