

NEWRIVER RETAIL

PROPOSED RE-DEVELOPMENT OF SHOPPING CENTRE

MAY 2025 SECTION 73 APPLICATION

THE MARTLETS SHOPPING CENTRE, BURGESS HILL

TN01 – MINOR UPDATE TO S73 HIGHWAY LAYOUT

4TH JULY 2025

1.0 Appointment of Connect

- 1.1 Connect Consultants Limited is a firm of transport planning and highway design consultants that have been instructed by NewRiver REIT Ltd in relation to their proposals for minor alterations to the permitted retail, leisure and residential elements of 'The Martlets' Shopping Centre in Burgess Hill Town Centre.

2.0 Planning History

- 2.1 The proposal site has an extensive planning history including the following applications: -
- DM/15/3858 – Mixed use re-development granted on 14th March 2016.
 - DM/19/3331 – Mixed use re-development granted on 2nd July 2021.
 - 2022, 2023 and 2024 – A number of non-material amendments to DM/19/3331.

3.0 Section 273 Application

- 3.1 A section 73 application was submitted (local planning authority reference: DM/25/1327) for the *"Variation of conditions 6, 21 and 29 relating to planning application DM/19/3331 - amendment of approved drawings to improve the viability and deliverability of the scheme"* on 21st May 2025.
- 3.2 The application was accompanied by a Transport Statement and Travel Plan produced by Connect dated May 2025.
- 3.3 The proposals retained the 172 residential apartments, increased the number of hotel bedrooms from 89 to 102, removed the 1,338 sq.m of office space, reduced the retail / café / restaurant space by 3,816 sq.m and reduced the leisure space by 8,374 sq.m when compared to permission DM/19/3331.
- 3.4 The residential apartments continued to be accompanied by 75 spaces however 23 of these are to be in the main Civic Way car park. The number of spaces in the Civic Way car park has been increased to 192 (169 commercial and 23 residential) to provide 244 spaces overall, 2 more than previously permitted.
- 3.5 The access proposals including highway works were shown on Drawing 14091 – 012 – H 'Proposed Highways Layout' within the TA. A copy is provided at Appendix 1, and a summary of the highway works is provided below: -

- Alterations to the previously approved Waitrose 'left-out' car park egress to provide an all-movements raised table access.
 - Retention of the Waitrose ingress from Station Road. This was included in permission DM/19/3331.
 - Residential traffic will utilise the improved Civic Way / Martlets MSCP Exit junction which will be an all-movement raised table access junction. This was included in permission DM/19/3331.
 - The bus stop on the north side of Civic Way is to be retained as existing, with the bus stop relocated to accommodate the proposed pedestrian paths along the north side of Civic Way. Real time information will be provided at the stop. This was included in permission DM/19/3331.
 - A walkway is to be provided near to the relocated bus stop, leading into the centre of the proposed development. This was included in the permission DM/19/3331.
 - A 3.5m footway is provided on the east side of Civic Way to tie into the Station Road improvements designed by AECOM.
 - Removal of redundant multistorey access junction to the east of Civic Way. This was included in the permission DM/19/3331.
 - The addition of a 40m taxi bay on the east side of Civic Way. This was included in the previous permission. This was included in the permission DM/19/3331.
 - The addition of a 12m Loading Only lay-by on the east side of Civic Way. This was included in the previous permission, but is 2m larger in size.
 - New tactile paving and an updated refuse island to south of Civic Way / Lower Church Road roundabout.
- 3.6 The highway improvements shown on drawing 14091 – 012 – H have been subject to a Stage 1 Road Safety Audit (RSA), completed by an independent, qualified Road Safety Auditor.
- 3.7 The RSA Report concluded that the audit team did not identify any areas of concern in terms of highway safety associated with the proposed works.
- 4.0 Minor Changes to Proposed Highway Layout**
- 4.1 Since the submission of the S73 application (DM/25/1327) some minor changes to the highway layout have occurred. These are a result of landscape and civil requirements. An updated highway improvement layout is shown on drawing 14091 – 012 – J, shown at Appendix 2.
- 4.2 Updated architectural and landscape drawings are shown at Appendix 3.
- 4.3 A summary of the changes is set out below: -
- The all-movements raised table access to the main car park has moved very slightly south to align with the proposed car park layout.
 - The footway near to the bus stop has been altered to maximise width.

- The taxi bay has been moved west to maximise footway width near to the retaining structures and access ramps. The central hatching has subsequently been realigned.

