

Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road,
Haywards Heath
RH16 1SS

Dear Sir/Madam

**Re: Burgess Hill Brookleigh Development (Outline Application DM/21/3279)
Reserved Matters Application for the Western Bridge and Link Road, Phase 3
(Planning Portal-13464774)**

On behalf of Homes England (the Applicant), DLP Planning are pleased to enclose a Reserved Matters planning application for highway infrastructure works pursuant to Phase 3 of the Western Bridge and Link Road (WBLR) which forms part of, and is pursuant to, development authorised by an Outline planning permission for the Burgess Hill Northern Arc (hereafter referred to as 'Brookleigh Development') granted consent in December 2022 (LPA Reference DM/21/3279).

The application seeks consent for:

'Reserved Matters application pursuant to application DM/21/3279 - WBLR Phase 3 (A2300 pedestrian/cycle improvement), comprising the construction of a segregated 2 metre footway and 3 metre cycle track (Green Superhighway) and 2.75 metre verge along the northern side of the A2300, construction of a 3-metre shared use route with up to 1m metre verge along the southern side of the A2300, construction of a 3 metre shared use route along the western side of the A273 Jane Murray Way with up to 2.75 metre verge drainage works, fencing, lighting, landscaping and associated works.'

To ensure efficient validation, and in accordance with the Council's Local Validation Checklist, the following information is hereby submitted:

Documents

- Application Form (DLP Planning, January 2025)
- Planning Design Access Statement (DLP Planning, January 2025)
- Further Environmental Information Report (FEIR) including EclA (Waterman Infrastructure & Environment Ltd, January 2025)
- Drainage Strategy & Maintenance Plan (Waterman Infrastructure & Environment Limited, January 2025)
- Outline Construction Environmental Management Plan (Outline CEMP) (Jackson, December 2024)
- Lighting Report (Enerveo Ltd, February 2023)
- Stage 1 Road Safety Audit and Designers Response (M B Projects Ltd, July 2024)
- Sustainability Statement (Waterman Infrastructure & Environment Ltd, January 2025)
- Statement of Community Involvement (DLP Planning, January 2025)
- Arboricultural Impact Assessment (Waterman Infrastructure & Environment Limited,

December 2024)

- Design Principals Statement (Waterman Infrastructure & Environment Ltd, January 2025)
- Biodiversity Net Gain Report and BNG Metric (Waterman Infrastructure & Environment, January 2025)

Plans

- 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)

Should this Reserved Matters Application be granted permission, we also please request confirmation that the following associated Outline planning permission conditions are discharged:

Condition 2: 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).

Method of Discharge: This RMA submission is made to discharge this condition.

Condition 5: 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.

Method of Discharge: This RMA is submitted to discharge this condition, noting that the design of the scheme has taken place in close liaison with MDSC during the pre-application consultation process.

Condition 6: 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.

Method of Discharge: This RMA is submitted to discharge this condition, noting that the design of the scheme has taken place in close liaison with MDSC during the pre-application consultation process.

Condition 7: Each reserved matters application shall be accompanied by a Design Principles Statement setting out how the design principles contained within the approved Design Guide and the Street Design and Adoption Manual have been applied within the reserved matters area to which the reserved matters application relates.

Method of Discharge: A Design Principles statement is included with the RMA application to discharge this condition.

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 have included copies of correspondence with MSDC confirming the above in appendix A of this letter and have discussed contamination within the Further Environmental Information Report (equivalent to a statement of conformity), 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.'. A copy of the above correspondence is included as appendix B of this letter. This is also discussed within the Further Environmental Information Report – 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 included within the RMA application, please refer to the plans showing proposed contours, cross sections and long sections.

Condition 13: 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.

Method of Discharge: Please refer to the General Arrangement Plans and Landscape General Arrangement Plans submitted with this RMA application providing details of proposed materials and finishes.

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: Please refer to the General Arrangement Plans and Landscape General Arrangement Plans submitted with this RMA application providing details of proposed materials and finishes.

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 an 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 provided as appendix C to this letter.

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 Sustainability Statement is included with this RMA application.

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 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: An **Ecological Impact Assessment (EclA)** has been prepared and is appended to the Further Environmental Information Report (FEIR, see section 5 and appendix B) included with this RMA.

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: A Drainage Strategy and Maintenance report is included with this RMA.

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 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: Please refer to appendix E of the Drainage Strategy and Maintenance report included with this RMA, which confirms there are no public sewers in the proximity of the WBLR phase 3 proposed works.

