



Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

17 April 2025

Dear Sir/Madam,

**Burgess Hill Northern Arc (Outline Application DM/18/5114 & DM/21/3279)
Reserved Matters Application for the Western Bridge and Link Road, Phase 2**

Please find enclosed a reserved matters planning application for the above project, in association with outline permission for the Burgess Hill Northern Arc granted consent in October 2019 (LPA Reference: DM/18/5114). Permission was granted under Section 73 (application reference DM/21/3279) in December 2022. This application is pursuant to application reference DM/21/3279.

The proposal comprises the construction of a two-lane single carriageway road, including a bridge spanning the River Adur and associated floodplain, and the following key features:

- New pedestrian and cycle crossing points;
- Provision of off-carriageway footpath/cycleway;
- Continuous green verges;
- Provide access to future residential areas;
- Western Bridge, spanning the River Adur and associated floodplain.

Phase 2 of the Link Road will connect with the roundabout on the A273 Jane Murray Way which was granted consent in July 2020 as part of the Phase 1 Reserved Matters Application (LPA Reference: DM/20/0254).

A visualisation of the proposed scheme can be found at the link here: <https://youtu.be/6-mvUkQutcQ>.

The reserved matters application includes the following documents and plans:

Document	Reference
WBLR-WSP-HPN-04-DR-C-0220 S0-P02	Phase 2 Site Location Plan
WBLR-WSP-HPN-04-DR-C-0221 S0-P02	Phase 2 Existing Site Plan
WBLR-WSP-HPN-04-DR-C-0222 S0-P04	Phase 2 Cross sections Sheet 1 of 3
WBLR-WSP-HPN-04-DR-C-0357 S0-P04	Phase 2 Cross sections Sheet 2 of 3
WBLR-WSP-HPN-04-DR-C-0358 S0-P04	Phase 2 Cross sections Sheet 3 of 3
WBLR-WSP-HPN-04-DR-C-0223 S0-P07	Phase 2 General Arrangement Sheet 1 of 1
WBLR-WSP-HPN-04-DR-C-0224 S0-P06	Phase 2 Long section

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WBLR-WSP-HPN-04-DR-C-0225 S0-P08	Phase 2 Drainage Layout
WBLR-WSP-HPN-04-DR-C-0226 S0-P05	Phase 2 Landscaping Plan
WBLR-WSP-HPN-04-DR-C-0227 S0-P05	Phase 2 Lighting with contours
WBLR-WSP-HPN-04-DR-C-0228 S0-P05	Phase 2 Road Contour Plan
WBLR-WSP-HPN-04-DR-C-0230 S0-P05	Phase 2 Utilities Layout
WBLR-WSP-HPN-05-DR-C-0231 S0-P04	Phase 2 Bridge General Arrangement Sheet 1 of 2
WBLR-WSP-HPN-05-DR-C-0232 S0-P04	Phase 2 Bridge General Arrangement Sheet 2 of 2
WBLR-WSP-HPN-06-DR-C-0233 S0-P03	Phase 2 Retaining Wall General Arrangement Sheet 1 of 3
WBLR-WSP-HPN-06-DR-C-0234 S0-P02	Phase 2 Retaining Wall General Arrangement Sheet 2 of 3
WBLR-WSP-HPN-06-DR-C-0235 S0-P03	Phase 2 Retaining Wall General Arrangement Sheet 3 of 3
WBLR-WSP-GEN-04-RP-T-0159 S0-P02	WBLR Phase 2 Design Access Statement
WBLR-WSP-GEN-04-RP-T-0160 S0-P03	WBLR Phase 2 Sustainability Statement
WBLR-WSP-EXX-04-RP-L-0065 S3-P02	Further Information Report Phase 2
WBLR-WSP-EXX-04-RP-L-0154 S0-P02	BNG Design Stage Report
WBLR-WSP-HGT-04-RP-GE-0147 S3-P03	Burgess Hill – Western Bridge and Link Road. Ground Investigation Report
WBLR-WSP-HDG-04-RP-C-0138 S0-P02	Drainage strategy and maintenance statement phase 2
WBLR-WSP-HGN-04-RP-C-0156 S3-P02	RSA 1 Response Report

The outline planning application was supported by an Environmental Statement (ES) (hereafter referred to as the '2018 ES') which considered the potential for significant environmental effects as a result of the Northern Arc Allocation development. It was further supported by the 2019 ES Addendum (hereafter referred to as the '2019 ES Addendum') which was prepared to support the submission of supplementary information for the Northern Arc Allocation development.

