

Mr Oliver Mealey
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244-246 High Street
Guildford
GU1 3JF

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

PERMISSION

REFERENCE: DM/25/1986

DESCRIPTION: RESERVED MATTERS APPLICATION TO CONSIDER ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PARCELS 1.7, 1.8 AND OS1.2S, OS1.4, OS1.7 AND OS1.8 COMPRISING EASTERN NEIGHBOURHOOD CENTRE, 270 RESIDENTIAL DWELLINGS, INCLUDING 60 EXTRA CARE UNITS, COMMERCIAL FLOORSPACE, COMMUNITY BUILDING, NEIGHBOURHOOD SQUARE, CYCLE AND PEDESTRIAN CONNECTIONS, PARKING AND ASSOCIATED INFRASTRUCTURE, EASTERN PARKLAND COMPRISING OPEN SPACE, MULTI-USE GAMES AREAS (MUGA), PUBLIC ART, GREEN CIRCLE CYCLE LINK AND ASSOCIATED INFRASTRUCTURE.

LOCATION: PHASE 1C, 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: 26 MAR 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:
 BUR-WAC-ZZZ-00-D-C-10006, 12112-FPCR-ZZ-ZZ-DR-L-0034 Rev P02, 12112-FPCR-ZZ-ZZ-DR-L-0033 Rev P02, 12112-FPCR-ZZ-ZZ-DR-L-0035 Rev P02, 12112-FPCR-ZZ-ZZ-DR-L-0036 Rev P01, 12112-FPCR-ZZ-ZZ-DR-L-0032 Rev P04, SUB_00 Rev P01, 02119_MP03B Rev P02, 02119_MP04 Rev P02, 02119_MP05 Rev P02, 02119_MP06 Rev P02, 02119_MP07 Rev P02, 02119_MP08 Rev P01, BSC_00 Rev P1, 02119_MP01A Rev P03, 02119_MP01B Rev P03, 02119_MP02A Rev P03, 02119_MP02B Rev P03, 02119_MP03A Rev P02, 02119_S02A Rev P01, 02119_S02B Rev P01, SE_01 Rev P2, SE_02 Rev P2, SE_03 Rev P2, SE_04 Rev P2, SE_05 Rev P1, SE_06 Rev P2, SE_07 Rev P1, 02119_MP10 Rev P02, 12112-FPCR-ZZ-ZZ-DR-L-0015 Rev P13, 12824_2200 Rev P7, 12824_2201 Rev P7, 12824_2202 Rev P6, 12824_2203 Rev P6, 12824_2204 Rev P4, 12824_2205 Rev P5, 12824_2206 Rev P4, 12824_2207 Rev P4, BUR-WAC-ZZZ-00-D-C-20001 Rev P01, BUR-WAC-XX-ZZZ-D-C-10001 Rev P01, BUR-WAC-XX-ZZZ-D-C-10002 Rev P01, BUR-WAC-XX-ZZZ-D-C-10003 Rev P01, BUR-WAC-XX-ZZZ-D-C-10004 Rev P04, BUR-WAC-XX-ZZZ-D-C-10005 Rev P03, 12824_2208 