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Our Ref: WBLR3-OPP-Conditions-01
Your Ref:
Date: 05/03/2026

Mr Joseph Swift
Senior Planning Officer
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

Dear Mr Swift

DM/25/0109 – Reserved Matters Application – Phase 3 of the Western Bridge & Link Road (WBLR)

Application to Discharge Pre-Commencement Condition Numbers 8, 10, 11, 12, 14, 15, 16, 19, 20, 22, 24, 27, 28 and 40 from Outline Planning Permission DM/18/5114 as amended by S73 application ref DM/21/3279

On behalf of Homes England (the Applicant), we are pleased to enclose material required to discharge the following conditions.

Please note: the supporting documents provided with this application cover the entire WBLR phase 3 scheme. However, a small section of proposed shared use footway on the A273 Jane Murray Way near Gatehouse Lane (typically shown on sheet 1 of the 4 sheet drawing sets) is outside of the Outline Planning Permission red line and is covered by a Full Planning Permission with associated conditions which are being discharged by separate application.

Condition 8: Prior to the commencement of development within each reserved matters area, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in respect of development within that reserved matters area. The CEMP shall include amongst other matters details of:

- The appropriate Mitigation Measures stated as being contained within the CEMP in Table 16-1 'Summary of Mitigation Measures from within the Technical ES Chapters', Chapter 16 Mitigation Register, of the Environmental Statement Volume 1 (December 2018).
- setting out avoidance and mitigation measures in respect of wildlife and habitats;
- a timetable for the commencement, construction, occupation and completion of the development;
- the anticipated number, frequency and types of vehicles used during construction
- the method of access and routing of vehicles during construction and directional signage for the purposes of such
- the siting and layout of site compounds and welfare facilities for construction workers
- the provision of parking of vehicles by site operatives and visitors
- the provision for the loading and unloading of plant, materials and removal of waste
- the provision for the storage of plant and materials used in construction of the development
- the design, erection and maintenance of security hoardings and other measures related to site health and safety
- hours of construction working;
- details of construction lighting;
- measures to monitor and control noise and vibration affecting nearby residents;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway, including the provision of temporary Traffic Regulation Orders;

- dust control measures;
- pollution incident control and site contact details in case of complaints;
- a scheme for community liaison and public engagement during construction, including the provision of information to occupiers moving onto the site before the development is complete
- contact details of site operations manager, contracts manager, and any other relevant personnel.

The CEMP shall be in accordance with the Ecological Impact Assessment Section 73 Application - Incursions to Ancient Woodland (AECOM Limited, April 2022)

The construction works within that reserved matters area shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Method of Discharge: Please find enclosed the current CEMP document, ref: WBLR_JCE_EXX_00_RP_Z_0001 S3_P06 CEMP.

Condition 10: No works pursuant to this permission shall commence within each reserved matters area unless and until there has been submitted to and approved in writing by the Local Planning Authority before development commences or within such extended period as may be agreed with the Local Planning Authority:

- a) A site investigation report documenting the ground conditions of the reserved matters area subject to the reserved matters application and incorporating chemical and gas analysis identified as appropriate by the desk study created in accordance with BS10175:2011+A1:2013 and BS 8576:2013 Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs); the laboratory analysis should be accredited by the Environment Agency's Monitoring Certification Scheme (MCERTS) where possible; the report shall refine the conceptual model of the site and state either that the site is currently suitable for the proposed end-use or that will be made so by remediation;

and, unless otherwise agreed in writing by the LPA,

- b) A remediation method statement detailing the remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the reserved matters area to which the reserved matters application relates is developed and proposals for future maintenance and monitoring. For risks related to bulk gases, this will require the production of a design report and an installation report for the gas as detailed in BS 8485:2015 - Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. The scheme shall consider the sustainability of the proposed remedial approach. It shall include nomination of a competent person to oversee the implementation and completion of the works.

Method of Discharge: During the pre-application consultation process, we have confirmed with MSDC that this '*full contaminated land condition*' is not fully applicable to the WBLR phase 3 proposals and that contamination can be dealt with under a construction stage watching brief / discovery strategy which '*can be covered by a section in the statement of conformity*'. We enclose a copy of this correspondence with MSDC confirming the above. Contamination was discussed in the on Further Environmental Information Report (equivalent to a Statement of Conformity) submitted with Reserved Matters Application DM/25/0109, please see section 4, sub-section 'Ground Conditions'.