The Further Information Report submitted as part of this RMA considers whether the detailed design for Phase 2 of the WBLR results in any additional, or change to, the significant effects reported in the 2018 ES and 2019 ES Addendum. The Further Information Report has been informed by a review of the Proposed Scheme, the 2018 ES and the 2019 ES Addendum and includes further technical assessment of Ecology, Ground Conditions, Landscape and Visual, Cultural Heritage, Noise and Vibration and Air Quality. Therefore, this Further Information Report should be read alongside these documents.

A full assessment of the conditions associated with the outline permission (reference DM/18/5114) has been undertaken. Please refer to the table which has been appended to this letter which provides an overview and a summary of the conditions associated with the outline permission for which detail has been provided as part of this reserved matters application for the Phase 2 Western Bridge and Link Road. The planning conditions not listed within the table are associated with the other phases of the Northern Arc development or will be provided prior to the construction phase.



The planning application fee of £2,663 (planning fee of £2,578 + £85 service charge) will be paid by Homes England by BACS Payment.

Please do not hesitate to get in touch if we can be of assistance or if you need any further information.

Yours faithfully

Ruth Jones
Principal Planner

No.	Topic	Relevant Details	Documents Submitted
2	Reserved Matters	<p>Approval of the details of the access, appearance, layout, scale and landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of development of each Reserved Matters area (meaning the site area of each reserved matters application).</p> <p>The first reserved matters application for Phase 2 of the development as indicated on the phasing plan (parameter plan 008 rev 018) shall be made within 6 years from the date of this planning permission.</p>	Site Location Plan Existing Site Plan General Arrangement Plan Landscaping Plan Bridge General Arrangement Plan Retaining Wall General Arrangement Plan
3	Reserved Matters	<p>Prior to the submission of the first application for approval of Reserved Matters for any Phase, a Reserved Matters Areas Plan covering the entirety of that Phase and demarking the extent of the areas to come forward as individual applications for approval of Reserved Matters (hereafter referred to as Reserved Matters Areas) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the applications for approval of Reserved Matters shall be submitted broadly in accordance with the approved Reserved Matters Areas Plan or subsequent versions of the Reserved Matters Areas Plan approved by the local planning authority. For clarity, the entirety of any Phase shall mean including all areas of open space and landscape buffers in addition to developable areas within that phase.</p>	Site Location Plan General Arrangement Plan
4	Construction	The development hereby permitted shall be carried out in accordance with the Site Location plan.	Site Location Plan
5	Reserved Matters	The detailed design of the development proposed through Reserved Matters applications pursuant to this outline planning permission shall have regard to, and broadly accord with, the principles set out in the parameter plans unless otherwise agreed by the local planning authority.	General Arrangement Plan
6	Reserved Matters	The detailed design of the development proposed through Reserved Matters applications pursuant to this outline planning permission shall have regard to, and broadly accord with, the principles and specifications set out in the approved documents.	Design and Access Statement
7	Reserved Matters	Each reserved matters application shall be accompanied by a Design Principles Statement setting out how the design principles contained within the approved Design Guide have been applied within the reserved matters area to which the reserved matters application relates.	Design Principles Statement (<i>within Design Access Statement</i>)
10	Ground Investigation	<p>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:</p> <p>a) A site investigation report and, unless otherwise agreed in writing by the LPA,</p>	Ground Investigation Report <i>(detail regarding remediation included in Further Information Report)</i>

No.	Topic	Relevant Details	Documents Submitted
		b) A remediation method statement	
11	Archaeology	No development shall take place within a reserved matters area until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation for that reserved matters area, to be first submitted to and approved in writing by the Local Planning Authority.	Overview contained within the FIR. Based on the FIR and results of the investigations carried out on the adjacent phases it is proposed that no intrusive investigations will be carried out, but a watching brief will be maintained during the works.
12	Finished Ground Levels	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.	General Arrangement Plan Cross Sections Plan Long Section Plan Lighting with Contours Plan Road Contour Plan
13	Construction	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 external walls / roofs / fenestration of the proposed buildings within that reserved matters area have been submitted to and approved 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.	Bridge General Arrangement Plans Retaining Wall General Arrangement Plan Samples to be provided during construction stage
14	Design Finishes	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.	General Arrangement Plan – which includes material finishes Landscaping Plan Samples to be provided during construction stage
15	Design	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.	Correspondence with WSCC F&R Service – no hydrants required.