Condition 35: No development shall take place within 15 metres of any ancient woodland. Method of Discharge: Referring to the Outline Planning parameter plan 015 Existing Land Use – the closes ancient woodland to WBLR phase 3 is over 100m to the north of WBLR phase 3 (north of the St Pauls Catholic College site).
Condition 36: Unless otherwise agreed in writing, noise associated with fixed plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed: 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:2014. Details of any mitigation measures required to achieve this shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the commercial operation concerned begins operating on site, and thereafter be maintained in accordance with the approved details. Method of Discharge: Referring to the Outline Planning parameter plan 015 Existing Land Use – the closes ancient woodland to WBLR phase 3 is over 100m to the north of WBLR phase 3 (north of the St Pauls Catholic College site).
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: A lighting design report and layout drawings are included with this RMA. All lighting within WBLR Phase 3 is highway lighting which is designed strictly in accordance with the West Sussex County Council (WSCC) requirements and specification. The lighting installation is expected to be adopted and maintained by WSCC.
Condition 44: No part of each reserved matters area shall be first occupied until details indicating the position, design, materials, finish and type of all boundary treatments for that reserved matters area, and a timetable for implementation, 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 and timetable. Method of Discharge: Details of boundary treatments are provided on the General Arrangement plans included with this RMA.
Condition 45: Prior to the first occupation of any dwelling/unit within each reserved matters area, the developer will install the fire hydrants (or in a phased programme to be agreed in writing with the local planning authority) in the approved location to BS 750 standards or stored water supply (as per the requirements of condition 15) and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting. Method of Discharge: Please refer to condition 15 above, advising and providing evidence that West Sussex Fire & Rescue do not require fire hydrants for the WBLR phase 3 scheme.

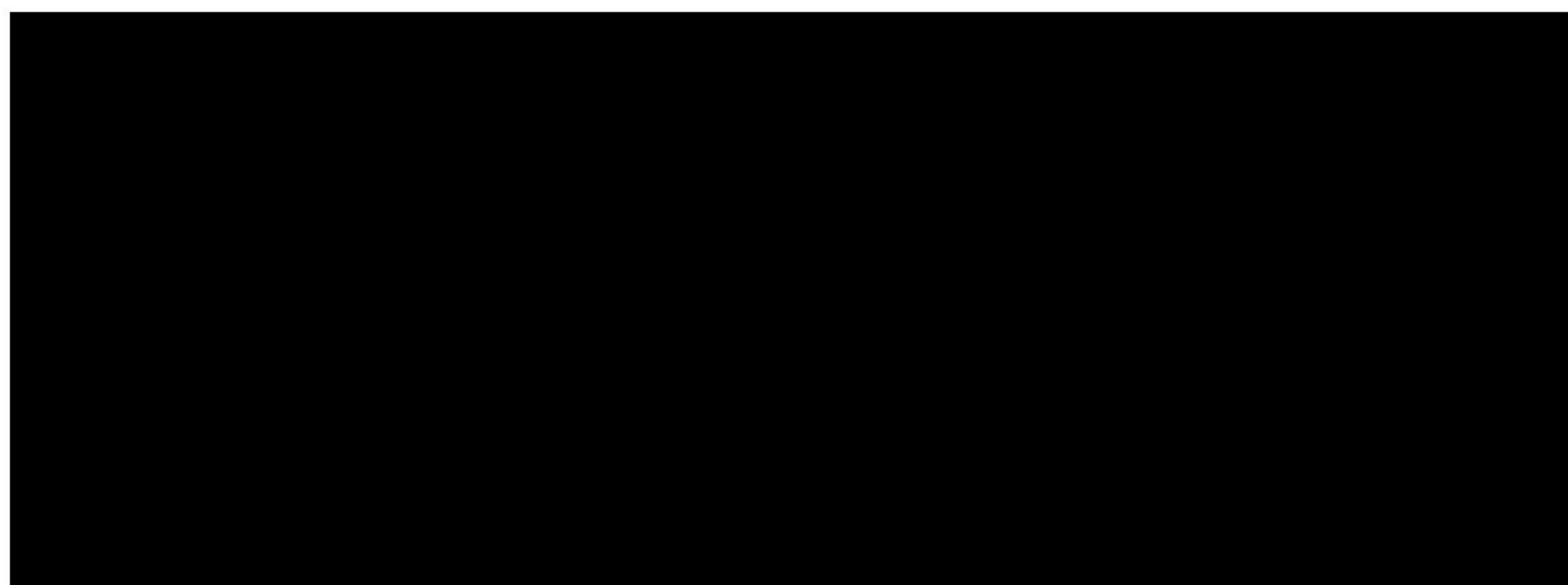


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The application has been submitted to Mid Sussex District Council via planning portal and the requisite fee of £2,605.00 for the site area of 2.826ha has been paid.

We look forward to receiving confirmation that the application has been registered and will be at your disposal throughout the Council's consideration period should you have any questions or queries.

Yours faithfully,





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Appendix A – Condition 10 Correspondence

Stuart Pearce

From: [REDACTED]
Sent: 14 December 2022 10:05
To: Stuart Pearce
Cc: Tony Symonds; Teodora Bogdan; Chris Welch; Stuart Malcolm; David Vince; Victoria Williams
Subject: RE: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment
Attachments: RE: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment

Stuart,

Please find attached correspondence from MSDC's Environmental Health Officer. On this basis I am satisfied that this can be covered by a section in the statement of conformity.

Please note that procedurally, condition 10 will still apply and will need to be formally discharged prior to commencement (a letter confirming the approach will be acceptable).