Rev P4, 02119_S01 Rev P01, BA_00 Rev P1, BA_01 Rev P1, BA_02 Rev P1, BA_03 Rev P1, BA_04 Rev P2, BB_00 Rev P3, BB_01 Rev P3, BB_02 Rev P2, BB_03 Rev P2, BB_04 Rev P2, BC_00 Rev P1, BC_01 Rev P1, CB_00 Rev P2, CB_01 Rev P1, CB_02 Rev P1, CB_03 Rev P1, CB_04 Rev P1, CB_05 Rev P1, EC_101 Rev P1, EC_102 Rev P1, EC_103 Rev P1, EC_104 Rev P1, EC_105 Rev P1, EC_106 Rev P1, EC_107 Rev P1, EC_108 Rev P1, EC_112 Rev D2, G_00 Rev P1, HT_2B_01A Rev P1, HT_2B_01B Rev P1, HT_2B_01C Rev P2, HT_2B_01D Rev P2, HT_2B_02A Rev P1, HT_2B_03A Rev P2, HT_2B_03B Rev P2, HT_3B_01A Rev P1, HT_3B_01B Rev P1, HT_3B_01C Rev P1, HT_3B_02A Rev P1, HT_3B_02B Rev P1, HT_3B_02C Rev P1, HT_3B_03A Rev P1, HT_3B_03B Rev P1, HT_3B_04A Rev P1, HT_3B_04B Rev P1, HT_3B_05A Rev P2, BUR-WAC-ZZZ-00-D-C-10401 Rev P02, BUR-WAC-ZZZ-00-D-C-10402 Rev P02, BUR-WAC-ZZZ-00-D-C-10403 Rev P02, BUR-WAC-ZZZ-00-D-C-20005 Rev P01, BUR-WAC-ZZZ-00-D-C-20002 Rev P01, BUR-WAC-ZZZ-00-D-C-20004 Rev P01, BUR-WAC-ZZZ-00-D-C-20003 Rev P01, HT_3B_05B Rev P1, HT_3B_06A Rev P1, HT_3B_06B Rev P1, HT_3B_06C Rev P1, HT_3B_06D Rev P1, HT_3B_06E Rev P1, HT_3B_06F Rev P1, HT_3B_06G Rev P1, HT_3B_07A Rev P1, HT_3B_07B Rev P1, HT_3B_08A Rev P2, HT_3B_08B Rev P2, HT_3B_09A Rev P1, HT_3B_10A Rev P1, HT_3B_10B Rev P1, HT_3B_11A Rev P2, HT_3B_12A Rev P2, HT_3B_12B Rev P1, HT_3B_12D Rev P1, HT_3B_13A Rev P2, HT_3B_13B Rev P2, HT_4B_01B Rev P1, HT_4B_01C Rev P1, HT_4B_01D Rev P1, HT_4B_02A Rev P1, HT_4B_02B Rev P2, HT_4B_03A Rev P1, HT_4B_03B Rev P2, HT_4B_03C Rev P1, HT_4B_04A Rev P1, HT_4B_04B Rev P1, HT_4B_04C Rev P1, HT_4B_05A Rev P1, HT_4B_05B Rev P1
2. No dwelling or land use shall be first occupied until the car parking serving the respective dwelling or land use has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure an acceptable level of car parking and to ensure highway safety in accordance with Policy DP21 of the District Plan.