Condition 11: (a) No development shall commence within a reserved matters area until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include

- The statement of significance and research objectives
- The programme and methodology of site investigation and recording
- The nomination of a competent person(s) or organisation to undertake the agreed works

The approved scheme shall be carried out in its entirety unless otherwise agreed in writing by the Local Planning Authority.

(b) No development shall commence within a reserved matters area until a report confirming the results of the initial evaluation and, if necessary, a supplementary WSI for that reserved matters area has been submitted to and approved by the Local Planning Authority in writing. The supplementary WSI shall include:

- The statement of significance and research objectives
- The programme and methodology of any on-site mitigation work

(c) Post-excavation assessment and updated project design (including timescales) shall be produced for each archaeological site within 12 months of the completion of fieldwork. The post investigation assessment and updated project design shall include a methodology and timescales for the publication & dissemination and deposition of resulting material for that reserved matters area.

(d) Completion of post-excavation analysis; preparation and deposition of site archive at a store agreed with the local planning authority; completion of an archive report; and the submission of a publication report shall be completed within the timescale set out in the post investigation assessment under part (c) of this condition.'

Method of Discharge: Mark Baister, county archaeologist for MSDC, has been consulted who advised, 'given the limited nature of the proposed groundworks and the likely disturbance from the existing roadway, I'd be fine with no archaeological mitigation being undertaken for these specific works.'. We enclose a copy of the above correspondence. This is also discussed within the Further Environmental Information Report submitted with Reserved Matters Application DM/25/0109, please see section 8 Cultural Heritage.

Condition 12: No development shall take place within each reserved matters area until details of the finished ground and floor levels for that reserved matters area have been submitted to and approved in writing by the local planning authority. Development within that reserved matters area shall be carried out in accordance with the approved details.

Method of Discharge: Full details of proposed levels are shown on the enclosed contours, cross sections and long section drawings:

- 19442-WIE-ZZ-XX-DR-C-950021-P06 Proposed Contours S1
- 19442-WIE-ZZ-XX-DR-C-950022-P07 Proposed Contours S2
- 19442-WIE-ZZ-XX-DR-C-950023-P07 Proposed Contours S3
- 19442-WIE-ZZ-XX-DR-C-950024-P07 Proposed Contours S4
- 19442-WIE-ZZ-XX-DR-C-950041-P04 Cross Section Plan S1
- 19442-WIE-ZZ-XX-DR-C-950042-P04 Cross Section Plan S2
- 19442-WIE-ZZ-XX-DR-C-950043-P04 Cross Section Plan S3
- 19442-WIE-ZZ-XX-DR-C-950044-P04 Cross Section Plan S4
- 19442-WIE-ZZ-XX-DR-C-950051-P06 Cross Section S1
- 19442-WIE-ZZ-XX-DR-C-950052-P06 Cross Section S2
- 19442-WIE-ZZ-XX-DR-C-950053-P06 Cross Section S3
- 19442-WIE-ZZ-XX-DR-C-950054-P06 Cross Section S4
- 19442-WIE-ZZ-XX-DR-C-950055-P06 Cross Section S5
- 19442-WIE-ZZ-XX-DR-C-950056-P06 Cross Section S6
- 19442-WIE-ZZ-XX-DR-C-950057-P06 Cross Section S7
- 19442-WIE-ZZ-XX-DR-C-950081-P03 Long Sec Low Fway

Condition 14: No construction of buildings shall be carried out within each reserved matters area unless and until samples/a schedule of materials and finishes to be used for all external hard surfaces within that reserved matters, including any roads, pavements, pathways, shared surfaces and street furniture and a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The works within that reserved matters area shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Method of Discharge: The proposed materials and finishes match those used for completed adjacent WBLR phase 1 scheme. Please refer to the enclosed General Arrangement Plans and Landscape General Arrangement Plans providing details of proposed materials and finishes:

- 19442-WIE-ZZ-XX-DR-C-900101-P08 General Arrangement S1
- 19442-WIE-ZZ-XX-DR-C-900102-P09 General Arrangement S2
- 19442-WIE-ZZ-XX-DR-C-900103-P09 General Arrangement S3
- 19442-WIE-ZZ-XX-DR-C-900104-P09 General Arrangement S4
- 19442-WIE-ZZ-XX-DR-C-740105-P03 Landscaping GA S1
- 19442-WIE-ZZ-XX-DR-C-740106-P04 Landscaping GA S2
- 19442-WIE-ZZ-XX-DR-C-740107-P04 Landscaping GA S3
- 19442-WIE-ZZ-XX-DR-C-740108-P04 Landscaping GA S4

Condition 15: Prior to the commencement of the development within each reserved matters area, details showing the proposed locations of a number of fire hydrants or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) within that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Services.