Condition 42 will also still apply and will need to be discharged before the use of the development.

Many thanks,

[REDACTED]
Northern Arc Strategic Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.



[REDACTED]
Sent: 13 December 2022 18:04

[REDACTED]
Subject: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment

Hi Louise,

In addition to David's queries in email below – please can we seek clarification on the whether a full Land Contamination Assessment is required or if this can be covered by a section in the statement of conformity?

Stuart Pearce

From: [REDACTED]
Sent: 14 December 2022 09:58
To: Louise Yandell
Subject: RE: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment

Hi Louise,

Thanks for sending this through.

So my understating reading this is that;

- the end use will be cycle paths and pavements with hardstanding
- none of the historical uses that may have may have led to localised land contamination are in this phase of the development,
- and that the assessment for phases 1 and 2 have found the risk to be very low to low.

Based on this the applicant is asking if a full contaminated land condition is required for this phase or can they operate under a watching brief / a discover strategy.

On the information submitted, I would recommend that operating under a watching brief / a discover strategy would be adequate.

Happy to discuss.

Many thanks,

Ollie

Oliver Benson CEnvH MCIEH
Senior Environmental Health Officer
Environmental Health
Room 3, The West Wing
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS
[REDACTED]



'Working together for a better Mid Sussex'



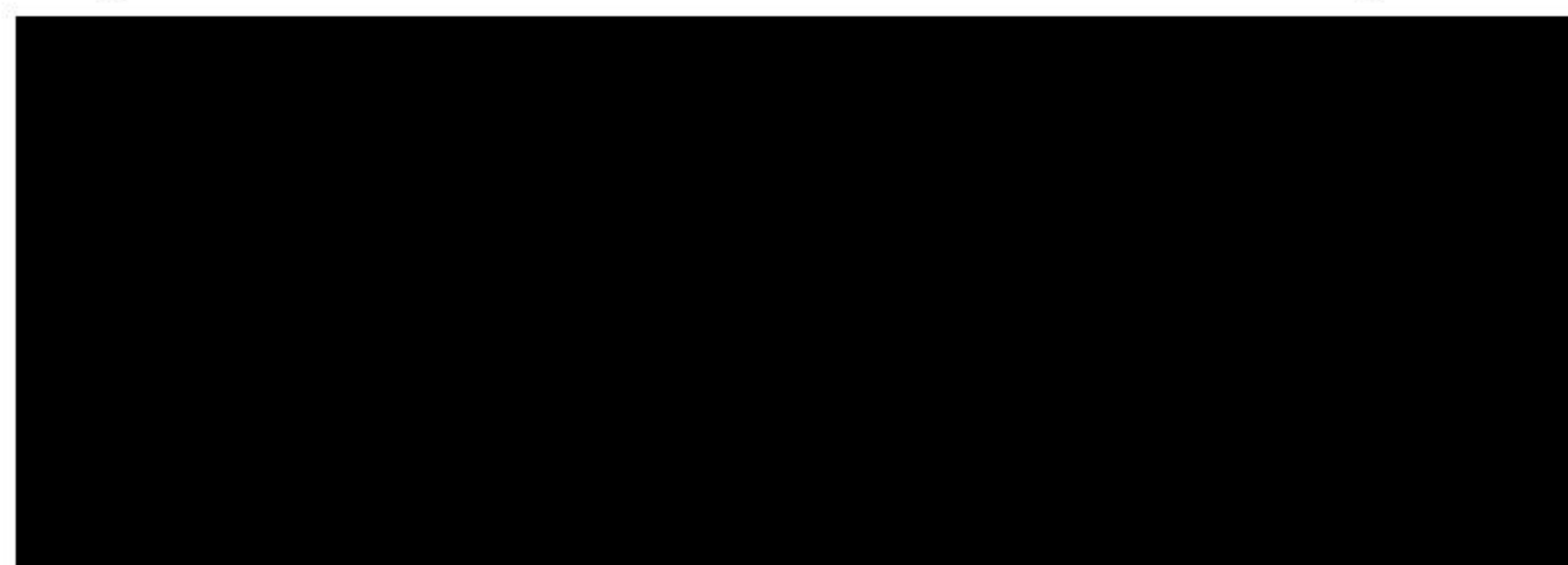
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Appendix B – OPA Condition 11 Correspondence

Please see below reply from Mark Baister, the county archaeologist for mid-Sussex district county regarding archaeological mitigation works for Burgess Hill

Kind regards
Natalie

Natalie Wood
Senior Historic Environment Consultant



Planning | Design | Environment

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Subject: RE: Western Bridge and Link Road (Phase 3) - Heritage Review