3. Prior to the commencement of development, details of pedestrian connectivity between Holmbush Avenue and Fairbridge Way within the site along with any necessary phasing shall be submitted to and approved by the Local Planning Authority, which shall ensure pedestrian connectivity prior to the first occupation of

the development. Pedestrian connectivity shall be provided in accordance with the approved details.

Reason: To encourage and promote sustainable transport, and in the interests of road safety and to accord with Policies DP21 and DP39 of the District Plan.

4. The measures set out in the Energy and Sustainability Statement shall be implemented for each dwelling prior to the occupation of that dwelling. If PV panels are to be installed, detailed plans and elevations shall be submitted to and approved by the Local Planning Authority prior to their installation and only be installed in accordance with the approved details.

Reason: To ensure sustainable construction in accordance with Policy DP39 of the District Plan.

5. Prior to the commencement of any above ground development (excluding site clearance and any below ground work), a detailed phasing plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include phasing of the affordable housing, noting the developer's commitment for the early delivery of the affordable units in phase P1.7. The development shall be carried out in accordance with these details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure an acceptable development in accordance with the Northern Arc Master Plan.

6. The development shall be carried out in full accordance with the noise mitigation measures set out in the Environmental Noise Assessment prepared by Ian Sharland Ltd (Ref: M4874, dated 20 July 2025) and the clarification letter dated 7 November 2025. These measures include the specified façade constructions, glazing performance, acoustic boundary treatments, balcony screening to Block C, and the acoustic performance requirements for ventilation systems. Any mechanical or passive ventilation system installed to meet Building Regulations shall provide at least the acoustic performance relied upon in the approved noise assessment, such that the internal noise levels in BS8233:2014 are achieved in all noise sensitive rooms with the ventilation system operating in its normal mode. The approved measures shall be fully implemented prior to first occupation of the relevant dwellings and retained thereafter.

Reason: In the interest of residential amenity and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

7.
 - a) Prior to the commencement of any above ground development (excluding site clearance and below ground work) details of the locations for the Public Art shall be submitted to and approved by the Local Planning Authority in writing.
 - b) Full details of the design and appearance, timings for delivery and long-term maintenance plans for the artwork shall be submitted to and approved in writing in line with the timescales agreed though part a of this condition.
 - c) The art shall be delivered in accordance with the approved details.

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

8. Prior to the installation of any signage on the site, full details of the signage shall be submitted to and approved in writing by the Local Planning Authority. Signage shall be only be installed in accordance with the approved details.

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

Parcel P1.7

9. No part of the development in Parcel P1.7 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular accesses onto Holmbush Avenue in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided, the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan.

10. Prior to the commencement of any above ground development (excluding site clearance and any below ground / foundation works) on Parcel P1.7 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding any information submitted to the contrary. Full details of the hard and soft landscaping for Parcel P1.7 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 - Detailed plans and sections of the landscape between Block C and Isaacs Lane
- Detailed plans of the landscaping/raised planters to the east of units 68-78 fronting the Eastern Park
- Detailed plans of the front garden area to the extra care building
- Detailed plans at an appropriate scale (1:75 or 1:100) of the car park and main square to the south and east of blocks A and B, including cross sections, including bins, seating, street furniture, planters and surfacing
- Detailed plans of the car parking area to the rear of blocks A and B, to include seating along key routes.
- Detailed plans showing the pedestrian and cycle connection from P1.7 into OS1.5 to the north
- Details of any substations, including location, elevations and materials

Reason: In the interests of visual amenity and to ensure an acceptable impact on the heritage asset and retained trees in accordance with policies DP9, DP26, DP34 and DP37 of the District Plan.

11. a) Prior to the occupation of any dwelling within Parcel P1.7 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02), the fire hydrants approved through condition 15 of the outline consent on that sub phase shall be fully installed and made operational. The fire hydrants shall be maintained thereafter for the lifetime of the development.

b) Prior to the first occupation of any of the new build dwelling or commercial buildings forming part of the proposed development on Parcel P1.7 they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant(s) have been installed and are operational, to ensure that the Fire and Rescue Service are aware that the hydrant(s) is now a usable asset in the event of a fire.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with Policy DP26 of the Mid Sussex District Plan and in accordance with The Fire and Rescue Service Act 2004.

12. Notwithstanding the information submitted, no above ground development (excluding site clearance and any below ground / foundation works) shall take place unless and until details have been submitted to and approved in writing demonstrating additional window surrounds and brick detailing/texture to the eastern flank of unit 132. The development shall only be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policies DP7, DP9 and DP26 of the District Plan.

13. Prior to the commencement of any above ground development (excluding site clearance and any below ground / foundation works) on Parcel P1.7 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding the information submitted to the contrary, details of the following in relation to the apartment blocks shall be submitted to and approved by the local planning authority:

- Details and samples of the facing materials (including mortar).
- Facing material plan for each apartment block to include roof coverings, cladding materials, brick choices together with brick bonding types, RAL colours for windows/doors/any railings/balconies finish in the key.
- 1:50 scale plans, elevation, and sections of front and back entrance zones to each apartment building
- 1:20 sections and front elevations of the typical features in each apartment block (shown in context) including shop fronts, louvers, windows, doors and balcony detail and surrounding, entrance canopies/doors, parapet detail, railing, roof/eaves details, projecting brick detailing and vertically grouped windows (as applicable). rainwater downpipes (annotate RAL colour where applicable).
- On affordable block C, details of additional brick details/texture on the southern elevation.
- Type 4 and 5 units 128 - 132- east elevation: require brick details/texture to be applied.
- Detailed plans and elevations showing location of rainwater downpipes and drainage solutions to roof space, balconies etc. Please note it would be expected that drawing will show how water from balconies and terraces will be collected and redirected.