4.4 The RSA will be updated to take account of the above changes at the detailed design stage.

5.0 Conclusions

5.1 This highway layout changes are negligible and the conclusions of the May 2025 Connect TA remain unchanged.

APPENDIX 1 – CONNECT DRAWING 14091 – 012 – H



HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION. UNUSUAL SIGNIFICANT HAZARDS.

IT IS ASSUMED THAT THE WORKS WILL BE UNDERTAKEN BY AN EXPERIENCED AND COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE TO AN APPROVED METHOD STATEMENT AND SAFE SYSTEM OF WORK. IN ADDITION TO THE HAZARDS NORMALLY ASSOCIATED WITH UNDERTAKING CIVIL ENGINEERING WORKS, PLEASE MAKE NOTE OF THE FOLLOWING.

CONSTRUCTION:

MAINTENANCE:

DECOMMISSIONING:

H	NORTHERN PEDESTRIAN ISLAND REMOVED, EXISTING ISLAND SHOWN AS REPLACED AS REQUESTED BY THE HIGHWAY AUTHORITY.	G.O.J.	14/05/25
G	NORTHERN PEDESTRIAN CROSSING ADDED	T.A.S	06/05/25
F	BUS / TAXI ARRANGEMENT REVISED	T.A.S	30/04/25
E	CIVIC WAY EGRESS CHANGED TO ALLOW ALL MOVEMENTS	T.A.S	27/03/25
D	HIGHWAY LAYOUT AMENDED TO SUIT REVISED SITE LAYOUT PLAN	T.A.S	13/01/20
C	HIGHWAY LAYOUT AMENDED	T.A.S	12/08/19
B	AMENDMENTS TO LAYOUT FOLLOWING HIGHWAY OFFICER COMMENTS DATED 5TH MAY 2017	T.A.S	19/06/17
A	AMENDMENTS TO LAYOUT FOLLOWING STAGE 1 RSA.	N.D.W	26/08/16
rev.	amendment	by	date

connect
CONSULTANTS

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Web: www.connect-consultants.com Email: bristol@connect-consultants.com