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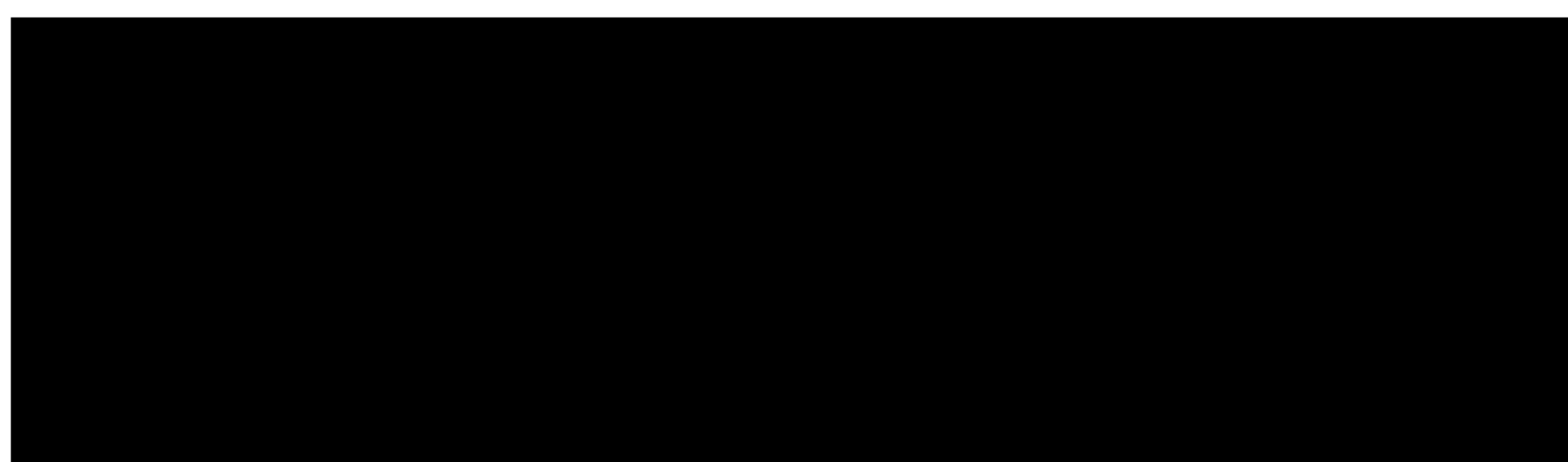
Hi Natalie,

Thanks for sending this over – 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.

Kind regards,

Mark

Mark Baister, BA MCIfA
Historic Environment Consultant



www.placeservices.co.uk
www.linkedin.com/company/place-services



[REDACTED]

Subject: FW: Western Bridge and Link Road (Phase 3) - Heritage Review

CAUTION: This is an external email.

Good afternoon Mark,

I am currently undertaking a heritage review of a Further Environmental Information Report (FEIR) on behalf of Waterman, for a site at Burgess Hill: Phase 3 which relates to the provision of a shared footway and cycleway over a distance of approximately 500m. Within the report, there is a recommendation to consult with the county archaeologist to establish whether any further archaeological works would be required to support the RMA.

The assessment established that there was low potential for archaeological remains within the site and that the Phase 3 construction and operation impacts would be negligible as they are minimal. The proposed groundworks will be limited, and will be contained within made ground deposits forming the embankment of the existing roadway constructed in the 1990's. It has been concluded that no mitigation works are proposed but I wanted to check that you are happy with this approach

Please see attached the general arrangement plan

Let me know if you need anything else

Kind regards
Natalie

Natalie Wood
Senior Historic Environment Consultant



Lanpro



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Appendix C - OPA Condition 15 Correspondence

Stuart Pearce

From: [REDACTED]
Sent: [REDACTED]
To: FRS Water and Access
Cc: Stuart Pearce
Subject: RE: WBLR Phase 3 - fire hydrants / stored water supply requirements

Hi Ian,

Thanks for your response.

I have asked Southeast Water to consider this within their design of this new water main. I'll let you know when I receive updated design details from them.

Regards,

David.



