



Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

19 June 2026

Dear Sir/Madam,

**Burgess Hill Northern Arc (Outline Application DM/18/5114 & DM/21/3279)
Reserved Matters Application for the Western Bridge and Link Road, Phase 2**

We write in respect of the Reserved Matters Application for Phase 2 of the Western Bridge and Link Road (WBLR), originally submitted in April 2025, in association with outline permission for the Burgess Hill Northern Arc granted consent in October 2019 (LPA Reference: DM/18/5114). Permission was granted under Section 73 (application reference DM/21/3279) in December 2022, and also under section 73 (application reference DM/23/0747) in October 2025.

The proposal comprises the construction of a two-lane single carriageway road, including a bridge spanning the River Adur and associated floodplain. Phase 2 of the Link Road will connect with the roundabout on the A2300, west of the Triangle Roundabout which was originally granted consent in July 2020 as part of the Phase 1 Reserved Matters Application (reference DM/20/0254), and under Section 37 (application reference DM/23/0023) granted in July 2024.

Following ongoing engagement with officers at Mid Sussex District Council and further design development, a number of updates have been made to the proposed scheme. This submission provides updated plans and supporting documentation to reflect these changes.

SUMMARY OF UPDATES

The key revisions to the scheme relate primarily to design refinements at the eastern extent of the Phase 2 works. These include:

Bridge Design and Aesthetics

The design of the Western Bridge has been updated, with a particular focus on its visual appearance and integration within the surrounding landscape. These changes respond to feedback received through the application process and reflect a more detailed and considered design approach.

Temporary Access Arrangements

In response to a refined understanding of the future phasing of development, temporary access tracks have been introduced to enable inspection and maintenance of the bridge until the roads in adjacent development sites have been built out to provide permanent access. A temporary turning

head is also included to allow vehicles to safely manoeuvre. This arrangement will remain in place until the central section of the link road is constructed, thereby avoiding informal turning movements along the carriageway.

A minor amendment to the application red line boundary has been made to accommodate the additional temporary access tracks. All land remains within the control of Homes England, and no third-party land is affected.

These changes do not alter the fundamental nature or purpose of the development, which remains an essential piece of infrastructure to support the Burgess Hill Northern Arc Strategic Allocation (Policy DP9).

UPDATED SUBMISSION

The revised submission includes updated drawings and supporting planning documents, including the Design and Access Statement, Planning Statement, and Sustainability Statement. These have been amended to reflect the design evolution and provide justification for the changes made. Details of the updated plans and documents, including those they supersede, are set out within the documentation schedule at Appendix A.

This letter should be read as an update to the April 2025 submission, highlighting design evolution and amendments made in response to ongoing engagement with the Local Planning Authority. The updated Design and Access Statement, Planning Statement and Sustainability Statement supersede the versions submitted in April 2025 and should be read as the current supporting documents for the application.

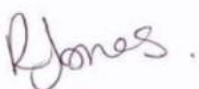
PLANNING CONTEXT

The proposals continue to accord with the parameters and principles established through the approved outline planning permission and associated Plans. The amendments reflect an iterative design evolution in response to technical considerations and ongoing engagement with the Local Planning Authority, rather than any material change to the approved development framework.

CONCLUSION

The Applicant has proactively responded to officer feedback, refining the design of the scheme. The updates presented result in a more robust, deliverable and contextually responsive scheme. We trust the enclosed information supports the continued consideration of the Reserved Matters Application. Should you require any further information, please do not hesitate to contact us.

Yours faithfully



Ruth Jones
Principal Planner



APPENDIX A

The table below provides a summary of the updated plans and documents submitted, including the documents they supersede and a brief description of the amendments made

Document	Reference	Supersedes	Summary of update
Phase 2 Site Location Plan	WBLR-WSP-HPN-04-DR-C-0220 S0-P03	WBLR-WSP-HPN-04-DR-C-0220 S0-P02	Updated red line boundary to include temporary access tracks and turning head.
Phase 2 Existing Site Plan	WBLR-WSP-HPN-04-DR-C-0221 S0-P03	WBLR-WSP-HPN-04-DR-C-0221 S0-P02	Minor updates to align with revised scheme boundary.
Phase 2 Cross sections Sheet 1 of 3	WBLR-WSP-HPN-04-DR-C-0222 S0-P05	WBLR-WSP-HPN-04-DR-C-0222 S0-P04	Minor updates to cross sections to clarify design
Phase 2 Cross sections Sheet 2 of 3	WBLR-WSP-HPN-04-DR-C-0357 S0-P06	WBLR-WSP-HPN-04-DR-C-0357 S0-P04	Minor updates to cross sections to reflect changes to retaining walls
Phase 2 Cross sections Sheet 3 of 3	WBLR-WSP-HPN-04-DR-C-0358 S0-P06	WBLR-WSP-HPN-04-DR-C-0358 S0-P04	Minor updates to cross sections to reflect changes to retaining walls
Phase 2 General Arrangement Sheet 1 of 1	WBLR-WSP-HPN-04-DR-C-0223 S0-P10	WBLR-WSP-HPN-04-DR-C-0223 S0-P07	Area for temporary works added and extent of parapets reduced.
Phase 2 Long section	WBLR-WSP-HPN-04-DR-C-0224 S0-P07	WBLR-WSP-HPN-04-DR-C-0224 S0-P06	No material change.
Phase 2 Drainage Layout	WBLR-WSP-HPN-04-DR-C-0225 S0-P10	WBLR-WSP-HPN-04-DR-C-0225 S0-P08	Area for temporary works added and future connection for development plot included east of river.
Phase 2 Landscaping Plan	WBLR-WSP-HPN-04-DR-C-0226 S0-P08	WBLR-WSP-HPN-04-DR-C-0226 S0-P05	Updated to reflect revised bridge design and associated landscape treatment.
Phase 2 Parklet Landscape Planting	WBLR-WSP-HPN-04-DR-C-0438 S0-P01	N/A - New plan	N/A - New plan to provide increased detail at parklet