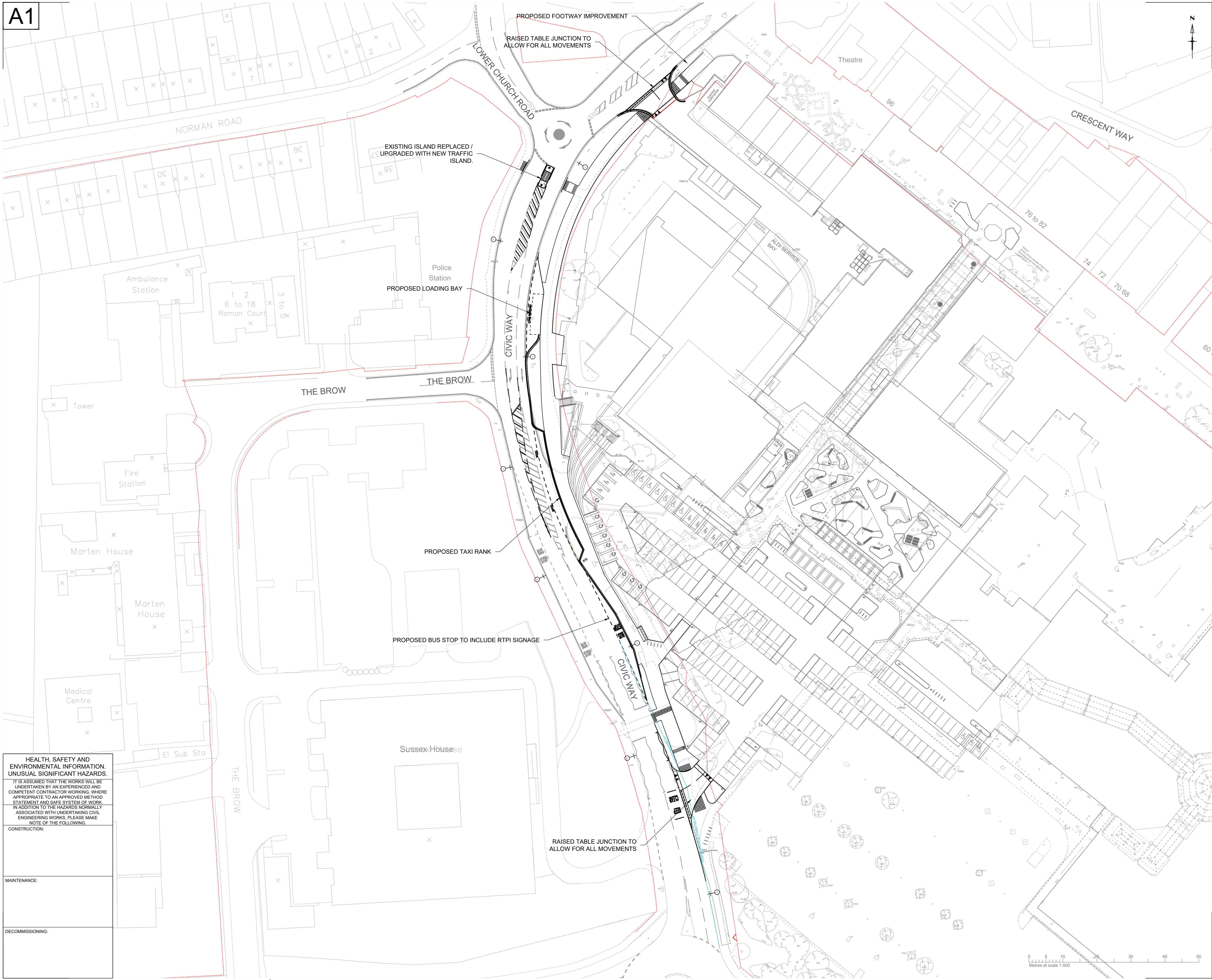
client
NEWRIVER RETAIL

project
**PROPOSED DEVELOPMENT
THE MARLETS
BURGESS HILL**

title
PROPOSED HIGHWAY IMPROVEMENTS

scale 1:500	drawn by T.A.S	checked by R.H.L
date APRIL 2025		status PLANNING
drawing number 14091 - 012		rev. H

APPENDIX 2 – CONNECT DRAWING 14091 – 012 – J



HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION. UNUSUAL SIGNIFICANT HAZARDS.

IT IS ASSUMED THAT THE WORKS WILL BE UNDERTAKEN BY AN EXPERIENCED AND COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE TO AN APPROVED METHOD STATEMENT AND SAFE SYSTEM OF WORK. IN ADDITION TO THE HAZARDS NORMALLY ASSOCIATED WITH UNDERTAKING CIVIL ENGINEERING WORKS, PLEASE MAKE NOTE OF THE FOLLOWING.

CONSTRUCTION:

MAINTENANCE:

DECOMMISSIONING:

J	FOOTWAY AMENDED TO SUIT NEW SITE LAYOUT	T.A.S	30/06/25
I	TAXI ARRANGEMENT REVISED AND HIGHWAY LAYOUT AMENDED	C.P	06/06/25
H	NORTHERN PEDESTRIAN ISLAND REMOVED, EXISTING ISLAND SHOWN AS REPLACED AS REQUESTED BY THE HIGHWAY AUTHORITY.	G.O.J.	14/05/25
G	NORTHERN PEDESTRIAN CROSSING ADDED	T.A.S	06/05/25
F	BUS / TAXI ARRANGEMENT REVISED	T.A.S	30/04/25
E	CIVIC WAY EGRESS CHANGED TO ALLOW ALL MOVEMENTS	T.A.S	27/03/25
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rev.	amendment	by	date