David Vince
Project Design Lead
T 01473 238412 | M 07816 171271



24 Hours
#Readyfor

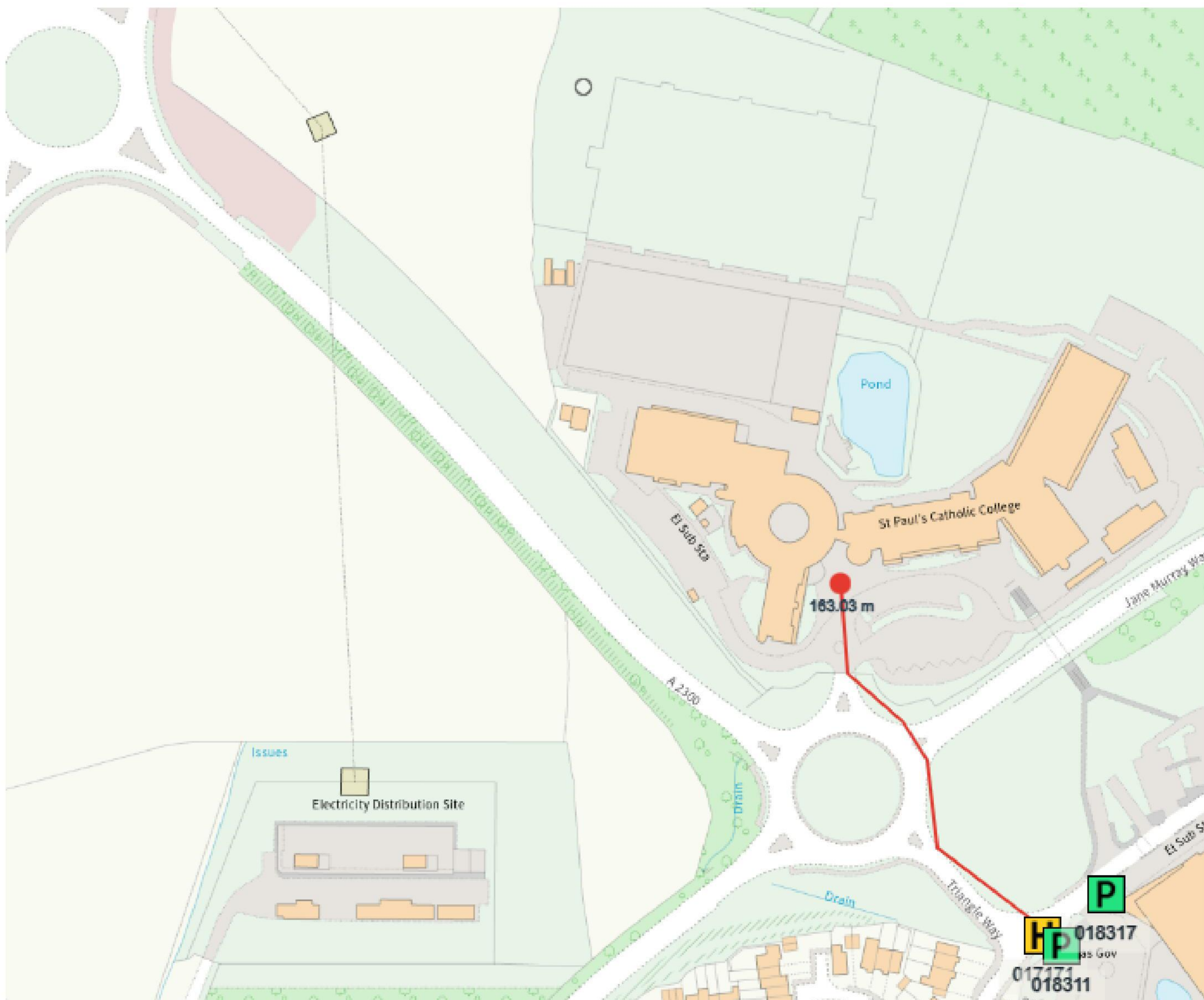
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SEH Asphalt Ltd - 30 