

Mr Nicholas Milner
Miss Louise Chadwick
The Environment Partnership
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/25/2640

DESCRIPTION: RESERVED MATTERS APPLICATION TO CONSIDER ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO APPLICATION DM/23/0747 (ORIGINAL REFERENCE DM/18/5114) FOR PARCEL P1.2 COMPRISING OF THE CONSTRUCTION OF A PRIMARY SCHOOL WITH NURSERY AND SPECIAL SUPPORT CENTRE, CAR PARKING, MULTI-USE GAMES AREA, PLAYING FIELDS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.

LOCATION: BURGESS HILL NORTHERN ARC, LAND N AND NW OF BURGESS HILL, BETWEEN BEDELANDS NATURE, RESERVE IN THE EAST AND, GODDARD'S GREEN WASTE WATER TREATMENT WORKS IN THE WEST, ,

DECISION DATE: 29 MAY 2026

CASE OFFICER: JOSEPH SWIFT - JOSEPH.SWIFT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **APPROVE** the above application being **MATTERS RESERVED** for the subsequent approval of the Local Planning Authority in the **OUTLINE** permission.

1. The development hereby permitted shall be carried out in accordance with the plans listed below:

D3347-FAB-00-XX-DR-L-0001 PL03, 2084-SFS-X-00-DR-A-01-01 P01, 2084-SFS-X-00-DR-A-01-02 P01, 2084-SFS-X-00-DR-A-01-03 P01, 2084-SFS-X-00-DR-A-02-01 P01, 2084-SFS-X-00-DR-A-02-02 P01, 2084-SFS-X-00-DR-A-02-03 P01, 2084-SFS-X-00-DR-A-03-01 P01, D3347-FAB-00-XX-DR-L-1100 PL04, D3347-FAB-00-XX-DR-L-8001 PL02, D3347-FAB-00-XX-DR-L-8002 PL02, D3347-FAB-00-XX-DR-L-4001 PL02, D3347-FAB-00-XX-DR-L-1101 PL02, D3347-FAB-00-XX-DR-L-0002 PL03, D3347-FAB-00-XX-DR-L-4003 PL01, D3347-FAB-00-XX-DR-L-4002 PL01, D3347-FAB-00-XX-DR-L-4000 PL01, D3347-FAB-00-XX-MR-L-1000 PL03, 2084-SFS-X-00-DR-A-02-05 P00, 2084-SFS-X-00-DR-A-02-04 P00.

2. Prior to the commencement of the proposed 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 shall be in accordance with the costs derived from the Air Quality assessment by Entram Environmental and Transportation, dated October 2025, and the mitigation measures 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.

Reason: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan.

3. Prior to the commencement of development full details of the external facing materials and elevational treatment shall be submitted and approved by the Local Planning Authority in relation to include:

- Brick panels and details of brick bonding and mortar choice.
- Anodised aluminium curtain walling system with projecting cappings and infill
- Anodised aluminium panels. Include RAL colours.
- Anodised aluminium composite windows. Include RAL colours
- Anodised aluminium curtain walling. Include RAL colours
- Anodised aluminium brise soleil. Include RAL colours
- Anodised aluminium signage. Include RAL colours
- Anodised aluminium plant screen (click-on battens) Include RAL colours.
- Timber-effect aluminium click-on battens. Include RAL colours
- Timber-effect aluminium click-on cladding. Include RAL colours
- Galvanised steel guardrail. Include RAL colours.
- Glazed northlight. Include RAL colours.
- Steel-flitched timber column with stainless steel shoe. Include RAL colours.
- Powder-coated metal fascia board. Include RAL colours.
- Anodised aluminium louvred ventilation panel. Include RAL colours.
- Powder-coated ventilation chimney. Include RAL colours.
- Rainwater goods. Include RAL colours.
- Glazed wall-top fins. Include RAL colours.

Reason: In the interest of visual amenity and to comply with policy DP26 of the Mid Sussex District Plan.

4. Prior to the commencement of development and notwithstanding the information submitted, full details of the hard and soft landscaping shall be submitted and approved by the local planning authority. This shall include:
 - New planting, including details of the size of the proposed trees

- Detailed plans including details of soil depth for the planting onto the 'crinkle crinkle' wall on the northern elevation either side of the main entrance.
- Detailed information on proposed lighting, outdoor seating, play equipment, any street furniture together with separate detailed drawings of the play areas, planters etc.
- Details and samples of the hard surface materials.

Reason: In the interests of visual amenity and to accord with policies DP9 and DP26 of the Mid Sussex District Plan.

5. The use of the external sports pitch shall be restricted to the hours of:
08:00 to 20:00 Monday to Friday,
09:00 to 18:00 on Saturdays, and
10:00 to 16:00 on Sundays and Bank Holidays.
No use of the pitch shall take place outside of these hours

Reason: To protect neighbouring amenity and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

6. No part of the development shall be first occupied until covered and secure cycle, scooter and buggy storage parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Policy DP39 of the District Plan.

7. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Access Visibility Splays Isaac's Lane and numbered 6004 P1.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan.

8. Prior to the commencement of the development, full details of a scheme for a pedestrian and cycle crossing across Holmbush Avenue and a crossing to the site shall be submitted to and approved in writing by the Local Planning Authority. The crossing shall be implemented in accordance with the approved detailed prior to the use of the school.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan.

9. Prior to the commencement of development, full details of a scheme for monitoring parking outside the school at pick up and drop off times shall be submitted to and approved by the Local Planning Authority along with timescales for a scheme of mitigation to be agreed. The mitigation shall be carried out in accordance with the approved timescales.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan.

10. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure an acceptable level of car parking and to ensure highway safety in accordance with Policy DP21 of the District Plan.