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client
NEWRIVER RETAIL

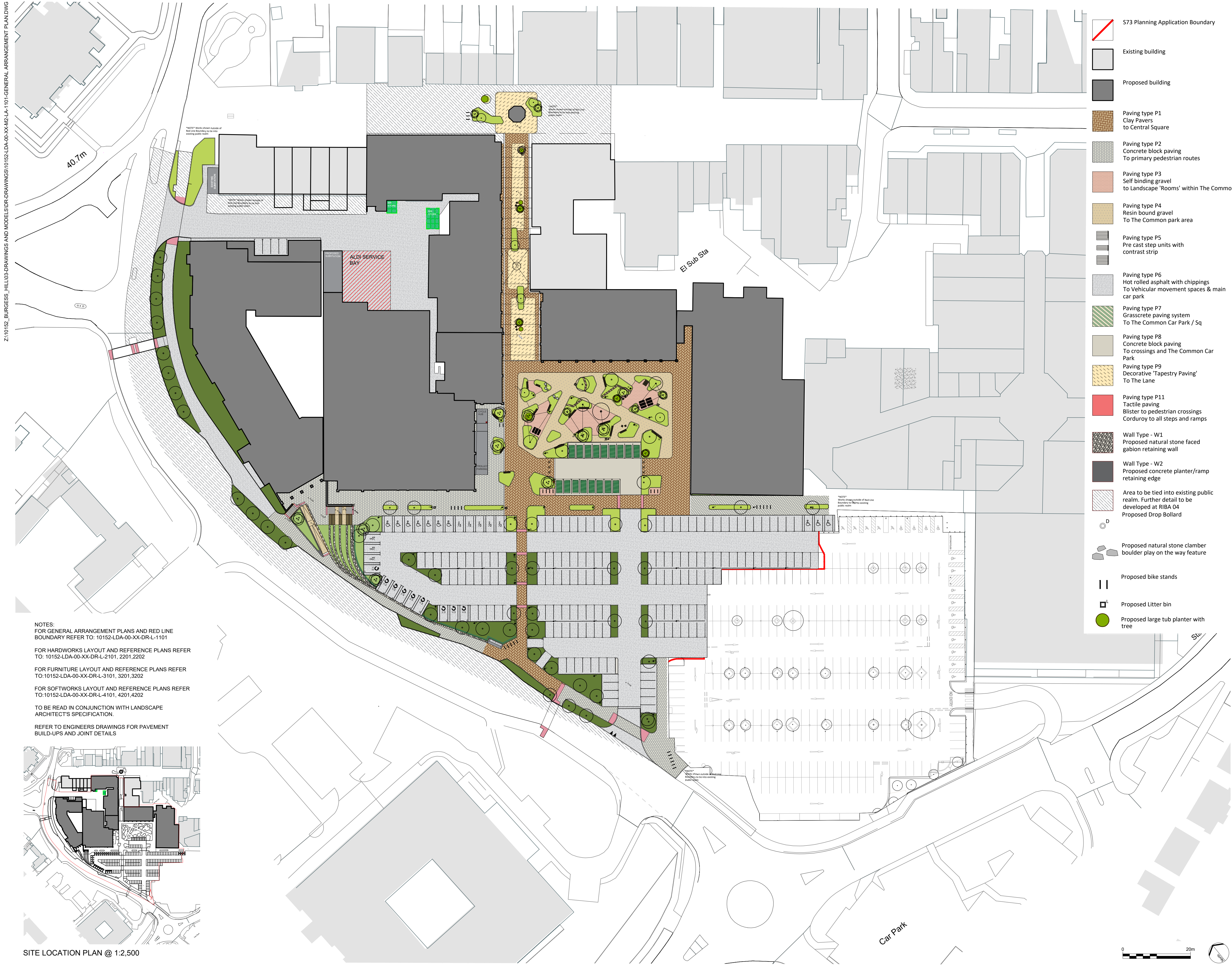
project
**PROPOSED DEVELOPMENT
THE MARLETS
BURGESS HILL**

title
PROPOSED HIGHWAY IMPROVEMENTS

scale 1:500	drawn by T.A.S	checked by R.H.L
date JUNE 2025	status PLANNING	
drawing number 14091 - 012	rev. J	

APPENDIX 3 – UPDATED ARCHITCTURAL AND LANDSCAPE PLANS