Phase 2 Lighting with contours	WBLR-WSP-HPN-04-DR-C-0227 S0-P06	WBLR-WSP-HPN-04-DR-C-0227 S0-P05	Area for temporary works added and 1 Lux contour added
Phase 2 Road Contour Plan	WBLR-WSP-HPN-04-DR-C-0228 S0-P06	WBLR-WSP-HPN-04-DR-C-0228 S0-P05	Area for temporary works added and minor updates to earth works at retaining walls
Phase 2 Utilities Layout	WBLR-WSP-HPN-04-DR-C-0230 S0-P06	WBLR-WSP-HPN-04-DR-C-0230 S0-P05	Area for temporary works added
Phase 2 Bridge General Arrangement Sheet 1 of 3	WBLR-WSP-HPN-05-DR-C-0231 S0-P07	WBLR-WSP-HPN-05-DR-C-0231 S0-P04	Updated to reflect new architectural finish and shortened approach parapets
Phase 2 Bridge General Arrangement Sheet 2 of 3	WBLR-WSP-HPN-05-DR-C-0232 S0-P06	WBLR-WSP-HPN-05-DR-C-0232 S0-P04	No material change, duct positions altered.
Phase 2 Bridge General Arrangement Sheet 3 of 3	WBLR-WSP-HPN-05-DR-C-0422 S0-P02	N/A - New plan	N/A - New plan to provide additional elevations, parapet and lighting column details.
Phase 2 Retaining Wall General Arrangement Sheet 1 of 3	WBLR-WSP-HPN-06-DR-C-0233 S0-P05	WBLR-WSP-HPN-06-DR-C-0233 S0-P03	Elevation updated and visualisations added
Phase 2 Retaining Wall General Arrangement Sheet 2 of 3	WBLR-WSP-HPN-06-DR-C-0234 S0-P03	WBLR-WSP-HPN-06-DR-C-0234 S0-P02	Elevation updated and visualisations added
Phase 2 Retaining Wall General Arrangement Sheet 3 of 3	WBLR-WSP-HPN-06-DR-C-0235 S0-P05	WBLR-WSP-HPN-06-DR-C-0235 S0-P03	Elevation updated and cross sections scale increased.
Phase 2 Wing Wall Sheet 1 of 1	WBLR-WSP-HPN-06-DR-C-0424 S0-P01	N/A - New plan	N/A - New plan – Additional Elevation and visualisations provided
Phase 2 Temporary Access to Bridge	WBLR-WSP-HPN-04-DR-C-0429 S0-P01	N/A - New plan	N/A - New plan to show temporary works
Phase 2 Ground Treatment Under the Bridge	WBLR-WSP-HPN-04-DR-C-0430 S0-P01	N/A - New plan	N/A - New plan to show temporary works
Phase 2 Temporary Access to Bridge Longsections	WBLR-WSP-HPN-04-DR-C-0433 S0-P01	N/A - New plan	N/A - New plan to show temporary works
WBLR Phase 2 Design Access Statement	WBLR-WSP-GEN-04-RP-T-0159 S0-P03	WBLR-WSP-GEN-04-RP-T-0159 S0-P02	Updated to reflect revised bridge design and temporary access arrangements

WBLR Phase 2 Sustainability Statement	WBLR-WSP-GEN-04-RP-T-0160 S0-P04	WBLR-WSP-GEN-04-RP-T-0160 S0-P03	Updated to reflect revised scheme description and design changes.
WBLR Phase 2 Planning Statement	WBLR-WSP-GEN-04-RP-T-0185 S0-P02	WBLR-WSP-GEN-04-RP-T-0185 S0-P01	Updated to reflect revised scheme description and design changes.
Further Information Report Phase 2	WBLR-WSP-EXX-04-RP-L-0065 S3-P02	WBLR-WSP-EXX-04-RP-L-0065 S3-P02	Remains unchanged; previous assessment still applicable.
BNG Design Stage Report	WBLR-WSP-EXX-04-RP-L-0154 S0-P03	WBLR-WSP-EXX-04-RP-L-0154 S0-P02	Updated to reflect minor increase in red line boundary
Burgess Hill – Western Bridge and Link Road. Ground Investigation Report	WBLR-WSP-HGT-04-RP-GE-0147 S3-P03	WBLR-WSP-HGT-04-RP-GE-0147 S3-P03	Remains unchanged; previous document still applicable.
Drainage strategy and maintenance statement phase 2	WBLR-WSP-HDG-04-RP-C-0138 S0-P02	WBLR-WSP-HDG-04-RP-C-0138 S0-P02	Remains unchanged; previous document still applicable.
RSA 1 Response Report	WBLR-WSP-HGN-04-RP-C-0156 S3-P02	WBLR-WSP-HGN-04-RP-C-0156 S3-P02	Remains unchanged; previous document still applicable.