



Proposed Pipe Bridge Installation - Eastern Bridge, Fairbridge Way, Burgess Hill.

Planning Statement

Planning Portal Reference:
PP-13620404
May 2025

Issue and Revision Record

Revision	Date	Originator	Checker	Approver
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1. Introduction

This document is in support of a planning application relating to the proposed installation of a pipe bridge across Eastern Bridge, which crosses the River Adur at Fairbridge Way, Burgess Hill, West Sussex, RH15 8GL (Grid Reference TQ 30877 20433).

As a sewage undertaker, Southern Water is obliged to provide the appropriate facilities for the treatment of water to the required standard by the Water Resources Act 1991 and the Urban Wastewater Treatment Regulations 1994.

A new below ground sewer is required in connection with development on land east of Isaacs Lane. This development forms part of the wider Northern Arc Burgess Hill strategic development, comprising up to c. 3,500 residential properties and mixed-use space/facilities, including schools and employment areas.

The new sewer will enable wastewater flows from the development parcels east of Isaacs Lane to be pumped from the new on-site Eastern Bridge and Link Road Wastewater Pumping Station (EBLR WPS) to the existing Fairplace Hill WPS, approximately 330m to the east. From Fairplace Hill WPS, flows will be conveyed via the existing wastewater network to Goddards Green Wastewater Treatment Works for treatment to the necessary environmental standards.

The majority of the sewer works will be installed below ground and constitute permitted development under Part 13, Class B (a) of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), as *“development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe, sludge main or associated apparatus”*.

A short section of the new sewer, where it crosses the River Adur at Eastern Bridge, Fairbridge Way, will be above ground and does not benefit from the above permitted development rights. This planning application is therefore submitted in respect of the above ground pipe bridge section of the sewer.

2. Application Site

2.1. Site Location

The proposed pipe bridge is to be attached to the northern side of Eastern Bridge at grid reference TQ 30877 20433. The application site is to the north of Burgess Hill, as shown on the Site Location Plan (drawing no. 761003-SWS-XX-XX-DR-Z-00701 REV P01.2). Eastern Bridge enables the highway carriageway of Fairbridge Way to cross the River Adur, which runs below the bridge.

2.2. Site & Surrounding Area

The area immediately surrounding the application site comprises the river channel of the River Adur, with associated scrub and some mature trees. A wooded area to the south-west is subject to a group Tree Preservation Order (ref: BH/03/TPO/02).

There are open fields further to the north and west, and a recently constructed residential and industrial area to the east. The A273 / Isaacs Lane is located approximately 130m west and there are residential areas of Burgess Hill, and an industrial area to the south.

The closest residential receptor is part of the Northern Arc Burgess Hill strategic development, located approximately 50 metres northeast, along Platinum Way.

The closest Listed Buildings to the proposed pipe bridge are Firlands (Grade II), located approximately 165m northwest, and Chapen Farmhouse (Grade II), approximately 310m south.

The planning application site is located within Flood Zones 2 and 3, as shown on the GOV.UK flood map for Planning. A Flood Risk Assessment (FRA) has been prepared and is submitted with the planning application.

3. Proposed development

3.1. Planning Application

The proposed development for which planning permission is required comprises the installation of a sewer pipe bridge that will be attached to the north side of Eastern Bridge, as shown on the Proposed Site Layout Plan (drawing no. 761003-SWS-XX-XX-DR-Z-00702-SO-P01.3). As set out above, the majority of the new sewer is to be installed below ground and constitutes permitted development, however planning permission is required for the relatively short above ground section that crosses over the River Adur.

The proposed pipe bridge will be approximately 11.5m in length, between the existing bridge wingwalls, and will be constructed from 180mm outer diameter polyethylene rising main within a 300mm internal diameter ductile iron pipe sleeve.

The sewer pipe will be attached to the side of the bridge-deck structure using pipework supports, as shown on the Pipe Bridge Plan and Elevations (drawing no. 761003-SWS-XX-XX-DR-Z-00703-SO-P01.3). The sewer pipe work will be constructed through the existing concrete wing walls on each side of the bridge.

3.2. Permitted development

With the exception of the section where the sewer pipe crosses the River Adur at Eastern Bridge, the new sewer will be installed below ground and constitutes permitted development under Part 13, Class B (a) of the GPDO as “development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe, sludge main or associated apparatus”.

The temporary construction compound comprises permitted development under Part 4, Class A of the GPDO 2015, as: *“the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining*

that land.” The temporary construction compound will be removed, and the land will be reinstated to its original condition upon completion of construction.

4. Planning Policy

4.1. National Planning Policy

The revised National Planning Policy Framework (NPPF) was published in December 2024. The policy guidance it contains which is relevant to the determination of this application includes provision for:

- A presumption in favour of sustainable development.
- Approving development proposals that accord with the development plan without delay.
- Proactive drive and support for sustainable economic development to deliver infrastructure that the country needs.

4.2. The Minerals and Waste Plan

The development plan for the proposed development comprises the Mid Sussex District Plan (2014-2031). The development plan policies that are relevant to the assessment of the proposals are considered to be:

- DP20: Securing Infrastructure
- DP26: Character and Design
- DP29: Noise, Air and Light pollution
- DP34: Listed Buildings and Other heritage Assets
- DP37: Trees, Woodland and Hedgerows
- DP38: Biodiversity
- DP39: Sustainable Design and Construction
- DP41: Flood Risk and Drainage
- DP42: Water Infrastructure and the Water Environment

5.Planning Assessment

5.1. Wastewater Infrastructure

The policies of the development plan are supportive to the provision of the necessary wastewater infrastructure to serve existing and new development. Policy 20 supports proposals by service providers to deliver utility infrastructure required to meet the needs of new development in the District and of existing communities. Policy 42 aims to ensure the provision of wastewater infrastructure to serve development and to enable the connection of new development to a Sewage Treatment Works.