Z:\10152_BURGESS_HILL\03-DRAWINGS AND MODELS\DRAWINGS\10152-LDA-00-XX-M2-LA-1101-GENERAL ARRANGEMENT PLANDWG



NOTES:
FOR GENERAL ARRANGEMENT PLANS AND RED LINE
BOUNDARY REFER TO: 10152-LDA-00-XX-DR-L-1101

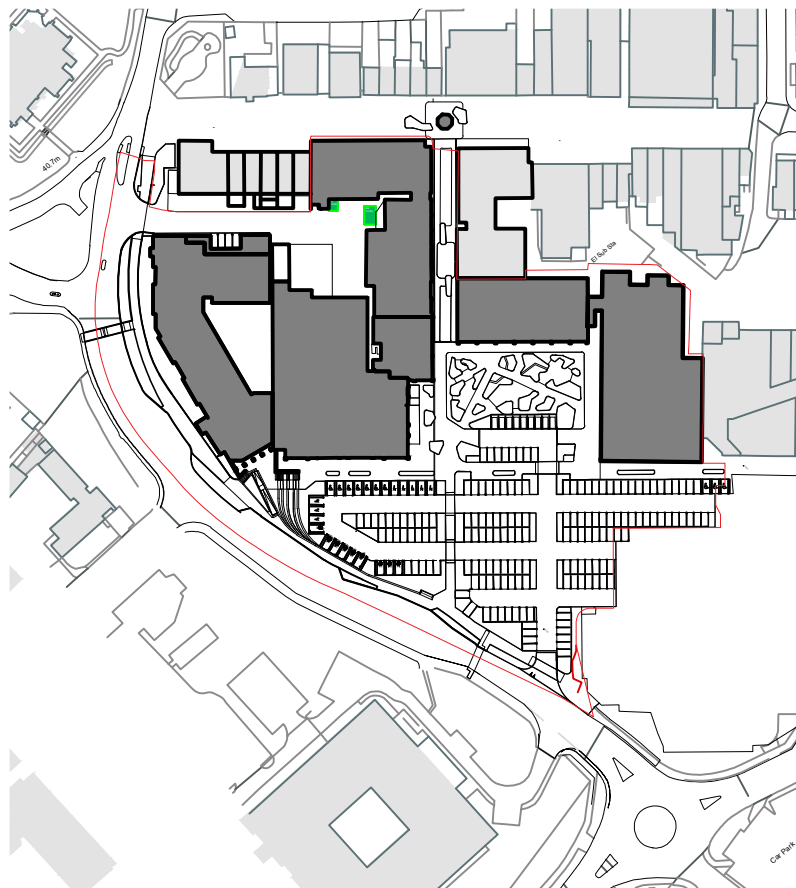
FOR HARDWORKS LAYOUT AND REFERENCE PLANS REFER
TO: 10152-LDA-00-XX-DR-L-2101, 2201,2202

