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For Official use
App No:
Date Rec:
Fee:

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land north and north west of Burgess Hill between Bedelands Nature Reserve in the east and Goddard's Green Waste Water Treatment Works in the west. The Phase 2 WBLR site lies north-east of Phase 1, crossing over the A2300, continuing in a north-east direction for approximately 460m. The proposed scheme crosses the River Adur, approximately 360m north-east of the junction at the existing A2300.

Applicant Details

Name/Company

Title

Mr

First name

Rob

Surname

Morley

Company Name

Homes England

Address

Address line 1

10 South Colonnade

Address line 2

Canary Wharf

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

E14 4PU

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

CF10 4BZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 5 (approved parameter plans), 6 (accordance with Design Guide) , 7 (requirement for a Design Principles Statement), 11 (archaeological investigation), 22 (sustainable drainage) and 35 (restriction of development within 15m of ancient woodland), removal of conditions 50 (public transport strategy) and 51 (phase public transport strategy), addition of new conditions relating to public art on planning permission DM/18/5114, to allow amendments to site boundary, densities and heights, parameters of road layout, proposed land uses, right of way improvements & drainage outfalls, require general accordance with the Street Design and Adoption Manual, allow phased submission of details for archaeology and drainage details and require a public transport strategy and financial contributions towards the public transport strategy to be secured in the legal agreement. Amendments to the legal agreement associated with the amendments to the conditions and additional amendments related to the delivery of open space parcels OS1.2N, OS1.2S, OS3.3 and OS3.4, the Centre for Outdoor Sports, Employment Strategy, the Secondary School, Mobility Corridors, payment of financial contributions and monitoring fees (Amendments received, including an addendum to the Environmental Statement)

Reference number

DM/21/3279

Date of decision (date must be pre-application submission)

09/12/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Second phase of the Western Bridge and Link Road, comprising the construction of a two-lane single carriageway road, with 3m shared surface (cyclist/pedestrian) on the west side of the highway, and a segregated 5m cycleway/footway on the east side. Connecting to the first phase of WBLR at the roundabout junction on the A2300. Provision of Western Bridge, spanning 71m, carrying the highway and cycleway/footway over the River Adur and floodplain, connecting with future phases at the eastern extent. Includes provision of access to future residential areas, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting and landscaping.

Has the work already started?

Yes
 No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

- Location Plan (dwg no.19442-WIE-ZZ-XX-DR-C-900004 Rev P02)
- Red Line Boundary (dwg no.19442-WIE-ZZ-XX-DR-C-900002 Rev P05)
- Existing Layout S2 (dwg no.19442-WIE-ZZ-XX-DR-C-900012 Rev P03)
- Existing Layout S3 (dwg no.19442-WIE-ZZ-XX-DR-C-900013 Rev P03)
- Existing Layout S4 (dwg no.19442-WIE-ZZ-XX-DR-C-900014 Rev P04)
- Landscaping GA Sheet 2 (dwg no.19442-WIE-ZZ-XX-DR-C-740102 Rev P05)
- Landscaping GA Sheet 3 (dwg no.19442-WIE-ZZ-XX-DR-C-740103 Rev P06)
- Landscaping GA Sheet 4 (dwg no.19442-WIE-ZZ-XX-DR-C-740104 Rev P05)
- General Arrangement S2 (dwg no.19442-WIE-ZZ-XX-DR-C-900102 Rev P06)
- General Arrangement S3 (dwg no.19442-WIE-ZZ-XX-DR-C-900103 Rev P06)
- General Arrangement S4 (dwg no.19442-WIE-ZZ-XX-DR-C-900104 Rev P07)
- Proposed Contours S2 (dwg no.19442-WIE-ZZ-XX-DR-C-950022 Rev P04)
- Proposed Contours S3 (dwg no.19442-WIE-ZZ-XX-DR-C-950023 Rev P04)
- Proposed Contours S4 (dwg no.19442-WIE-ZZ-XX-DR-C-950024 Rev P04)
- Developed Sections S2 (dwg no.19442-WIE-ZZ-XX-DR-C-950072 Rev P02)
- Developed Sections S3 (dwg no.19442-WIE-ZZ-XX-DR-C-950073 Rev P02)
- Long sec Low Footway (dwg no.19442-WIE-ZZ-XX-DR-C-950081 Rev P02)
- New Supplies and Diversions S2 (dwg no.19442-WIE-ZZ-XX-DR-C-960032 Rev P03)
- New Supplies and Diversions S3 (dwg no.19442-WIE-ZZ-XX-DR-C-960033 Rev P05)
- New Supplies and Diversions S4 (dwg no.19442-WIE-ZZ-XX-DR-C-960034 Rev P05)
- Tree Removal Plan (dwg no. 19442-WIE-ZZ-XX-DR-V-77-002-P05)
- Tree Constraints Plan (dwg no. 19442-WIE-ZZ-XX-DR-V-77-001-P01)
- Drainage Catchment Area (19442-WIE-ZZ-XX-DR-C-900532 P02)
- Drainage Overview S2 (19442-WIE-ZZ-XX-DR-C-900522-P02)

Please list all drawing numbers submitted with this application for approval

- Phase 2 Site Location Plan (WBLR-WSP-HPN-04-DR-C-0220 S0-P02)
- Phase 2 Existing Site Plan (WBLR-WSP-HPN-04-DR-C-0221 S0-P02)
- Phase 2 Cross sections Sheet 1 of 3 (WBLR-WSP-HPN-04-DR-C-0222 S0-P04)
- Phase 2 Cross sections Sheet 2 of 3 (WBLR-WSP-HPN-04-DR-C-0357 S0-P04)
- Phase 2 Cross sections Sheet 3 of 3 (WBLR-WSP-HPN-04-DR-C-0358 S0-P04)
- Phase 2 General Arrangement Sheet 1 of 1 (WBLR-WSP-HPN-04-DR-C-0223 S0-P07)
- Phase 2 Long section (WBLR-WSP-HPN-04-DR-C-0224 S0-P06)
- Phase 2 Drainage Layout (WBLR-WSP-HPN-04-DR-C-0225 S0-P08)
- Phase 2 Landscaping Plan (WBLR-WSP-HPN-04-DR-C-0226 S0-P05)
- Phase 2 Lighting with contours (WBLR-WSP-HPN-04-DR-C-0227 S0-P05)
- Phase 2 Road Contour Plan (WBLR-WSP-HPN-04-DR-C-0228 S0-P05)
- Phase 2 Utilities Layout (WBLR-WSP-HPN-04-DR-C-0230 S0-P05)
- Phase 2 Bridge General Arrangement Sheet 1 of 2 (WBLR-WSP-HPN-05-DR-C-0231 S0-P04)
- Phase 2 Bridge General Arrangement Sheet 2 of 2 (WBLR-WSP-HPN-05-DR-C-0232 S0-P04)
- Phase 2 Retaining Wall General Arrangement Sheet 1 of 3 (WBLR-WSP-HPN-06-DR-C-0233 S0-P03)
- Phase 2 Retaining Wall General Arrangement Sheet 2 of 3 (WBLR-WSP-HPN-06-DR-C-0234 S0-P02)
- Phase 2 Retaining Wall General Arrangement Sheet 3 of 3 (WBLR-WSP-HPN-06-DR-C-0235 S0-P03)

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

******* REDACTED *******

Surname

******* REDACTED *******

Date (must be pre-application submission)

16/04/2025

Details of the pre-application advice received

Ongoing engagement with planning officer, planning advice, review of submissions

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ruth Jones

Date

17/04/2025