Method of Discharge: The West Sussex Fire & Rescue service were contacted to ascertain any need for fire hydrants. Their original response in December 2023 advised that fire hydrants are not required for footpaths or cycleways, however if existing hydrants are encountered they should be raised / lowered to suit the new scheme. Following a subsequent development which is resulting in a new water supply being routed through the WBLR phase 3 site to serve adjacent development, West Sussex Fire & Rescue service were re-consulted. Their subsequent response in October 2024 still did not require any fire hydrants directly for the WBLR phase 3 scheme, however they did note that there are currently no fire hydrants in place for the adjacent St Pauls Catholic College and asked if the designers of the new water main could consider installing a hydrant close to the Triangle Roundabout. This request has been forwarded to Southern Water who are responsible for the new water main passing through the WBLR phase 3 site. A full copy of this correspondence is enclosed.

Condition 16: No development shall proceed within each reserved matters area unless and until a Sustainability Statement for that reserved matters area has been submitted to and approved in writing by the local planning authority. The development of that reserved matters area shall proceed in accordance with such approved details unless otherwise agreed in writing with the local planning authority.

Method of Discharge: A copy of the Sustainability Statement submitted with the RMA application is enclosed, ref: WIE19442-101_R_2_4_1_Sustainability Statement.

Condition 19: Prior to the commencement of construction of any dwelling or building within a reserved matters area, full details of a soft landscaping scheme including all new planting for that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out in accordance with a programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Method of Discharge: A copy of the following landscape drawings, as approved by WSCC during the S38/S278 technical approval process, are enclosed:

- 19442-WIE-ZZ-XX-DR-C-740105-P03 Landscaping GA S1
- 19442-WIE-ZZ-XX-DR-C-740106-P04 Landscaping GA S2
- 19442-WIE-ZZ-XX-DR-C-740107-P04 Landscaping GA S3
- 19442-WIE-ZZ-XX-DR-C-740108-P04 Landscaping GA S4
- 19442-WIE-ZZ-XX-DR-C-745001-P02 Typical Details
- 19442-WIE-ZZ-XX-DR-C-745002-P02 Typical Details

Condition 20: No development shall take place within each reserved matters area until the following has been submitted to and approved in writing by the local planning authority:

- An ecological impact assessment report on the detailed proposals for that reserved matters area to be prepared in accordance with current with Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines and supported by up-to-date ecological survey data.

Development within that reserved matters area shall be carried out in accordance with the approved details.

Method of Discharge: Please see enclosed Ecological Impact Assessment (EcIA), ref: WIE19442-103-R-2-3-4-EcIA

Condition 22: Prior to the commencement of development within each reserved matters area or Sub-Phase (as defined by the Development Phasing and Specification Plan), the proposed method of surface water drainage and means of disposal for that reserved matters area or sub-phase, including any drainage works required outside that reserved matters area or sub-phase shall be submitted to and agreed in writing by the LPA. The surface water drainage design for each reserved matters area should follow the principles agreed as part of the regional surface water drainage masterplan as approved by condition 21 and no dwelling or building in that reserved matters area or sub-phase shall be occupied until all drainage works have been carried out for that reserved matters area or sub-phase in accordance with the approved details. The details shall be based on sustainable drainage (SuDS) principles including source control and shall:

a) include a timetable for the implementation of the surface water drainage design and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

b) demonstrate that the surface water drainage system will be able to cater for a 1 in 100 year storm event + 40% climate change and that the discharge rates from that sub-phase, phase or phases meets the principles set out in the Drainage Strategy Calculations Summary Tables document produced by AECOM as Appendix C of their Outline Planning Application Environmental Statement Addendum Chapter 7: Water Resources, Flood Risk & Drainage 7.1 Water Resources Consultation,

c) include flood flow routing plans for that phase or sub-phase showing the effect of the development on fluvial (river) and pluvial (surface water and ordinary watercourse) flows and how that phase will deal with exceedance flows either generated on site and/or arriving from adjacent phases of the development,

d) provide plans, design specifications and calculations for all surface water drainage systems.'

