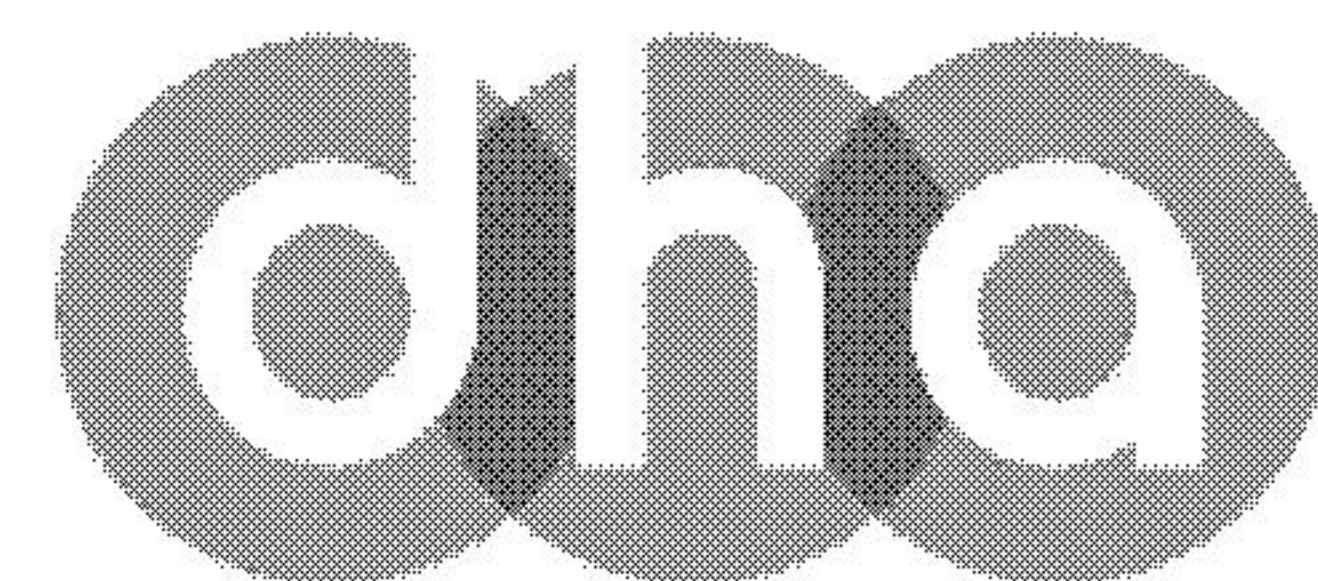




Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our Ref: MWB/IM/35196
Planning Portal Ref: PP-13817082

8th July 2025

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 12 & 16 ATTACHED TO OUTLINE PLANNING PERMISSION DM/18/0509 (PHASE 3), LAND TO THE WEST OF FREEKS LANE, BURGESS HILL, WEST SUSSEX

On behalf of our client, Countryside Properties Ltd, please find enclosed an application for the approval of details reserved by conditions attached to outline planning permission reference DM/18/0509, relating to Phase 3 of the Freeks Farm development.

The application is submitted under Planning Portal reference **PP-13817082** and is accompanied by an online payment of £383.00

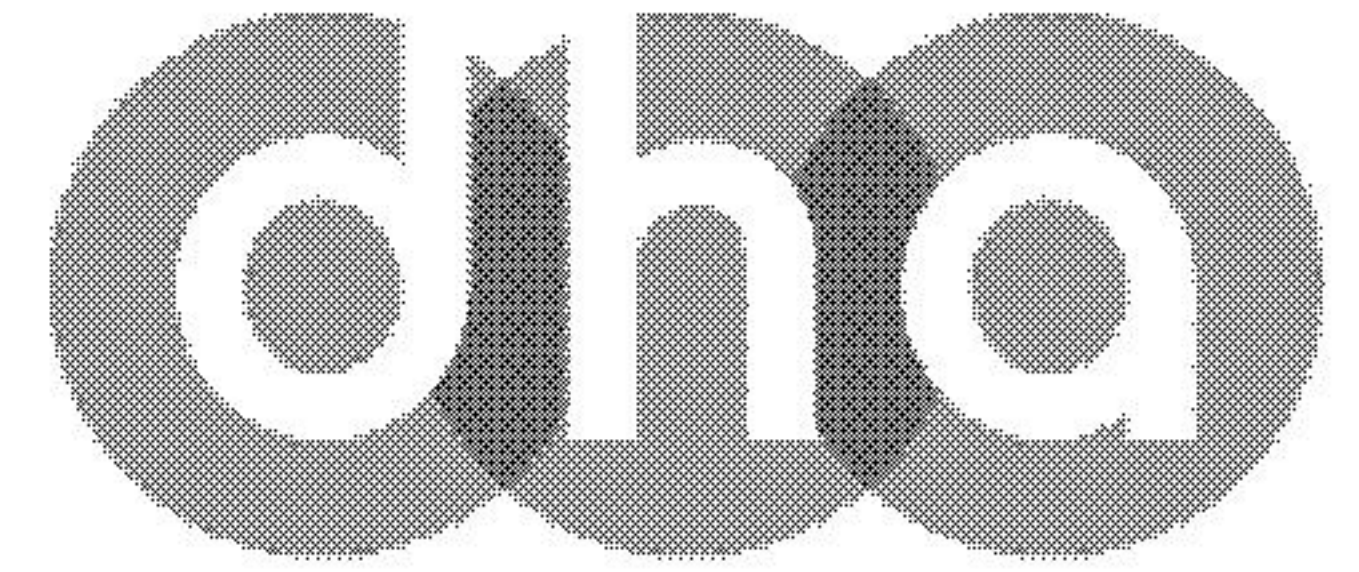
Mid Sussex District Council granted outline planning permission on 24th July 2019 for the development of land west of Freeks Lane for the following development:

"Residential development comprising up to 460 dwellings, public open space, recreation areas, play areas, associated infrastructure including roads, surface water attenuation and associated demolition (outline application with all matters reserved except for principal means of access from Maple drive."

The application seeks approval of details enabling the discharge of conditions 12 & 16 in respect of Phase 3. These conditions are worded as follows:

Condition 12 – Acoustic Protection

"Prior to the occupation of any of the dwellings hereby permitted, details of a scheme of acoustic protection for those dwellings shall be submitted, and approved in writing by the Local Planning Authority. The scheme shall be in accordance with recommendations listed in Section 6.1 of the submitted WYG Noise Assessment dated Jan 2018 and shall include details of acoustic protection sufficient to ensure the maximum internal noise levels in bedrooms and living rooms in residential properties, post construction, will comply with those stated in Table 4 of BS8233:2014. Where internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation or other ventilation capable of providing adequate ventilation for the thermal comfort of the occupants. The scheme shall include details of acoustic protection sufficient to ensure external amenity area & garden noise levels of not more than 55dB LAeq T (where T is 07:00 – 23:00) unless otherwise agreed in writing. All works which form part of the approved scheme shall be completed before any part of the relevant phase of development is occupied and shall thereafter be maintained in accordance with the approved details."



Condition 16 – Digital Infrastructure

"No residential dwelling shall be first occupied until details of the digital infrastructure for the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details."

Accordingly, the application is accompanied by the following documentation:

- This Covering Letter;
- Application Form;
- Application Fee;
- And the following documentation submitted in relation to each condition:

Condition 12:

- Burgess Hill Northern Arc East, Phases 1-3, Noise Assessment
- 7117 Burges Hill_AES Part O_DSM_London GTW DSY1 2020 High20_Rev 00
- 7117 Burges Hill Phase 3_Overheating Results Summary_Rev 00
- Freeks Farm_AES Part O_DSM_London GTW_Rev 00

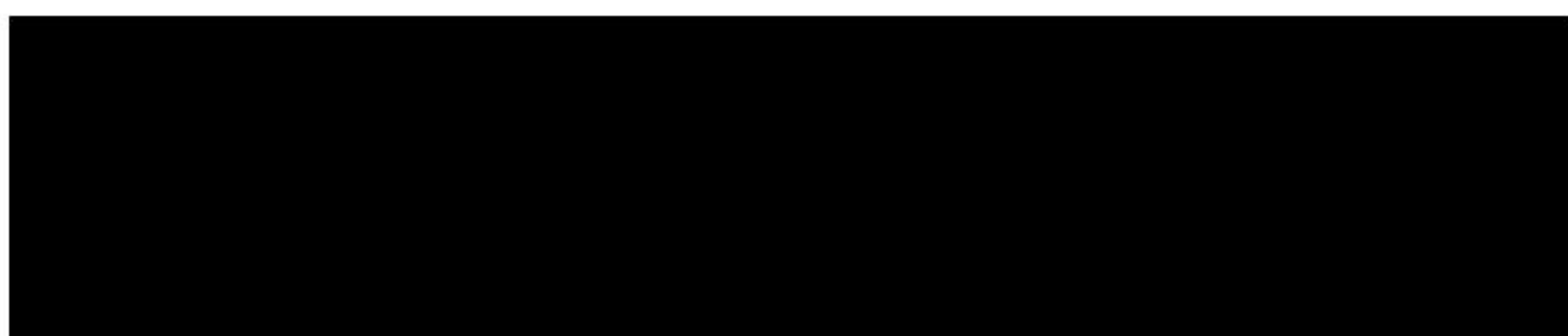
Condition 16:

- BTL_731 Proposal - OPENREACH CONNECTORISED FIBRE NETWORK

Conclusion

This application has been submitted to secure discharge of conditions 12 & 16 in relation to Phase 3 of the development, pursuant to outline planning permission DM/18/0509 granted in July 2019. I trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If however, you require additional information please do not hesitate to contact me.

Yours sincerely,



Lauren Sinden

Planner

Lauren.sinden@dhaplanning.co.uk