The development shall only be carried out in accordance with the approved details.

Reason: In the interest of residential amenity and to comply with policy DP31 of the Mid Sussex District Plan.

14. Prior to the commencement of any above ground development (excluding site clearance and any below ground / foundation works) on Parcel P1.7 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) the following details shall be submitted and approved by the Local Planning Authority in relation to each residential house:
- Details and samples of the facing materials
 - Facing materials plan to include roof coverings, cladding materials, brick choices together with brick bonding types, RAL colours for windows/doors/any railings/balconies
 - 1:50/1:20 scale front/street elevation and section drawings of typical houses including front entrance and canopy, roof and eaves detail, projecting brick detailing and vertically grouped windows, rainwater downpipes, including RAL colour where applicable.
 - Additional detailing/texture to the eastern elevation of units 128 - 132
 - Updated "Street Scene G SE_02" plan correcting the window arrangement of plot 46 to match the plot 46 elevations
 - Detailed drawing of car ports
 - Detail of additional windows to side elevations of plots 194, 195, 198, 199, 204, 205, 206, 207, 210, 211 and 257.
 - Details of additional detailing to southern elevation of plot 263
 - Details of additional fenestration at first floor in the western elevation of plots 247 and the southern elevation of 264

The development shall only be carried out in accordance with the approved plans.

Reason: In the interest of visual amenity and to comply with policy DP31 of the Mid Sussex District Plan.

15. Prior to the commencement of any above ground development (excluding site clearance and any below ground / foundation works) of the extra care block and notwithstanding the information submitted to the contrary, details of the following shall be submitted to and approved by the local planning authority:
- Details of fenestration to include top opening windows only to the current juliette balconies.
 - Details and samples of the facing materials (including mortar).
 - 1:50 scale plans, elevation, and sections of front and back entrance zones to the building
 - 1:20 sections and front elevations of the typical features (shown in context) including windows, doors detail and surrounding, entrance canopies/doors, parapet detail, roof/eaves details, and vertically grouped windows (as applicable).
 - Details of a wall linking Hub to the Extra Care building.
 - Details of rainwater downpipes (annotate RAL colour where applicable)
 - Detailed plans and elevations showing location of rainwater downpipes and drainage solutions to roof space

The development shall be carried out in accordance with the approved details prior to the occupation of the extra care building.

Reason: In the interest of residential amenity and to comply with policy DP31 of the Mid Sussex District Plan.

16. Prior to the occupation of any dwellings in Parcel P1.7 and notwithstanding the details submitted to the contrary, full details of the boundary treatment for Parcel P1.7 shall be submitted and approved to the Local Planning Authority and shall include:

- Estate fencing to the open space area on the junction of Isaacs Lane and Holmbush Avenue
- A brick wall to the rear of the car park between plots 11 - 12
- A brick wall to the boundary treatment to the rear of the car park between plots 67 - 68
- Details of any external railings to external steps or ramps
- Details of enclosures to temporary refuse storage areas
- Details of the wall linking the extra care block and the community building

The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policies DP7, DP9 and DP26 of the District Plan.

17. No dwelling or land use shall be first occupied within Parcel P1.7 until covered and secure cycle parking spaces serving the respective dwelling or land use have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Policy DP39 of the District Plan.

18. Prior to the occupation of any of the commercial units, details of the signage strategy for the commercial units shall be submitted and approved in writing by the Local Planning Authority. Signage shall only be implemented in accordance with the approved strategy.