White House Road, Ipswich, Suffolk IP1 5LT United Kingdom. Registered Number: 02707607

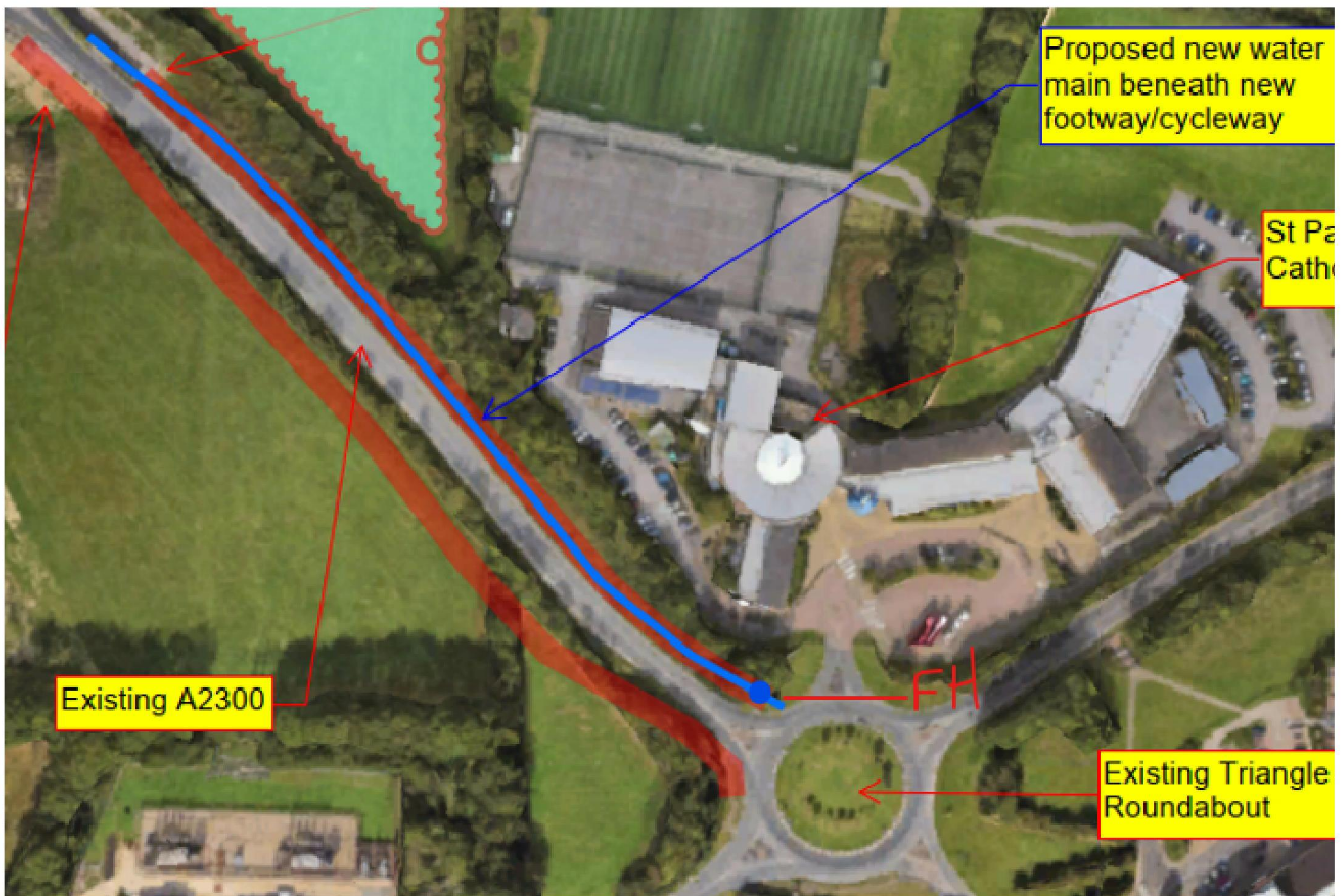
Subject: RE: WBLR Phase 3 - fire hydrants / stored water supply requirements