FOR FURNITURE LAYOUT AND REFERENCE PLANS REFER
TO:10152-LDA-00-XX-DR-L-3101, 3201,3202

FOR SOFTWORKS LAYOUT AND REFERENCE PLANS REFER
TO:10152-LDA-00-XX-DR-L-4101, 4201,4202

TO BE READ IN CONJUNCTION WITH LANDSCAPE
ARCHITECT'S SPECIFICATION.

REFER TO ENGINEERS DRAWINGS FOR PAVEMENT
BUILD-UPS AND JOINT DETAILS



SITE LOCATION PLAN @ 1:2,500

LEGEND

- S73 Planning Application Boundary
- Existing building
- Proposed building
- Paving type P1
Clay Pavers
To Central Square
- Paving type P2
Concrete block paving
To primary pedestrian routes
- Paving type P3
Self binding gravel
to Landscape 'Rooms' within The Common
- Paving type P4
Resin bound gravel
To The Common park area
- Paving type P5
Pre cast step units with
contrast strip
- Paving type P6
Hot rolled asphalt with chippings
To Vehicular movement spaces & main
car park
- Paving type P7
Grasscrete paving system
To The Common Car Park / Sq
- Paving type P8
Concrete block paving
To crossings and The Common Car
Park
- Paving type P9
Decorative 'Tapestry Paving'
To The Lane
- Paving type P11
Tactile paving
Blister to pedestrian crossings
Corduroy to all steps and ramps
- Wall Type - W1
Proposed natural stone faced
gabion retaining wall
- Wall Type - W2
Proposed concrete planter/ramp
retaining edge
- Area to be tied into existing public
realm. Further detail to be
developed at RIBA 04
Proposed Drop Bollard
- Proposed natural stone clamber
boulder play on the way feature
- Proposed bike stands
- Proposed Litter bin
- Proposed large tub planter with
tree
- Proposed medium tub planter
- Proposed timber cube seats
- Proposed Timber Topped Seating Bench
- Proposed natural stone faced
gabion Wall
- Proposed timber seating steps
- Proposed Long Outdoor Dining
Benches
- Proposed Lighting Column
- Proposed Lighting Bollard
- Proposed Pop Up Power
- Proposed Public Water Point
- Proposed Illuminated Handrail
- Proposed Food & Beverage Unit
Outdoor Licensed Area
- Proposed multistem tree
(For Seasonal Interest)
- Proposed standard tree
(Native species)
- Planting Type P1
Rain Garden Planting
400mm topsoil
400mm subsoil
- Planting Type P2
Woodland understorey planting
400mm topsoil
400mm subsoil
- Planting Type P3
Ornamental Meadow Planting
400mm topsoil
400mm subsoil
- Proposed species rich native
hedgerow

READ THIS FIRST

- Note for Contractors**
This drawing should be considered along with the risk information
contained in the CDM Pre Construction Information. This information
will include details of the SIGNIFICANT risks which LDA Design has
identified which may arise from constructing their designs shown on
this drawing. A Competent Contractor should be aware of the typical
risks associated with doing this work.
- Note for Workers**
DO NOT START YOUR WORK unless you know the Risks and
Controls relating to the work on this drawing (including SAFE
SEQUENCES OF WORK and EQUIPMENT).
- Do not issue copies of parts of this drawing without the above Note
for Workers (unless you are sure that the Workers can undertake the
work safely).