Reason: In the interest of visual amenity in accordance with DP9 and DP26 of the Mid Sussex District Plan.

Parcel P1.8

19. Prior to the commencement of any above ground development (excluding site clearance and any below ground / foundation works) on Parcel P1.8 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding any information submitted to the contrary. Full details of the hard and soft landscaping for Parcel P1.8 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.
- Additional trees to screen rear of plots 237 and 244
- Arrangement of trees at southern tip of the site to screen the pumping station and allow for a view into the site
- 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

- Notwithstanding the approved plans, details of the hard and soft landscaping to the east of 261-262 shall be submitted and approved - the area to the west of these dwellings shall be landscaped to reduce parking to the front of the dwellings.
- Additional tree planting to the western boundary with Isaacs Lane.
- Details of any substations, including location, elevations and materials

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 heritage asset and retained trees in accordance with policies DP9, DP26, DP34 and DP37 of the District Plan.

20. Prior to the commencement of any above ground development (excluding site clearance and any below ground / foundation works) on Parcel P1.7 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) the following details shall be submitted and approved by the Local Planning Authority in relation to each residential house:

- Details and samples of the facing materials
- Facing materials plan to include roof coverings, cladding materials, brick choices together with brick bonding types, RAL colours for windows/doors/any railings/balconies
- 1:50/1:20 scale front/street elevation and section drawings of typical houses including front entrance and canopy, roof and eaves detail, projecting brick detailing and vertically grouped windows, rainwater downpipes, including RAL colour where applicable.
- Detailed drawing of car ports

The development shall only be carried out in accordance with the approved plans.

Reason: In the interest of visual amenity and to comply with policy DP31 of the Mid Sussex District Plan.

21. a) Prior to the occupation of any dwelling within Parcel P1.8 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02), the fire hydrants approved through condition 15 of the outline consent on that sub phase shall be fully installed and made operational. The fire hydrants shall be maintained thereafter for the lifetime of the development.

b) Prior to the first occupation of any of the new build dwelling or commercial buildings forming part of the proposed development on Parcel P1.8 they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant(s) have been installed and are operational, to ensure that the Fire and Rescue Service are aware that the hydrant(s) is now a usable asset in the event of a fire.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with Policy DP26 of the Mid Sussex District Plan and in accordance with The Fire and Rescue Service Act 2004.

22. Notwithstanding the information submitted to the contrary, no development above ground (excluding some site clearance and any below ground/foundation works) shall take place unless and until the following details have been submitted to and approved in writing by the local planning authority:

- Incorporation of additional windows in the flank elevations of units 206, 207 and 257.
- Incorporation of additional windows in the flank elevations of units 194, 195, 198, 199, 200, 201, 204, 205, 210, 211, 258 and 259
- Incorporation of window surrounds and brick detailing or the addition of a second material to the first floor of units 263 and 262.
- Incorporation of first floor windows to both flank elevations of units 247 and 264.

The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policies DP7, DP9 and DP26 of the District Plan.

23. Prior to the occupation of any dwellings in Parcel P1.8 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding the details submitted to the contrary, full details of the boundary treatment for Parcel P1.8 shall be submitted and approved to the Local Planning Authority and shall include:

- A brick wall to the rear of the car parking spaces between plots 261 - 262

The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policies DP7, DP9 and DP26 of the District Plan.

24. No dwelling or land use shall be first occupied within Parcel P1.8 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) until covered and secure cycle parking spaces serving the respective dwelling or land use have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Policy DP39 of the District Plan.

Parcel Eastern Park (EP)

25. Prior to the commencement of any development on Parcel EP (Eastern Park) (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding any information submitted to the contrary details shall be submitted and approved in writing by the Local Planning Authority. These shall include:

- New planting including details of the size of the proposed trees.

