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WSP
1 Capital Quarter
Tyndall Street
Cardiff
CF10 4BZ

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

PERMISSION

REFERENCE: DM/25/1128

DESCRIPTION: SECOND PHASE OF THE WESTERN BRIDGE AND LINK ROAD, COMPRISING THE CONSTRUCTION OF A TWO-LANE SINGLE CARRIAGEWAY ROAD, WITH 3M SHARED SURFACE (CYCLIST/PEDESTRIAN) ON THE WEST SIDE OF THE HIGHWAY, AND A SEGREGATED 5M CYCLEWAY/FOOTWAY ON THE EAST SIDE. CONNECTING TO THE FIRST PHASE OF WBLR AT THE ROUNDABOUT JUNCTION ON THE A2300. PROVISION OF WESTERN BRIDGE, SPANNING 71M, CARRYING THE HIGHWAY AND CYCLEWAY/FOOTWAY OVER THE RIVER ADUR AND FLOODPLAIN, CONNECTING WITH FUTURE PHASES AT THE EASTERN EXTENT. INCLUDES PROVISION OF ACCESS TO FUTURE RESIDENTIAL AREAS, SIGNALISED CROSSING POINTS, EARTHWORKS, SURFACE WATER AND FOUL DRAINAGE INFRASTRUCTURE, UTILITIES CORRIDORS, LIGHTING AND LANDSCAPING.

LOCATION: BURGESS HILL NORTHERN ARC, LAND N AND NW OF BURGESS HILL, BETWEEN BEDELANDS NATURE, RESERVE IN THE EAST AND, GODDARD'S GREEN WASTE WATER TREATMENT WORKS IN THE WEST, ,

DECISION DATE: 15 SEP 2026

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. The development hereby permitted shall be carried out in accordance with the plans listed below:

- WBLR-WSP-HPN-04-DR-C-0432 REV. P02
- WBLR-WSP-HPN-04-DR-C-0433 REV. P01
- WBLR-WSP-HPN-04-DR-C-0430 REV. P01
- WBLR-WSP-HPN-04-DR-C-0429 REV. P01
- WBLR-WSP-HPN-06-DR-C-0424 REV. P01
- WBLR-WSP-HPN-06-DR-C-0235 REV. P05
- WBLR-WSP-HPN-06-DR-C-0234 REV. P03
- WBLR-WSP-HPN-06-DR-C-0233 REV. P05
- WBLR-WSP-HPN-05-DR-C-0422 REV. P02
- WBLR-WSP-HPN-04-DR-C-0230 REV. P07
- WBLR-WSP-HPN-04-DR-C-0228 REV. P06
- WBLR-WSP-PLN-04-DR-C-0227 REV. P07
- WBLR-WSP-HPN-05-DR-C-0232 REV. P06
- WBLR-WSP-HPN-05-DR-C-0231 REV. P07
- WBLR-WSP-HPN-04-DR-C-0438 REV. P01
- WBLR-WSP-PLN-04-DR-C-0226 REV. P09
- WBLR-WSP-HPN-04-DR-C-0225 REV. P11
- WBLR-WSP-HPN-04-DR-C-0224 REV. P07
- WBLR-WSP-HPN-04-DR-C-0223 REV. P11
- WBLR-WSP-HPN-04-DR-C-0358 REV. P07
- WBLR-WSP-HPN-04-DR-C-0357 REV. P07
- WBLR-WSP-HPN-04-DR-C-0222 REV. P06
- WBLR-WSP-HPN-04-DR-C-0221 REV. P03
- WBLR-WSP-HPN-04-DR-C-0220 REV. P03

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

2. The development shall be carried out in accordance with the submitted details and the following mitigation measures it details:

- The bridge abutments will be located outside the design flood extent (1% 105% CC) as shown on drawing WBLR-WSP-HPN-04-DR-C-0230
- The bridge deck shall be above the 1% 105% CC flood level and match the details provided in drawing WBLR-WSP-HPN-04-DR-C-0230
- Floodplain compensation of 64.410m³ shall be provided prior to the constriction of any part of the bridge that is within the 1% 105% CC outline as in section 4.6 of the

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to accord with DP41 of the Mid Sussex District Plan and policies CC3, F4, F7 and F8 of the NPPF.

3. Prior to occupation details of the bus stop infrastructure including shelters, seating and real time information shall be submitted and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to comply with Policies DP21 and DP26 of the Mid Sussex District Plan and Policies TR3 and TR4 of the NPPF

4. Prior to the commencement of development and notwithstanding any information submitted to the contrary. Full details of the hard and soft landscaping shall be submitted and approved in writing by the Local Planning Authority. This shall include:

- New planting, including details of the size of the proposed trees and a tree height strategy.
- 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
- Hard surfacing
- Details of any substations, including location, elevations and materials
- Landscaping maintenance plan

These works shall be carried out as approved 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 ensure an acceptable impact on the retained trees in accordance with policies DP9, DP26 and DP37 of the District Plan and Policies DP3 and N3 of the NPPF

5. Prior to the commencement of development and notwithstanding any information submitted to the contrary, full details of the street furniture and its fixings shall be submitted and approved in writing by the Local Planning Authority. This shall include but not limited to:

- Seats and benches
- Concrete blocks,
- Lighting bollards/columns (including design of lamp base)
- Bins
- Bus stops
- Railings

These works shall be carried out as approved in accordance with a programme agreed by the Local Planning Authority, 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 District Plan and Policy DP3 of the NPPF.

6. Prior to commencement of development, detailed plans of the full north and south elevations of the bridge, showing datum level at multiples points (showing slope levels, top of railings level and pavement levels) shall be submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with policies DP9 and DP26 of the District Plan and Policy DP3 of the NPPF.

INFORMATIVES

1. The applicant is advised that the proposed structures will be required to be subject to the Technical Approval process as specified within BD 2/12 of the Design Manual for Roads and Bridges. The applicant should contact the WSCC Structures team to commence this process. The applicant should note that the failure to obtain TA may prevent the future adoption of the structure as public highway or incur additional works to bring the works up to a suitable standard.
2. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.
3. The Environmental Permitting (England and Wales) Regulations 2016 requires a permit (called a 'Flood Risk Activity Permit') 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 culvert (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; and/or
 - o In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

For further guidance, please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

To enquire about the permit application process, the Applicant should contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We would advise the Applicant to contact us at the earliest opportunity.

4. The application for the shared use path between this application site and the Green Circle should include details of proposed signage along the connection to warn users that the path will join a bridleway.

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.

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim 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.

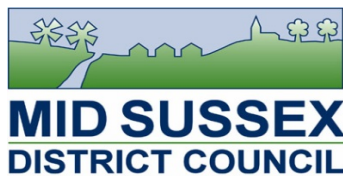
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

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.