T02	CHANGES TO BLOCK B FOOTPRINT	AD	17.06.2025
T01	FOR TENDER	AD	22.05.2025
REV.	DESCRIPTION	APP.	DATE

LDADDESIGN

PROJECT TITLE
The Martlets, Burgess Hill

DRAWING TITLE
Full Site
Landscape General Arrangement Plan

ISSUED BY	Manchester	T: 0161 359 5684	
DATE	25.04.2025	DRAWN	ADA
SCALE@A1	1:500	CHECKED	MNO
STATUS	Tender	APPROVED	JSIM

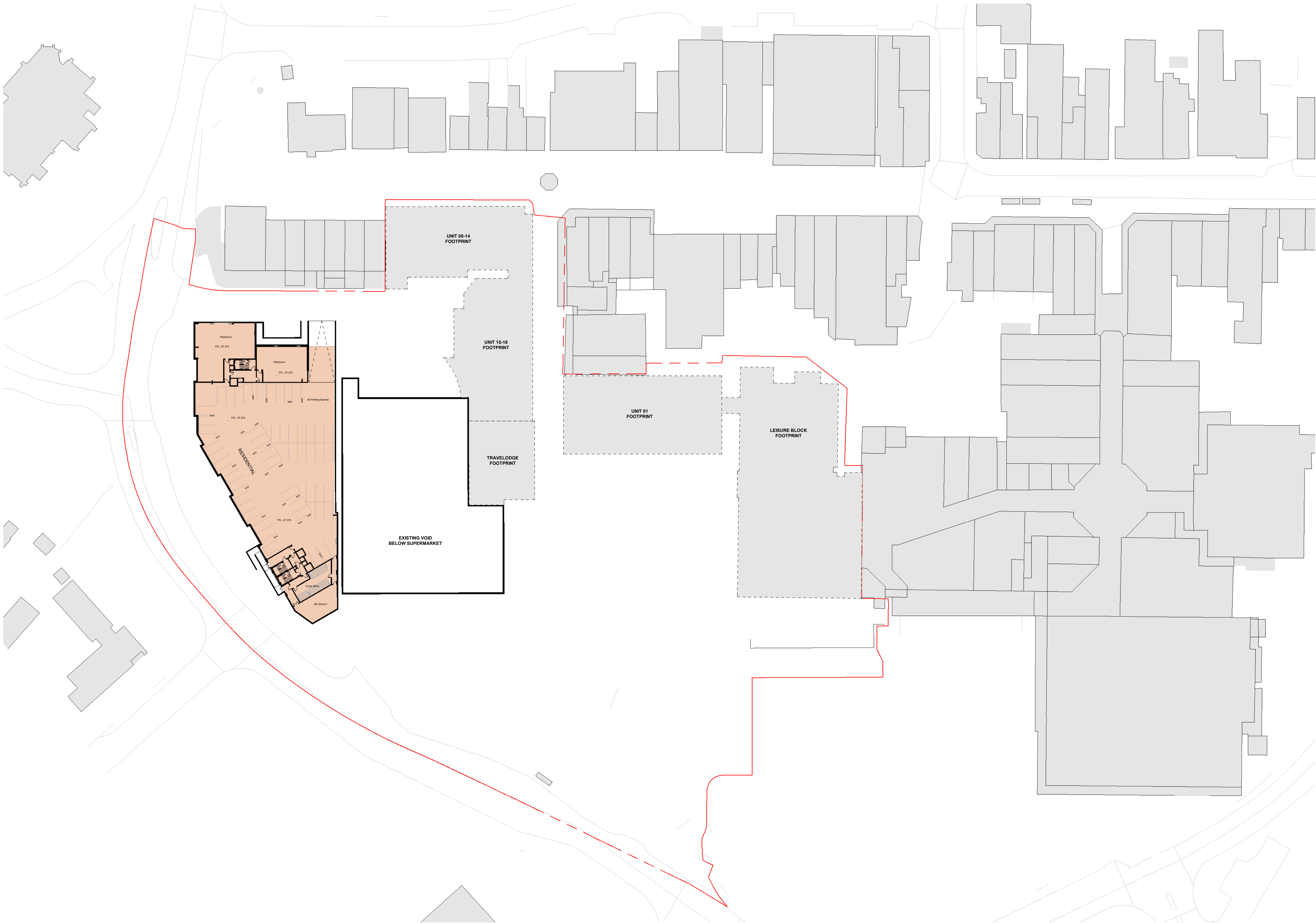
DWG. NO 10152-LDA-00-XX-M2-LA-1101

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey





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KEY

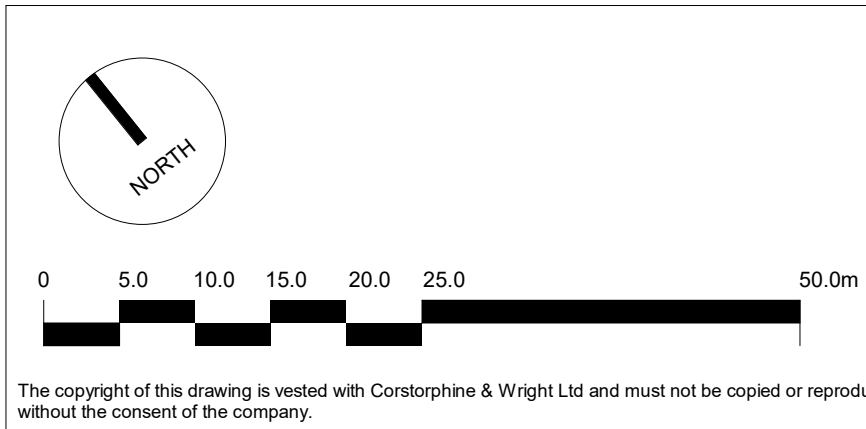
PLANNING APPLICATION BOUNDARY



Key Plan
1 : 2500

KEY

- Retail Use (A1)
- Restaurant/Retail Use (A3)
- Residential Use (C3)
- Leisure Use (D2)
- Hotel Use (C1)



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P04 Planning Issue. Drawing updated to reflect footprint of proposed buildings.
P03 Landscaping updated. B1 facade updated
P02 S73 Planning Application Issue
P01 Preliminary Planning
Rev. Description

01.07.2025 JS PH
13.06.2025 PH RP
16.05.2025 CW RP
28.04.2025 PH RP
Date Drw. Chk.

Client:
New River REIT

Project:
The Martlets, Burgess Hill

Drawing Title:
Proposed Plan Level 00

Drawing Status:
PLANNING

Corstorphine & Wright

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Drawing No.
BHL-CWA-ZZ-00-DR-A-0310.

Project No.	Drawn	Checked	Size	Scale	Date
250180	PH	RP	A1	As indicated	28.04.2025