Method of Discharge: Please see enclosures:

- 'WIE19442-100-R-5-1-5-Drainage Strategy and Maintenance' – submitted with the approved RMA application, ref: WIE19442-100-R-5-1-5-Drainage Strategy and Maintenance.
- The proposed drainage drawings (superseding the revisions included in the above report, to include additional details) amended to obtain West Sussex CC S38/S278 technical approval.
 - 19442-WIE-ZZ-XX-DR-C-900501-P03 Drainage - Cway and Fway S1
 - 19442-WIE-ZZ-XX-DR-C-900502-P04 Drainage - Cway and Fway S2
 - 19442-WIE-ZZ-XX-DR-C-900503-P03 Drainage - Cway and Fway S3
 - 19442-WIE-ZZ-XX-DR-C-900504-P03 Drainage - Cway and Fway S4
 - 19442-WIE-ZZ-XX-DR-C-900541-P02 Drainage - Ditch and Culvert S1
 - 19442-WIE-ZZ-XX-DR-C-900542-P03 Drainage - Ditch and Culvert S2
 - 19442-WIE-ZZ-XX-DR-C-900543-P02 Drainage - Ditch and Culvert S3
 - 19442-WIE-ZZ-XX-DR-C-900544-P02 Drainage - Ditch and Culvert S4

- Drainage ownership drawings:
 - 19442-WIE-ZZ-XX-DR-C-900561 P01 Drainage Ownership Plan S1
 - 19442-WIE-ZZ-XX-DR-C-900562 P01 Drainage Ownership Plan S2
 - 19442-WIE-ZZ-XX-DR-C-900563 P01 Drainage Ownership Plan S3
 - 19442-WIE-ZZ-XX-DR-C-900564 P01 Drainage Ownership Plan S4

Condition 24: Prior to the commencement of development within each reserved matters area, the proposed method of foul drainage and means of disposal for that reserved matters area shall be submitted to and agreed in writing by the LPA in conjunction with the relevant sewerage authority. The foul water drainage design for each reserved matters area should follow the principles agreed as part of the foul water masterplan scheme. No dwelling or building in that reserved matters area shall be occupied until all drainage works have been carried out for that reserved matters area in accordance with the approved details. The details shall include a timetable for its implementation and a management plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Method of Discharge: MSDC were consulted regarding the relevance of this condition to a scheme installing footways and cycle paths, and it was requested that this condition still needs to be discharged but can be a letter stating there is no foul drainage. Please therefore accept this letter as confirmation that there is no foul drainage being provided within WBLR Phase 3.

Condition 27: Prior to the development of each reserved matters area, details of watercourses, ponds and any other natural water bodies (existing and proposed) for that reserved matters area shall be submitted to and approved in writing by the LPA in conjunction with the Environment Agency. The submitted details shall include:

- a minimum 8m buffer zone from top of the river bank for all Main Rivers and a minimum 5m buffer zone from top of the watercourse bank for Ordinary Watercourses;
- information about any ponds that are to be removed from any reserved matters area and the consequences of removal of any pond in terms of flood risk;
- evidence of how ordinary watercourses and natural ponds are to be preserved and details of any crossings that are necessary for the provision of infrastructure.

Method of Discharge: The scheme is in close proximity to and requires adjustment to existing land drainage ditches classified as ordinary watercourses. Details of the proposed scheme and proposed adjustments to the watercourses were submitted to West Sussex County Council under an Ordinary Watercourse Consent application and consent has been given. A copy of the approval letter (LDC-2025-036 Approval letter) and consent (LDC-2025-036 Consent) are enclosed.

Condition 28: Prior to commencement of development within each reserved matters area, details of measures to protect the public sewers within that reserved matters area must be submitted to and approved in writing by the local planning authority in consultation with Southern Water. Development within that reserved matters shall only proceed in accordance with the approved details.

Method of Discharge: There are no public sewers in the proximity of the WBLR phase 3 proposed works, as confirmed by the enclosed Southern Water record drawing.

Condition 40: No external lighting within each reserved matters area shall be brought into use until a lighting scheme for that reserved matters area has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) for zone E3. Thereafter the approved installation shall be maintained and operated in accordance with zone E3 requirements unless the Local Planning Authority gives its written consent to a variation.

Method of Discharge: The proposed lighting scheme, as approved by West Sussex CC during the S38 / S278 technical approval process, is presented on the enclosed drawings:

- EVO20014676-LD-001-H
- EVO20014676-LD-002-H
- EVO20014676-LD-003-H
- EVO20014676-LD-004-B

Yours sincerely



Stuart Pearce
Technical Director
For and On Behalf of Waterman Infrastructure & Environment Ltd