- 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
- Boundary treatment plan including elevations
- Detailed plans of the proposed LEAP, including layout, equipment, materials, surfacing and landscaping
- Detailed plans of the MUGA
- Details of the Green Circle and how it joins the Green Circle to the north
- Details of how the levels and landscaping interacts with the Cycle Superhighway granted permission under permission DM/21/2166
- Details of other furniture, including benches and bins
- Details of any substations, including location, elevations and materials

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 heritage asset and retained trees in accordance with policies DP9, DP26, DP34 and DP37 of the District Plan.

Parcel OS1.2S

26. Prior to the commencement of any development on Parcel OS1.2S (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding any information submitted to the contrary. Details shall be submitted and approved in writing by the Local Planning Authority. These shall include:

- New planting including details of the size of the proposed trees. 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 the Green Circle
- Details of how the levels and landscaping interacts with the Cycle Superhighway granted permission under permission DM/21/2166
- Details of the pedestrian/cycle connection between the Green Circle and Fairbridge Way
- Details of other furniture, including benches and bins
- Details of any substations, including location, elevations and materials

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 heritage asset and retained trees in accordance with policies DP9, DP26, DP34 and DP37 of the District Plan.

Parcel OS1.4

27. Prior to the commencement of any development on Parcel OS1.4 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding any information submitted to the contrary. Details shall be submitted and approved in writing by the Local Planning Authority. These shall include:
- New planting including details of the size of the proposed trees.
 - 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 other furniture, including benches and bins
 - Details of any substations, including location, elevations and materials

Reason: In the interests of visual amenity and to ensure an acceptable impact on the heritage asset and retained trees in accordance with policies DP9, DP26, DP34 and DP37 of the District Plan.

Parcel OS1.7

28. Prior to the commencement of any development on Parcel OS1.7 (as shown on plan Proposed Illustrative Masterplan showing Sub-Phases 02119_MP10 Rev P02) and notwithstanding any information submitted to the contrary. Details shall be submitted and approved in writing by the Local Planning Authority. These shall include:
- New planting including details of the size of the proposed trees.
 - 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 the bund and ditch to allow for surface water flows
 - Details of other furniture, including benches and bins
 - Details of any substations, including location, elevations and materials

Reason: In the interests of visual amenity and to ensure an acceptable impact on the heritage asset and retained trees in accordance with policies DP9, DP26, DP34 and DP37 of the District Plan.

INFORMATIVES

1. Environmental permit - advice to applicant: 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)
- 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.

2. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and advice for developers can be found at www.midsussex.gov.uk/streethnaming or by phone on 01444 477175.
3. The approval of the signage strategy does not overcome the requirement for advertisement consent.