Good afternoon David,

Having viewed the plan you have submitted and checked our operational mapping I see that there are currently no fire hydrants in the location of St Pauls Catholic College, just off the existing Triangle Roundabout, as shown on the screen shot below.



As a water main is being installed along the A2300 stretch of road, it would be beneficial to add a fire hydrant as close to Triangle Roundabout, adjacent to St Paul Catholic College to give a suitable water supply for firefighting. Although this is an existing College, with a new water main being introduced to would be beneficial to have water for firefighting available for the college within the required distance, currently the nearest fire hydrant is 165m away, which would also require the access to Jane Murray Way being block off as firefighting hoses would need to be laid across this roadway to reach the college.



Please let me know if you require any further information or comment.

Regards

Ian



Ian Stocks

Water & Access Manager – Protection

West Sussex Fire & Rescue Service

Office 0330 222 4499 **Mobile** 07921 291051

Web www.westsussex.gov.uk/fire

Email frs.waterandaccess@westsussex.gov.uk

Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his 🏳️‍🌈

[Click here to find out why we use pronouns in our signatures](#)



Subject: RE: WBLR Phase 3 - fire hydrants / stored water supply requirements

****EXTERNAL****

Good morning,

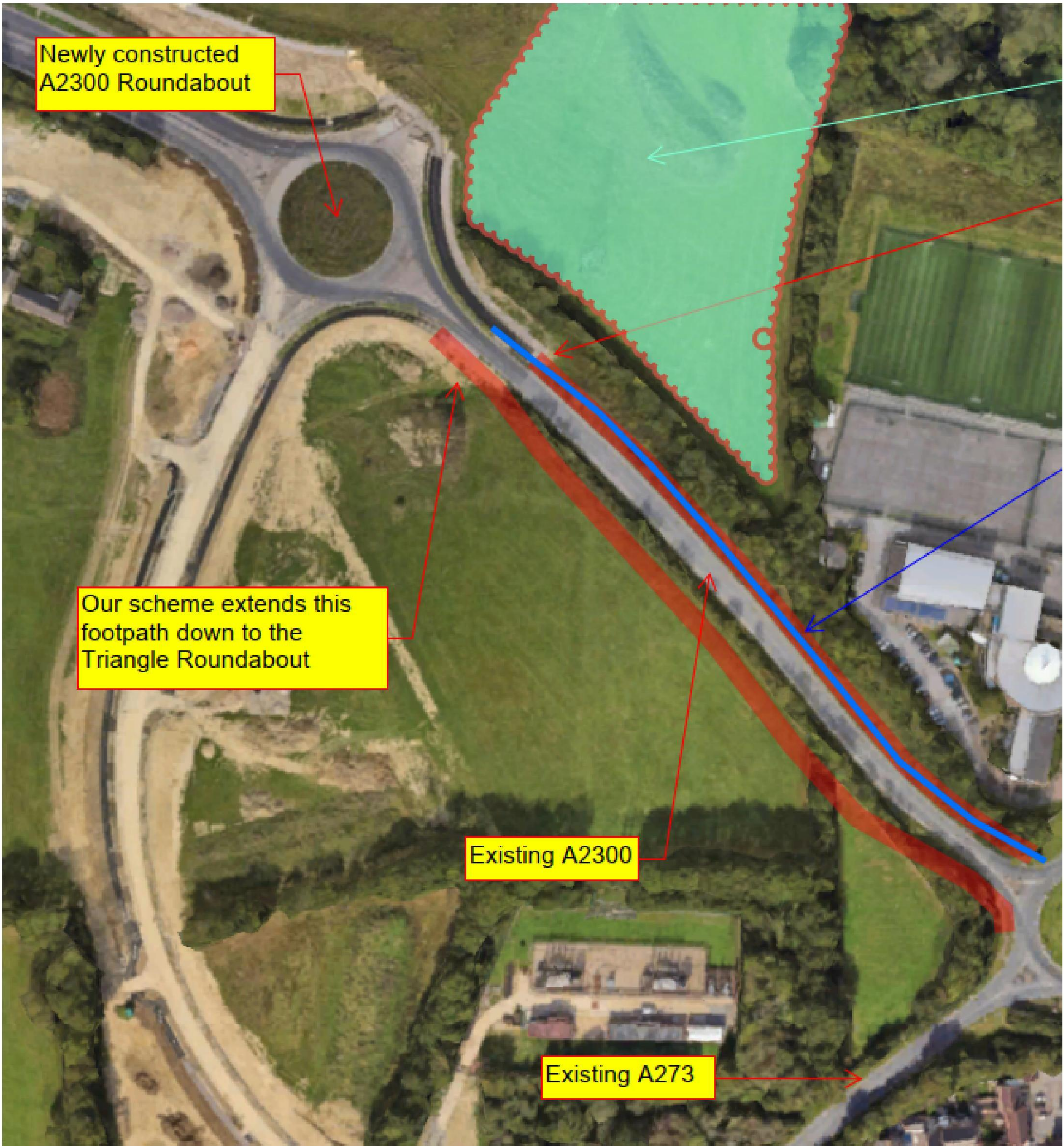
In December last year I contacted you with regards to our WBLR Phase 3 scheme – a footpath improvement scheme along the existing A2300 and A273 being delivered as part of Homes England's Northern Arc development in Burgess Hill (please see email thread below). You kindly confirmed that new fire hydrants were not required as part of our scheme.

We just wanted to contact you again to let you know of a design development whereby we have now been asked to provide a new watermain along the northern verge of the A2300 beneath our proposed new footway/cycleway. I provide a rough sketch below showing the currently suggested route of this new watermain, which is being provided to serve future development plots. We therefore wanted to be sure this doesn't change your previous view that new fire hydrants were not required as part of our scheme.

The future plots will still have their own dedicated accesses into / within the plots, with the nearest plot being to the northwest of the proposed new watermain (see green clouding in sketch below). This is set back from the A2300 and our works behind an existing ditch and vegetation which are planned to remain. We therefore are progressing on the basis that any new fire hydrants will be located internally within the individual plots, but could you kindly confirm our view, such that we can finalise our planning application?

Many thanks,

David.



David Vince
Project Design Lead
T 01473 238412 | M 07816 171271



24 Hour
#Readyfor

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Subject: RE: WBLR Phase 3 - fire hydrants / stored water supply requirements

Afternoon David,

Thank you for consulting with us on the WBLR Phase 3 - footpath improvement scheme along the existing A2300 and A273 and your works to provide new footpath/cycleways only, no vehicle access into future development plots are required as part of these improvement works. From our point of view, you are correct in saying fire hydrants are not required for a footpath or a cycleway, the only issue we would ask to consider is, if you come across any fire hydrants already in place where you are laying the new footpaths and cycleways you raise the pit liner, frame and cover to the same height as the footpath / Cycle path tarmac, so the fire hydrant remains available for use.

Although this may sound obvious; we have had several housing estates with fire hydrants positioned in unfinished pathways and then tarmacked over when the footpaths were completed; all 5 fire hydrants were covered, so we had to get the developer and water company back to identify where the fire hydrants were, dig them out and re-set the frame and covers into the footpath tarmac. So, this is to make sure we don't go through this process again, and save you, us and the water companies time and effort.

Hope this makes sense, let me know if you need any further information or assistance.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection
West Sussex Fire & Rescue Service

