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DLP
107 Clerkenwell Workshops
27/31 Clerkenwell Close
Farringdon
EC1R 0AT

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

PERMISSION

REFERENCE: DM/25/0109

DESCRIPTION: RESERVED MATTERS RELATING TO APPLICATION DM/21/3279 (OUTLINE APPLICATION DM/18/5114) FOR 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 UP TO 1 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.

LOCATION: BURGESS HILL NORTHERN ARC, 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, , ,

DECISION DATE: 3 JUL 2025

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. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

2. Prior to the construction of the link to St Pauls Catholic College details of its construction, including surface material shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in accordance with the approved details.

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

3. Prior to the commencement of development of the WBLR Phase 3, full details of a soft landscaping scheme including all new and replacement 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.

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

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.

- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

- Any resurfacing works that would be required to the PRoW would need to be carried out in consultation with the WSCC PRoW Team for approval of any surface finish details.
- The reserved matters approval does not override the conditions attached to the outline consent and as such a separate discharge of conditions application(s) will be required to discharge the relevant conditions, please be advised that a number of these conditions are pre-commencement.

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
Topographical Survey	1520_P_90 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_91 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_105 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_106 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_111 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_112 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_116 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_118 of 119 A0	A	14.01.2025
Topographical Survey	1520_P_119 of 119 A0	A	14.01.2025
Planning Layout	19442-WIE-ZZ-ZZ-DR-C-900013	P03	14.01.2025
Topographical Survey	00000-1		14.01.2025
Topographical Survey	00000-0		14.01.2025
Topographical Survey	00000-1		14.01.2025
Topographical Survey	00000-1		14.01.2025
Topographical Survey	00000-1		14.01.2025
Topographical Survey	00000-0		14.01.2025
Location Plan	19442-WIE-ZZ-XX-DR-C-	P02	14.01.2025

Location Plan	900004 19442-WIE- ZZ-XX-DR-C-	P01	14.01.2025
Existing Site Plan	900005 19442-WIE- ZZ-XX-DR-C-	P03	14.01.2025
Existing Site Plan	900011 19442-WIE- ZZ-XX-DR-C-	P03	14.01.2025
Existing Site Plan	900012 19442-WIE- ZZ-XX-DR-C-	P03	14.01.2025
Existing Site Plan	900013 19442-WIE- ZZ-XX-DR-C-	P03	14.01.2025
Existing Site Plan	900014 19442-WIE- ZZ-XX-DR-C-	P04	14.01.2025
Planning Layout	900014 19442-WIE- ZZ-XX-DR-C-	P05	14.01.2025
Planning Layout	900100 19442-WIE- ZZ-XX-DR-C-	P06	14.01.2025
Planning Layout	900102 19442-WIE- ZZ-XX-DR-C-	P06	14.01.2025
Planning Layout	900103 19442-WIE- ZZ-XX-DR-C-	P07	14.01.2025
Drainage Details	900104 19442-WIE- ZZ-XX-DR-C-	P02	14.01.2025
Drainage Details	900521 19442-WIE- ZZ-XX-DR-C-	P02	14.01.2025
Drainage Details	900522 19442-WIE- ZZ-XX-DR-C-	P02	14.01.2025
Drainage Details	900521 19442-WIE- ZZ-XX-DR-C-	P02	14.01.2025
Other	900532 19442-WIE- ZZ-XX-DR-C-	P04	14.01.2025
Other	9500022 19442-WIE- ZZ-XX-DR-C-	P04	14.01.2025
Other	950023 19442-WIE- ZZ-XX-DR-C-	P04	14.01.2025
Sections	950024 19442-WIE- ZZ-XX-DR-C-	P02	14.01.2025
	950071		

Sections	19442-WIE- ZZ-XX-DR-C- 950072	P02	14.01.2025
Sections	19442-WIE- ZZ-XX-DR-C- 950073	P02	14.01.2025
Sections	19442-WIE- ZZ-XX-DR-C- 950081	P02	14.01.2025
Other	19442-WIE- ZZ-XX-DR-C- 960032	P03	14.01.2025
Other	19442-WIE- ZZ-XX-DR-C- 960033	P05	14.01.2025
Other	19442-WIE- ZZ-XX-DR-C- 960034	P05	14.01.2025
Tree Survey	19442-100- WIE-ZZ-XX- DR-V-77-001	P01	14.01.2025
Tree Survey	19442-100- WIE-ZZ-XX- DR-V-77-002	P05	14.01.2025
Landscaping Details	19442-WIE- ZZ-XX-DR-C- 740102	P05	14.01.2025
Landscaping Details	19442-WIE- ZZ-XX-DR-C- 740103	P06	14.01.2025
Location Plan	19442-WIE- ZZ-XX-DR-C- 900002	P05	14.01.2025
Site Plan	19442-WIE- ZZ-XX-DR-C- 900004	P02	14.01.2025
Planning Layout	19442-WIE- ZZ-XX-DR-C- 900102	P06	14.01.2025
Planning Layout	19442-WIE- ZZ-XX-DR-C- 900103	P06	14.01.2025
Planning Layout	19442-WIE- ZZ-XX-DR-C- 900104	P06	14.01.2025
Other	963967-1		14.01.2025
Drainage Details	19442-WIE- ZZ-XX-DR-C- 900521	P02	14.01.2025
Drainage Details	19442-WIE- ZZ-XX-DR-C- 900522	P02	14.01.2025
Drainage Details	19442-WIE- ZZ-XX-DR-C- 900521	P02	14.01.2025

Drainage Details	19442-WIE- ZZ-XX-DR-C- 900532	P02	14.01.2025
Landscaping	19442-WIE- ZZ-XX-DR-C- 740104	P07	14.01.2025



Ann Biggs
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.

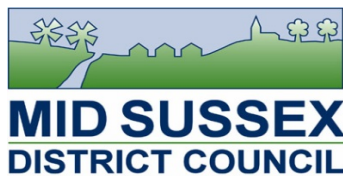
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

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.