The proposed pipe bridge is required in connection with development on land east of Isaacs Lane, which forms part of the wider Northern Arc Burgess Hill strategic development, comprising c.3500 residential properties and mixed-use space/facilities, including schools and employment areas.

The pipe bridge will be an integral part of a new sewer that will enable wastewater flows from the development parcels east of Isaacs Lane to be pumped from the new on-site EBLR WPS to the existing Fairplace Hill WPS, approximately 330m east. From Fairplace Hill WPS, flows will be conveyed via the existing wastewater network to Goddards Green Wastewater Treatment Works for treatment to the necessary environmental standards.

The proposed pipe bridge supports the provision of the necessary wastewater infrastructure to serve existing and new development. The proposed development is therefore consistent with Policies 20 and 42.

5.2. Landscape and Visual Impact

Policy 26 supports proposals that are of high-quality design and address the character and scale of the surrounding buildings and landscape.

The proposed pipe bridge is minor in scale and will be attached the existing deck structure of Eastern Bridge. The pipe bridge will be 300mm in diameter and 12.5m in length and will be obtrusive in views from the immediate surrounding area.

The dimensions, specifications, and placement of the pipe bridge are appropriate for the proposed location and will not harm any valued components of the landscape. The proposed development is therefore consistent with Policy 26.

5.3. Ecology/Biodiversity

Policy DP38 supports the protection and enhancement of biodiversity to avoid and reduce disturbance to sensitive habitats and species. Policy 37 supports the protection and enhancement of trees, woodland, and hedgerows.

The pipe bridge is to be within approximately 30m northeast of a Tree Protection Order group BH/03/TPO/02. The proposed development will not require the trimming or felling of any trees.

The pipe bridge is to be constructed above ground across Eastern Bridge and attached to the side of the bridge-deck structure across the watercourse. The pipe bridge will be integrated with the existing concrete walls on either side of the River Adur and will not impact on any habitat, either during construction or ongoing operation. No sites that are designated for nature conservation will be impacted by the proposed.

The development proposals have been assessed for the presence of protected species, including bats, otter, and water vole by a qualified Southern Water Ecologist. The bridge that the pipe will be attached to has been assessed by a suitably experienced ecologist to have negligible potential to support roosting bats with no potential roost features observed. No signs of otter or holt presence was observed within 30m of the proposed works and the works will take place in developed land not suitable for use by water vole as a result of the lack of suitable bank substrate to burrow into.

The proposed development will not require any vegetation clearance and will not impact on any existing habitat. Only developed land; sealed surface will be impacted as a result of the works. The development proposals are not therefore subject to the requirement for Biodiversity Net Gain.

The proposed development is relatively minor in scale and will not impact the surrounding habitat or protected species. The proposal therefore complies with Policy DP38.

5.4. Flood Risk and Surface Water Drainage

Policy DP41 supports proposals that ensure development will not increase the risk of flooding elsewhere. The pipe bridge site area is within Flood Zones 2 and 3, as shown on the GOV.UK Flood Map for Planning, where there is a high risk of flooding. As such, a Flood Risk Assessment has been prepared and is submitted with the planning application.

The pipe bridge is to be attached to the existing deck structure of Eastern Bridge and is relatively minor in scale. As set out in the Flood Risk Assessment, the proposed development will not increase existing flood risk and will not increase future flood risk. The FRA confirms that the proposed development will meet the requirements of NPPF and Planning Practice Guidance (PPG). Specifically, the FRA demonstrate that the proposed development:

- Is appropriate for its location from a flood risk perspective.
- Will remain safe and operational during flood conditions, whilst considering the impacts of climate change.
- Will not result in an increase in flood risk to people.
- Will not impede the flow of flood water or the flow conveyance of the River Adur.
- Will not increase flood risk elsewhere.

The development is therefore considered to be in accordance with Policy DP41.

5.5. Amenity

Policy DP29 requires the quality of people's lives to be protected from unacceptable noise, light and air pollution levels.

The closest residential property to the pipe bridge is approximately 50 metres northeast, along Platinum Way. Due to siting, scale, appearance and distance from neighbouring dwellings, the development is considered unlikely to result in undue harm to residential amenity in respect of overbearing, overshadowing or loss of privacy. The pipe bridge will not generate any noise, odour, light, or air pollution.

No adverse impacts to local amenities are anticipated to result from the construction and operation of the proposed pipe bridge and the proposed development therefore complies with Policy DP29.

6. Conclusion

The proposed pipe bridge will be an integral part of an essential connection to enable wastewater flows from development on land east of Isaacs Lane to be conveyed via the existing wastewater network to Goddards Green Wastewater Treatment Works for treatment to the necessary environmental standards.

The proposed pipe bridge will not result in any significant visual impact. The proposed development will not impact habitats, protected species or any sites designated for nature conservation. The proposals will have no significant effect on amenity and will not increase the risk of flooding.

The proposed pipe bridge is in accordance with the policies of the development plan, and it is considered that planning permission should be granted.