No.	Topic	Relevant Details	Documents Submitted
16	Sustainability Statement	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.	Sustainability Statement
19	Landscaping	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.	General Arrangement Plan Bridge General Arrangement Plans Retaining Wall General Arrangement Plans Landscaping Plan Existing Site Plan FIR for information on existing trees
20	Ecological Impact Assessment	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: <ul style="list-style-type: none"> • 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.	Required information covered in Further Information Report
22	Surface Water Drainage	Prior to the commencement of development within each reserved matters area, the proposed method of surface water drainage and means of disposal for that reserved matters area 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 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 be based on sustainable drainage (SuDS) principles including source control and shall; <ol style="list-style-type: none"> 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 	Drainage Layout Plan Drainage strategy and maintenance statement phase 2

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		<p>change and that the discharge rates from that 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;</p> <p>c) include flood flow routing plans for that 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;</p> <p>d) provide plans, design specifications and calculations for all surface water drainage systems.</p>	
24	Foul Water Drainage	<p>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.</p>	No foul drainage proposed as part of this Reserved Matters Application.
26	Flood Risk and Drainage	<p>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.</p>	General Arrangement Plan Drainage Layout Bridge General Arrangement Plans Retaining Wall General Arrangement Plans Drainage strategy and maintenance statement phase (<i>includes E-mail from EA</i>)
27	Details of watercourses, ponds and any other natural water bodies	<p>"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:</p>	General Arrangement Plan Drainage Layout Bridge General Arrangement Plans

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		<ul style="list-style-type: none"> • 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." 	<p>Retaining Wall General Arrangement Plans</p> <p>Drainage strategy and maintenance statement phase</p>
28	Measures to Protect Public Sewers	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.	<p>General Arrangement Plan</p> <p>Drainage Layout</p> <p>Utilities Layout Plan</p>
29	Mitigation/enhancement plans for the River Adur	No development shall take place within each reserved matters area where the River Adur is located until mitigation/enhancement plans for the River Adur within that reserved matters area have been submitted to, and agreed in writing by, the local planning authority and implemented as approved. Thereafter, the development within that reserved matters area shall be implemented in accordance with the approved scheme.	<p><i>Required information included in Further Information Report</i></p> <p>Landscaping Plan</p>
35	Ancient Woodland	No development shall take place within 15 metres of any ancient woodland.	<p>General Arrangement Plan</p> <p>Bridge General Arrangement Plans</p> <p>Retaining Wall General Arrangement Plans</p> <p>Landscaping Plan</p>
36	Ancient Woodland	Unless where approved by reference to the approved parameter plans, no development shall take place within 25 metres of any ancient woodland with the exception of soft landscaping, ecological mitigation, surface water attenuation, pedestrian and cycle routes, including low-level lighting.	<p>General Arrangement Plan</p> <p>Drainage Layout</p> <p>Bridge General Arrangement Plans</p> <p>Retaining Wall General Arrangement Plans</p> <p>Landscaping Plan</p>
40	External Lighting	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	<p>Lighting with Contours Plan</p>

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		operated in accordance with zone E3 requirements unless the Local Planning Authority gives its written consent to a variation.	
42	Remediation Scheme	<p>Each reserved matters area within the development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority verification by the competent person approved under the provisions of condition 11(b) that any remediation scheme required and approved under the provisions of condition 11(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the LPA in advance of implementation). Unless otherwise agreed in writing by the LPA such verification shall comprise a stand-alone report including (but not be limited to):</p> <ul style="list-style-type: none"> a) Description of remedial scheme b) as built drawings of the implemented scheme c) photographs of the remediation works in progress d) certificates demonstrating that imported and/or material left in-situ is free of contamination, and records of amounts involved. <p>Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved.</p>	Required information confirming no remediation is required included in Further Information Report
52	Flood Risk and Drainage	<p>No other built development other than essential infrastructure (meaning roads and bridges, pedestrian and cycle routes including the Cycle Superhighway and Green Circle, sealed or contained surface water drainage and utilities infrastructure) shall be located within the approved modelled 1 in 100 year with 105% climate change allowance flood extent (with appropriate buffer). If there is a loss of flood plain as a result of essential infrastructure being located within the aforementioned flood extent then adequate flood plain compensation up to the 1 in 100 year flood extent plus 105% climate change shall be provided. Details of the 'essential infrastructure' and any related flood plain compensation should be submitted to the LPA as part of any Reserved Matters applications covering the location of the essential infrastructure.</p> <p>Essential infrastructure and its associated flood plain compensation shall be constructed in accordance with the details as submitted to and approved by the LPA in conjunction with the Environment Agency and provided prior to occupation of any dwellings or buildings within that reserved matters area. All river crossings should be clear span bridges.</p>	General Arrangement Plan Bridge General Arrangement Plans Retaining Wall General Arrangement Plans Drainage Layout Drainage strategy and maintenance statement phase (<i>includes E-mail from EA</i>)