11. The development hereby approved shall be carried out in full accordance with the Arboricultural Method Statement and Tree protection Plan submitted as part of the application.

Reason: In the interests of visual amenity and to comply with policy DP37 of the Mid Sussex District Plan 2014-2031.

12. Prior to the occupation of any of the primary school and prior to the erection of any signage associated with the development, details of the signage strategy shall be submitted and approved in writing by the Local Planning Authority. Signage shall only be implemented in accordance with the approved strategy.

Reason: In the interest of visual amenity in accordance with DP9 and DP26 of the Mid Sussex District Plan.

13. No development above slab level shall take place until detailed 1:20 scale sections and elevations (vignettes) of the following shown in context: (a) front entrance/canopy/roof overhang; (b) front doors together with details such as doors handles dimension, door handle finishes and colour etc; (c) typical detail of all other entrance doors (d) typical curtain wall illustrating window openings (if any) and reveals. (e) typical steel-flitched timber column with stainless steel shoe and its ground fixing methods; (f) crinkle-crankle wall and its relationship with the front elevation; (g) each elevation element of the vertically grouped windows showing the relationship with the grouping material have been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan 2014- 2031

14. No development above slab level shall take place until 1:20/50 scale plans and elevations of the 'spill out' public realm space outside the main entrance have been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan 2014- 2031

15. No development above slab level shall take place until 1:20/50 scale plans and elevations of the 'secondary entrance zones to the north and the east have been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan 2014- 2031

16. No development above slab level shall take place until details for the design of the bin stores and outdoor school storage (structures and solutions) have been submitted

and approved by the Local Planning Authority. The development shall be carried out in accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan 2014- 2031

17. Prior to the erection of the external canopies, full details of the canopies and their locations shall be submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with these details.

Reason: In the interests of visual amenity and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions or external canopies should be constructed under Part 7 Class M without the consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan.

INFORMATIVES

1. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and advice for developers can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
2. In order to satisfy condition 4, the landscape proposal will need to take into account the recommendations set out within the email dated the 11th May from the MSDC Tree Officer.
3. The approval of the signage strategy does not overcome the requirement for advertisement consent.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan	D3347-FAB-00-XX-DR-L-0001	PL03	17.04.2026
Proposed Floor Plans	2084-SFS-X-00-DR-A-01-01	P01	17.04.2026
Proposed Floor Plans	2084-SFS-X-	P01	17.04.2026

	00-DR-A-01-02		
Proposed Roof Plan	2084-SFS-X-00-DR-A-01-03	P01	17.04.2026
Proposed Elevations	2084-SFS-X-00-DR-A-02-01	P01	17.04.2026
Proposed Elevations	2084-SFS-X-00-DR-A-02-02	P01	17.04.2026
Proposed Elevations	2084-SFS-X-00-DR-A-02-03	P01	17.04.2026
Proposed Sections	2084-SFS-X-00-DR-A-03-01	P01	17.04.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-1100	PL04	11.05.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-8001	PL02	17.04.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-8002	PL02	17.04.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-4001	PL02	11.05.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-1101	PL02	11.05.2026
Site Plan	D3347-FAB-00-XX-DR-L-0002	PL03	17.04.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-4003	PL01	17.04.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-4002	PL01	17.04.2026
Landscaping Details	D3347-FAB-00-XX-DR-L-4000	PL01	17.04.2026
Landscaping Details	D3347-FAB-00-XX-MR-L-1000	PL03	17.04.2026
Proposed Elevations	2084-SFS-X-00-DR-A-02-05	P00	17.04.2026
Proposed Elevations	2084-SFS0X000-DR-A-02-04	P00	17.04.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS
FORM

PEREMZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

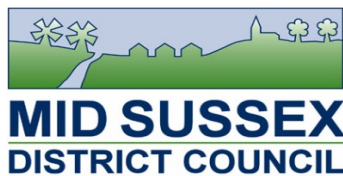
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).



Construction Charter for Developers

Mid Sussex is an economically vibrant district. The Council welcomes appropriate developments in the District that develop the local economy and improve people's lives. The Council recognises that the environmental impacts during the construction of new developments can at times be inconvenient or unpleasant for those who use the District's roads and pavements, or live nearby. The District Council expects developers to adhere to the following principles on all sites.

1. Stick to your planning permission

Your planning permission has been granted for a specific development (as per the approved plans) and will be subject to conditions and maybe legal agreements. The Council and the local community expect you to stick to these and to give advance notice if anything needs to be changed,

2. Be safe and tidy

Carry out all works with the utmost care for the safety of passers-by as well as your workers - this includes driving vehicles on and off the site. Keep all plant and machinery in safe working order, and all structures safe, by checking them often. Keep your site and roads and pavements around it tidy

3. Be considerate

Carry out all work with consideration for residents, workers, pedestrians, visitors, neighbours, businesses and road users, at all times and with every effort to minimise noise and disturbance. Pay special attention to the needs of those who have difficulties with sight, hearing or mobility, and those in wheelchairs or with prams and pushchairs.

4. Be responsible

It is the responsibility of the main contractor to ensure that all employees, agents, subcontractors, suppliers, drivers and others working on or near the site comply with this Code of Practice. Please note that all sites are responsible for damage made to the public highway as a result of construction activity. Contractors carrying out the work resulting in damage are liable for the full cost of repair.

5. Be accountable

Display a contact board outside the site, giving names and telephone numbers of staff who can easily be contacted to respond to the concerns of residents, businesses and others.

6. Communicate

Keep residents and others informed about unavoidable disturbance such as noise, dust, extended working hours and disruption of traffic. Provide site neighbours with clear information well in advance of starting works, preferably in writing, and perhaps issue regular bulletins about site progress.

