

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 20:29:35 UTC+00:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0446

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11/03/2025 8:29 PM.

Application Summary

Address: 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

Proposal: The construction of a single carriageway link road from the tie-in with the proposed Western Bridge and Link Road (WBLR), through to the proposed tie-in with Eastern Bridge and Link Road (EBLR) including tie-ins to the existing B2036 Cuckfield Road. The primary east-west route will typically comprise of a new 6.5m carriageway with one 3m shared footway/cycleway and one 2m wide footway and two 2.75m verges. While the 6.5m wide carriageway will be consistent throughout, some sections of the primary east-west route will diverge from this typical arrangement to complement area specific requirements. The northern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and single 2m footway. The southern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and a short extension of the Green Super Highway extending to the driveway entrance servicing the existing Oak Barn Bar & Restaurant carpark. The western end of the east-west road corridor and the southern link to the B2036 Cuckfield Road will both facilitate connections to the Green Superhighway. All will be constructed to an adoptable standard, together with associated crossing points, earthworks and vegetation removal, surface water and foul drainage infrastructure, utilities corridors and diversions, road lighting, soft landscaping, including tree-planting and temporary fencing, on-street parking and provision of in-line bus stops for bus services.

Case Officer: Joseph Swift

[Click for further information](#)

Customer Details

Address: Unit 3, Woodfield Farm, Isaacs Lane Burgess Hill

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I believe that the two junctions connecting this new 'Northern Arc Avenue' at two points on the B2036 Cuckfield Road are inherently dangerous. The B2036 is a main artery connecting Burgess Hill with the A272 Westbound, Cuckfield, Haywards Heath West and Northwards to Balcombe and Crawley. Since the new road will effectively only primarily serve The Brooklands development, the B2036 should have 'right of way' both North and Southbound. However the design as currently presented creates not one, but two traffic crossovers BOTH on bends in the road. This is surely a recipe for disaster. The presentation in: https://padocs.midsussex.gov.uk/PublicAccess_Live/Document/ViewDocument?id=BF6F04232CA84C1E88EB3544BE5CE618 Section 4.4 Figure 8 show roundabouts at these intersections, and while accepting perhaps a little more land use and also maybe higher cost, the solution would greatly improve the safety of these two intersections.

I therefore urge most strongly that this aspect of the design be modified prior to any approval given

Kind regards