



FAO: Susan Dubberley
Mid Sussex District Council
Oaklands
Oaklands Road
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West Sussex
RH16 1SS

Submitted via Planning Portal

Our ref: JK/35239
Planning Portal ref: PP-14321975

10 September 2025

Dear Susan Dubberley,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR DISCHARGE OF CONDITION 3 (MATERIALS), 4 (ELEVATIONS AND SECTIONS), 5 (WHEELCHAIR ACCESS), 9 (AIR QUALITY), AND 15 (CYCLE PARKING) OF PLANNING PERMISSION DM/23/0532 AT LAND REAR OF 96 FOLDERS LANE, BURGESS HILL, WEST SUSSEX, RH15 ODX.

Please find enclosed an application to discharge conditions 3, 4, 5, 9 and 15 attached to the above planning permission, submitted on behalf of our client Jones Homes (Southern) Ltd. The application comprises the following documents:

- Application form;
- Materials Schedule (1255 – Rev E);
- Suite of Dwelling Elevations and Sections;
 - 1255_001_SITE T1 - Proposed Site Layout
 - 1255_APP-1255_100_APP_STU T1 - The Apartment Block (Plots 1-6)
 - 1255_APP-1255_101_APP_STU T1 - The Apartment Block (Plots 1-6)
 - 1255_150_AFF_STU T1 - The Affordables (Plots 26-27)
 - 1255_170_AFF_STU T1 - The Affordables (Plots 38-40)
 - 1255_171_AFF_STU T1 - The Affordables (Plots 38-40)
 - 1255_200_BAYS_STU T1 - The Bayswater (Plots 9 & 22)
 - 1255_201_BAYS_STU T1 - The Bayswater (Plots 12 & 13)

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- 1255_202_BAYS_STU T1 - The Bayswater (Plot 35)
- 1255_207_BAYS_STU T1 - The Bayswater (Plots 9 & 22)
- 1255_220_BENT_STU T1 - The Bentley (Plot 14)
- 1255_240_HAND_STU T1 - The Handsforth (Plots 16-17)
- 1255_260_HOLL_STU T1 - The Hollin (Plot 28)
- 1255_261_HOLL_STU T1 - The Hollin (Plot 29)
- 1255_262_HOLL_STU T1 - The Hollin (Plot 34)
- 1255_280_KESW_STU T1 - The Keswick (Plots 7-8, 10-11, 20-21, 23-24, 30-31, 32-33 & 36-37)
- 1255_300_LINC_STU T1 - The Lincoln (Plots 18, 19 & 25)
- 22130 – P180 - Typical House Section
- 22130 – P181 - Typical House Section
- 22130 – P182 - Typical House Section
- Accessible Dwelling:
 - 1255_APP-22150-P150a - M4(3) 2b Accessible Dwelling
 - 1255_APP -22130-151 - M4(3) 2b Accessible Dwelling Parking Space
- Cycle Parking (1255_1050_CYC T1 - Communal Cycle Store).
- Cycle Parking manufacturer specification details.
- Air Quality Damage Costs Assessment and Emissions Mitigation Report.

Condition 3: MATERIAL PALETTE

Condition 3 states:

No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority samples and details of materials and finishes to be used for external walls, windows, doors and roofs of the proposed building. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of the District Plan 2014 - 2031.

Accordingly, a Material Schedule (1255 Materials Schedule – Rev E) has been produced by Jones Homes and is submitted in support of discharging the condition.

Condition 4: ELEVATIONS AND SECTIONS

Condition 4 states:

No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority sections and elevations that show the following in context: 1:20 sections and front elevations of typical house and the typical features (shown in context) of the other building types including entrance canopies/doors, railing, roof/eaves details, windows, doors, balconies, rainwater downpipes.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of the District Plan 2014 – 2031

Accordingly, the following section and front elevation drawings have been produced by OSP Architects and are submitted in support of discharging the condition.

DRAWING REFERENCE	DETAILS
1255_001_SITE T1	Proposed Site Layout
1255_150_AFF_STU T1	The Affordables (Plots 26-27) Front, Rear and Side Elevations
1255_170_AFF_STU T1	The Affordables (Plots 38-40) Front and Side Elevations
1255_171_AFF_STU T1	The Affordables (Plots 38-40) Rear and Side Elevations
1255_200_BAYS_STU T1	The Bayswater (Plots 9 and 22) Front, Rear and Side Elevations
1255_201_BAYS_STU T1	The Bayswater (Plots 12 and 13) Front, Rear and Side Elevations
1255_202_BAYS_STU T1	The Bayswater (Plot 35) Front, Rear and Side Elevations
1255_207_BAYS_STU T1	The Bayswater (Plot 9 and 22) Foundation and Roof Plan Front, Rear and Side Elevations
1255_220_BENT_STU T1	The Bentley (Plot 14) Front, Rear and Side Elevations
1255_240_HAND_STU T1	The Handsforth (Plot 16-17) Front, Rear and Side Elevations

1255_260_HOLL_STU T1	The Hollin (Plot 28) Front, Rear and Side Elevations
1255_261_HOLL_STU T1	The Hollin (Plot 29) Front, Rear and Side Elevations
1255_262_HOLL_STU T1	The Hollin (Plot 34) Front, Rear and Side Elevations
1255_280_KESW_STU T1	The Keswick (Plots 7-8, 10-11, 20-21, 23-24, 30-31, 32-33 and 36-37) Front, Rear and Side Elevations
1255_300_LINC_STU T1	The Lincoln (Plots 18, 19 and 25) Front, Rear and Side Elevations
1255_APP-1255_100_APP_STU T1	The Apartment Block (Plots 1-6) Front and Side Elevations
1255_APP-1255_101_APP_STU T1	The Apartment Block (Plots 1-6) Rear and Side Elevations
22130 – P180	Handsforth (Plot 16) Section
22130 – P181	Keswick (Plot 10) Section
22130 – P182	Lincoln (Plot 15) Section

Condition 5: WHEELCHAIR ACCESS

Condition 5 states:

One x 1B/2P flat shall be provided as a wheelchair accessible dwelling which meets the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended. No works shall commence on site until the Local Planning Authority has approved a plan showing a minimum clear access zone of 1200mm to both sides of the wheelchair accessible car parking space and has approved final details for the wheelchair accessible dwelling demonstrating that all necessary requirements will be met. The unit shall only be constructed in accordance with the approved details.

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan

Accordingly, drawings detailing accessibility (1255_APP-22150-P150a and 22130-151) have been produced by OSP Architects and are submitted in support of discharging the condition.



Condition 9: AIR QUALITY

Condition 9 states:

Prior to the commencement of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. The scheme be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation guidance for Sussex which is current at the time of the reserved matters application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details. protect the archaeological value of the site and to accord with policy DP34 of the Mid Sussex District Plan 2014-2031.

Reason: To protect air quality and to accord with policy SA38 of the Site Allocations Development Plan Document 2022.

Accordingly, an Air Quality Damage Costs Assessment and Emissions Mitigation Report has been produced by Quantum Air and is submitted with this application to discharge condition 9.

Condition 15: CYCLE PARKING

Condition 15 states:

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan.

Accordingly, communal cycle store details (1255_1050_CYC T2) have been produced by OSP Architects and is submitted in support of discharging the condition. The drawing also



includes details of the cycle storage provided for the houses (as well as the communal store for the apartments).

Manufacture specifications, courtesy of the Bike Storage Company, have also been submitted.

Closing

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 let me know.

Yours sincerely,