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
Site Plan	02119_MP10	P02	24.03.2026
Drainage Details	BUR-WAC-ZZZ-00-D-C-10006		23.02.2026
Sections	12112-FPCR-ZZ-ZZ-DR-L-0034	P02	14.01.2026
Sections	12112-FPCR-ZZ-ZZ-DR-L-0033	P02	14.01.2026
Sections	12112-FPCR-ZZ-ZZ-DR-L-0035	P02	14.01.2026
General	12112-FPCR-ZZ-ZZ-DR-L-0036	P01	14.01.2026
Means of Enclosure	12112-FPCR-ZZ-ZZ-DR-L-0032	P04	14.01.2026
Proposed Floor and Elevations Plan	SUB_00	P1	14.01.2026
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Planning Layout	02119_MP04	P02	14.01.2026
Planning Layout	02119_MP05	P02	14.01.2026
Planning Layout	02119_MP06	P02	14.01.2026
Site Plan	02119_MP07	P02	14.01.2026
Planning Layout	02119_MP08	P01	14.01.2026
Proposed Floor and Elevations Plan	BSC_00	P1	14.01.2026
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Proposed Site Plan	02119_MP01B	P03	14.01.2026
Parking Layout	02119_MP02A	P03	14.01.2026
Parking Layout	02119_MP02B	P03	14.01.2026
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Existing Site Plan	02119_S02B	P01	04.08.2025
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Street Scene	SE_02	P2	14.01.2026
Street Scene	SE_03	P2	14.01.2026
Street Scene	SE_04	P2	14.01.2026
Street Scene	SE_05	P1	04.08.2025
Street Scene	SE_06	P2	14.01.2026
Street Scene	SE_07	P1	14.01.2026
Planning Layout	02119_MP10	P02	14.01.2026
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Visibility Plans	12824_2208	P4	18.12.2025
Location Plan	02119_S01	P01	04.08.2025
Proposed Floor Plans	BA_00	P1	04.08.2025
Proposed Floor Plans	BA_01	P1	04.08.2025
Proposed Roof Plan	BA_02	P1	04.08.2025
Proposed Elevations	BA_03	P1	04.08.2025
Proposed Elevations	BA_04	P1	04.08.2025
Proposed Floor Plans	BB_00	P3	14.01.2026
Proposed Floor Plans	BB_01	P3	14.01.2026
Proposed Roof Plan	BB_02	P2	14.01.2026
Proposed Elevations	BB_03	P2	14.01.2026
Proposed Elevations	BB_04	P2	14.01.2026
Proposed Floor Plans	BC_00	P1	04.08.2025
Proposed Elevations	BC_01	P1	04.08.2025
Proposed Floor Plans	CB_00	P2	22.08.2025
Proposed Floor Plans	CB_01	P1	04.08.2025

Proposed Roof Plan	CB_02	P1	04.08.2025
Proposed Elevations	CB_03	P1	04.08.2025
Proposed Elevations	CB_04	P1	04.08.2025
Proposed Sections	CB_05	P1	04.08.2025
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Proposed Floor Plans	EC_112	D2	04.08.2025
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Proposed Floor and Elevations Plan	HT_2B_01A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_2B_01B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_2B_01C	P2	04.02.2026
Proposed Floor and Elevations Plan	HT_2B_01D	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_2B_02A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_2B_03A	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_2B_03B	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_3B_01A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_01B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_01C	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_02A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_02B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_02C	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_03A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_03B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_04A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_04B	P1	04.08.2025
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Drainage Details	BUR-WAC- ZZZ-00-D-C- 10401	P02	04.08.2025
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Drainage Details	BUR-WAC- ZZZ-00-D-C- 10403	P02	04.08.2025
Drainage Details	BUR-WAC- ZZZ-00-D-C- 20005	P01	04.08.2025
Drainage Details	BUR-WAC- ZZZ-00-D-C- 20002	P01	04.08.2025
Drainage Details	BUR-WAC- ZZZ-00-D-C- 20004	P01	04.08.2025
Drainage Details	BUR-WAC- ZZZ-00-D-C- 20003	P01	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_05B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_06A	P1	04.08.2025

Proposed Floor and Elevations Plan	HT_3B_06B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_06C	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_06D	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_06E	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_06F	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_06G	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_07A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_07B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_08A	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_3B_08B	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_3B_09A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_10A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_10B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_11A	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_3B_12A	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_3B_12B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_3B_12D	P1	04.08.2025
Proposed Floor Plans	HT_3B_13A	P2	14.01.2026
Proposed Elevations	HT_3B_13B	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_4B_01B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_01C	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_01D	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_02A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_02B	P2	22.08.2025
Proposed Floor and Elevations Plan	HT_4B_03A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_03B	P2	14.01.2026
Proposed Floor and Elevations Plan	HT_4B_03C	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_04A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_04B	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_04C	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_05A	P1	04.08.2025
Proposed Floor and Elevations Plan	HT_4B_05B	P1	04.08.2025



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.

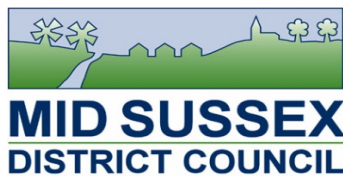
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

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.