Revision
P04

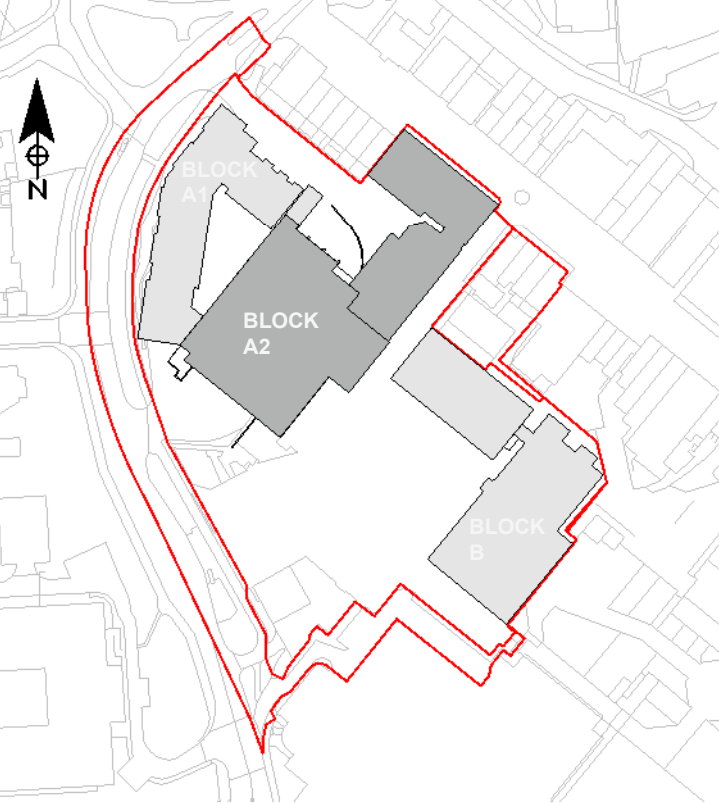


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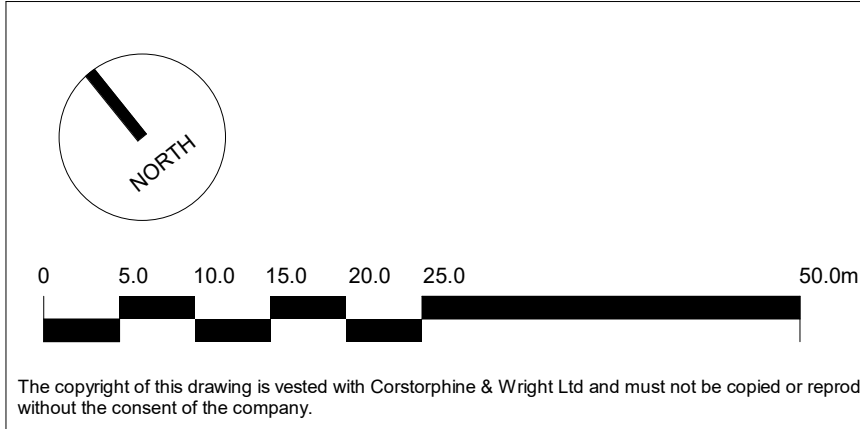
KEY

PLANNING APPLICATION
BOUNDARY



KEY

- Retail Use (A1)
- Restaurant/Retail Use (A3)
- Residential Use (C3)
- Leisure Use (D2)
- Hotel Use (C1)



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P04	Planning Issue. Drawing updated to reflect new landscape plan and graphical update to residential block plan.	01.07.2025	JS	PH
P03	Landscaping updated. B1 facade updated	13.06.2025	PH	RP
P02	S73 Planning Application Issue	16.05.2025	CW	RP
P01	Preliminary Planning	28.04.2025	PH	RP
Rev.	Description	Date	Drw.	CHK.

Client:
New River REIT

Project:
The Martlets, Burgess Hill

Drawing Title:
Proposed Plan Level 01

Drawing Status:
PLANNING

Corstorphine & Wright

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Drawing No.
BHL-CWA-ZZ-01-DR-A-0311.

Project No.	Drawn	Checked	Size	Scale	Date
250180	PH	RP	A1	As indicated	28.04.2025



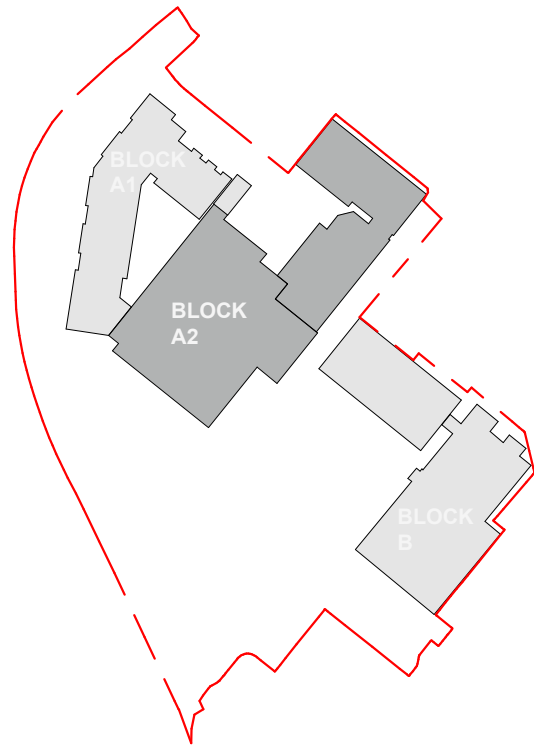
Revision
P04

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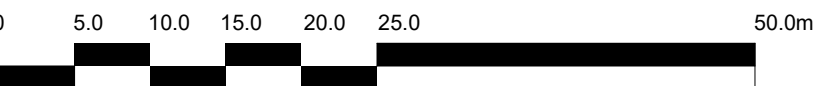
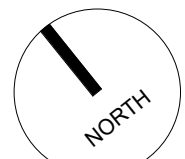
KEY

PLANNING APPLICATION
BOUNDARY



KEY

- Retail Use (A1)
- Restaurant/Retail Use (A3)
- Residential Use (C3)
- Leisure Use (D2)
- Hotel Use (C1)



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P04	Planning Issue. Drawing updated to reflect new landscape plan and graphical update to residential block plan.	01.07.2025	JS	PH
P03	Landscape updated. B1 facade updated	13.06.2025	PH	RP
P02	S73 Planning Application Issue	16.05.2025	CW	RP
P01	Preliminary Planning	28.04.2025	PH	RP
Rev.	Description	Date	Drw.	CHK.

Client:
New River REIT

Project:
The Martlets, Burgess Hill

Drawing Title:
Proposed Plan Level 02

Drawing Status:
PLANNING

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BHL-CWA-ZZ-02-DR-A-0312.

Project No.	Drawn	Checked	Size	Scale	Date
250180	PH	RP	A1	As indicated	28.04.2025



Revision
P04