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McConnell Planning
20 Niagara Avenue
Ealing
London
W5 4UD

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

PERMISSION

REFERENCE: DM/25/0088

DESCRIPTION: RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION REF DM/18/5114, AS AMENDED BY PLANNING APPLICATION REF DM/21/3279, FOR THE PROVISION OF THE GREEN CIRCLE TRAVERSING SUB-PHASES OS1.1A, P1.3, OS1.1B (FREEKS LANE) AND OS1.2N AT THE NORTHERN ARC DEVELOPMENT (NOW BROOKLEIGH) ON LAND NORTH AND NORTH-WEST OF BURGESS HILL. (UPDATED SURFACE DETAILS AND AMENDED BRIDGE DESIGN)

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: 27 MAY 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. Within 4 months from the date of this permission and prior to the installation of the surface water drainage connection for the secondary school, details of the surface water drainage within land parcel OS1.2N to enable surface water drainage from the closest boundary of the secondary school to the river Adur and a timetable for its implementation shall be submitted for approval by the Local Planning Authority, the development shall be carried out in accordance with the approved details. The surface water drainage design should follow the principles agreed as part of the regional surface water drainage masterplan.

Reason: To ensure an acceptable impact on the existing public sewer network as well as to ensure the proposal is acceptable in relation to flood risk and to accord with Policy DP41 of the Mid Sussex District Plan.

3. Within 4 months from the commencement of development of the green circle, details of the proposed clear span bridge design (notwithstanding the bridge details submitted) shall be submitted for approval in consultation with the Environment Agency. No development shall commence on the bridge until such time as the details have been approved and the works shall be carried out in accordance with the approved details within a timeframe to be agreed with the LPA.

Reason: To ensure that the bridge does not impact on the watercourse and to comply with Policies DP41 and DP42 of the Mid Sussex District Plan.

4. The development hereby approved shall be carried out in full accordance with the Arboricultural Impact Assessment and emailing dated the 20/05/2025 in relation to measure to protect from leaching submitted in support of this application.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP9, DP26 and DP37 of the Mid Sussex District Plan 2014 - 2031.

5. Prior to the commencement of the works hereby permitted, notification shall be given to the MSDC tree officer at each stage of construction of the separate footpath sections in order to provide the opportunity for examination.

Reason ; In order to prevent damaging or inappropriate works, contrary to Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

6. Appropriate compensation for all potential roost features should be provided prior to its loss and this work need to be supervised by a suitable qualified ecologist under a non licensed precautionary method statement (UK Bat Mitigation Guidelines CIEEM Version 1.1 (Reason and Wray, 2023)).

Reason: To provide appropriate mitigation for protected species and to accord with Policies DP7, DP9 and DP38 of the District Plan.

INFORMATIVES

1. Please be advised in relation to condition 3 the timetable for the implementation of the surface water drainage connection will require the works to be completed by June 2026.
2. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
 - o on or within 8 metres of a main river (16 metres if tidal)
 - o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - o on or within 16 metres of a sea defence
 - o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - o in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

3. There are conditions attached to the original outline permission that will need to be formally discharged prior to commencement. It is advised to discuss with the case officer to determine which conditions are relevant.
4. No works shall commence on the existing PROW unless and until it has been legally closed or diverted.
5. Any illegal use of the public right of way should be reported to the police.

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
Location Plan	3034-APA-ZZ-XX-SK-L-0024	P01	13.01.2025
Site Plan	3034-APA-ZZ-XX-SK-L-0014	P05	18.03.2025
Site Plan	3034-APA-ZZ-XX-SK-L-0015	P04	18.03.2025
Site Plan	3034-APA-ZZ-XX-SK-L-0016	P04	18.03.2025

Site Plan	3034-APA-ZZ- XX-SK-L-0017	P04	18.03.2025
Site Plan	3034-APA-ZZ- XX-SK-L-0018	P04	18.03.2025
Site Plan	3034-APA-ZZ- XX-SK-L-0019	P04	18.03.2025
Site Plan	3034-APA-ZZ- XX-SK-L-0020	P04	18.03.2025
Site Plan	3034-APA-ZZ- XX-SK-L-0022	P03	18.03.2025
Site Plan	3034-APA-ZZ- XX-SK-L-0023	P01	20.01.2025
Sections	3034-APA-ZZ- XX-DT-L-3005	P02	18.03.2025
Sections	14399/1		13.01.2025
Sections	14259/1	A	13.01.2025



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.