Phone 0330 222 4499 **Mobile** 07981 291051

Web www.westsussex.gov.uk/fire

Email ian.stocks@westsussex.gov.uk

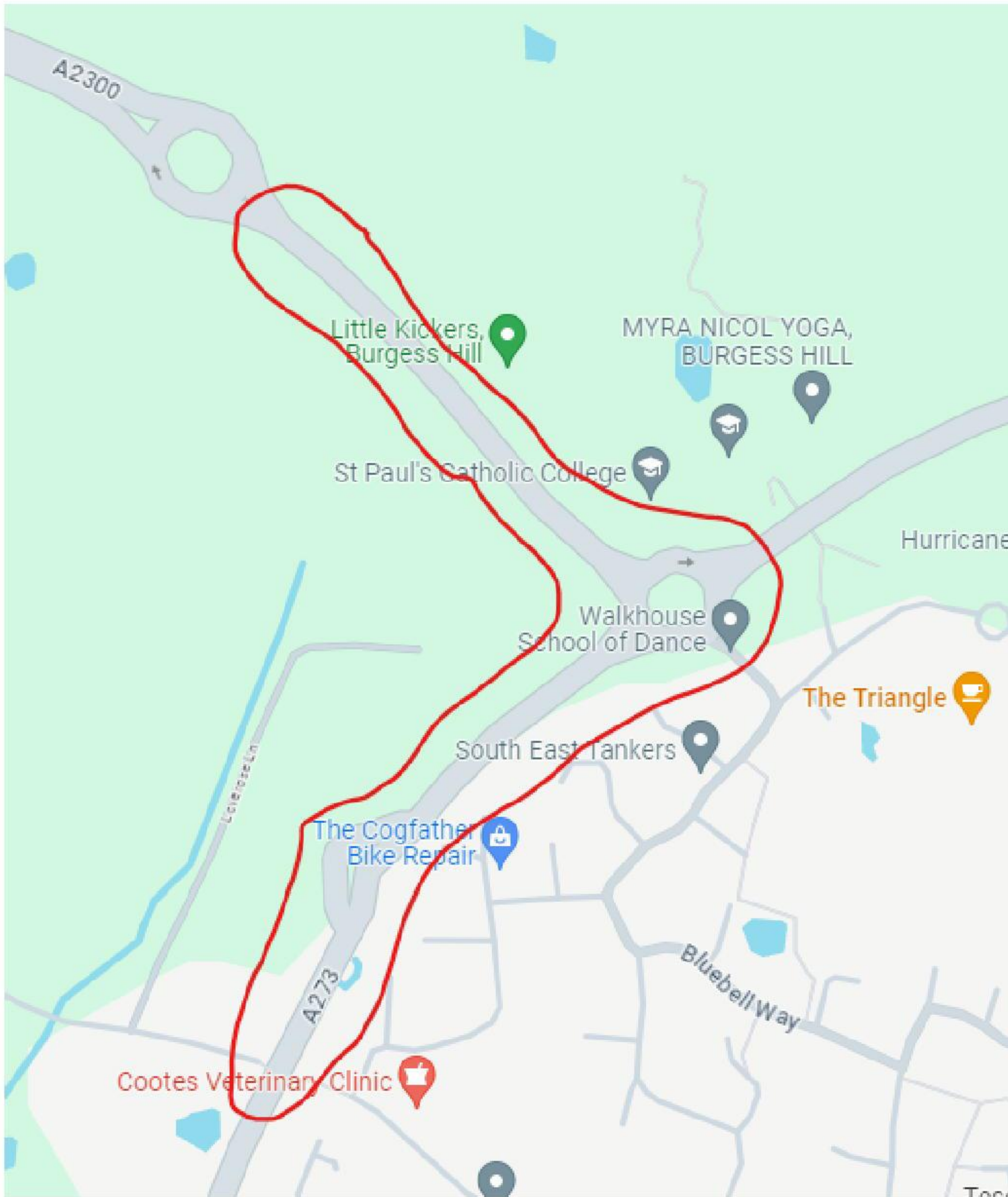
Bognor Regis Fire Station, West Meads Drive, Bognor Regis,
West Sussex, PO21 5TB

Subject: WBLR Phase 3 - fire hydrants / stored water supply requirements

Good morning,

I work for Jackson Civil Engineering, who are the appointed designer working on the Western Bridge and Link Road (WBLR) Phase 3 scheme on behalf of Homes England.

WBLR Phase 3 is a footpath improvement scheme along the existing A2300 and A273, being delivered as part of Homes England's Northern Arc development in Burgess Hill. Please see location plan below.



The works involve the provision of new footway/cycleways along the northern and southern verges of the existing A2300, and along the western side of the A273 in the areas highlighted above.

The outline design submitted at outline planning stage included for a new access road off the A2300 into a new development plot (called "Plot 1.4"), but this has recently been removed from our scope of works. Therefore, our works are now to provide new footpath/cycleways only, no vehicle access into future development plots are required as part of these improvement works.

The reason for my email is because an outline planning condition we are required to discharge as part of our reserved matters planning application states that –

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.

Given that our scheme is restricted to footpath/cycleway improvement works only, we don't anticipate needing to provide any fire hydrants or stored water supplies as part of our design works, but we obviously need to discuss and agree this with yourselves so to discharge this condition.

Could we please therefore have your thoughts on the above / confirmation as to whether you require any fire hydrants as part of our design works? In the future when the planned development is built out, some sections of the A2300 (southern side) and A273 (western side) may be fronted by residential buildings (but development layouts are still being developed by others). However, we anticipate that fire hydrants to these plots will be provided and fed from each individual plot vehicular access.

We are obviously happy to further discuss the scheme / share further information on the development with you.
Please let us know if a TEAMS call would help.

Many thanks

David.



David Vince
Project Design Lead
T 01473 238412 | M 07816 171271



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