

Notification of Planning Application

Sent to:
Neighbours listed below:

CONTACT: Joseph Swift
PHONE: 01444 477319
EMAIL: joseph.swift@midsussex.gov.uk
DATE: 5th March 2025

Dear Sir/Madam

Application No: DM/25/0446

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.

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, ,

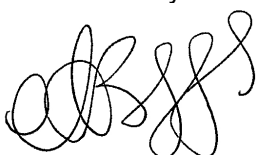
The above planning application has been received and an electronic copy can be viewed on our website **www.midsussex.gov.uk/planningregister**. You can also view the application on a computer at the Council office during normal office hours between 8.45 am and 5 pm Monday – Thursday and 8.45 am – 4 pm Fridays.

If you want to comment formally on this application, you can do this in writing via the Online Planning Register or you can also submit your comments by letter or by email to the case officer ensuring that you quote application reference number and full postal address. Your comments must be received before **26th March 2025**. Relevant planning matters which can be considered are shown on the reverse of this letter.

All letters will generally be available to view on the Council's website within 5 working days of receipt. Letters will not be formally acknowledged due to the volume of correspondence received. Once made the decision on the application can be obtained by visiting the Online Planning Register.

Please be aware that any written submission you make to us will be available to the general public and may be referred to in reports concerning the proposal. For this reason, letters marked 'Confidential' cannot be considered.

Yours faithfully



Assistant Director Planning and Sustainable Economy

ADVICE ON COMMENTING ON PROPOSALS

Finding out about the Application

Try and view the submitted plans and forms before you contact the Council. Either view the plans online by visiting www.midsussex.gov.uk/planningregister, or at our offices in the Planning Reception. Your local town or parish council will also consider the application. Most have regular planning committee meetings and, if so, you may be entitled to go along to hear what is being said. It may also be possible for you to speak at the meeting and the clerk, I am sure, will be happy to advise. After the meeting, the planning committee will submit its recommendations to us for consideration alongside other submissions from interested parties.

If you don't understand any part of the proposal, please telephone the Case Officer (name and telephone number overleaf) to make an appointment.

What to Comment on

All comments we receive about a planning application will be considered, but only planning issues can be taken into account.

These might include:

- The effect of the proposed development on the appearance of the area;
- The quality of the design;
- Significant overbearing impact and loss of outlook;
- The economic benefits of the proposal
- Highway safety issues
- Loss of important trees
- Intrusion into the countryside
- Significantly increased noise and disturbance.

These do not include:

- Loss of view
- Loss of property value
- Loss of trade to a competitor
- Boundary and other disputes between neighbours
- Moral, religious issues

How to Comment on the Application

- Online Planning Register www.midsussex.gov.uk/planningregister. Your email address will automatically be removed from the information that is published on the website.
- By email to: planninginfo@midsussex.gov.uk
- By letter to the address overleaf

Please ensure that your comments include the application reference number and your name and address.

Decision

About 95% of all applications are decided upon by the Council's planning officers. However, if the proposal is particularly large or very controversial it will usually be referred to a planning committee formed of elected District Council members for a decision. The case officer, whose details are set out at the top of the letter will be able to explain the Council's decision making process to you.

If the application is to be determined by the planning committee and you have made representations you will receive written notification prior to the meeting of the date, time and venue for the meeting. Objectors and other interested parties can address the planning committee. The number of speakers is limited to a maximum of two supporters and two objectors. Each speaker is strictly limited to two minutes.

Mid Sussex District Council

List of consultations made

Neighbours notified for application DM/25/0446

Initial neighbour check date:

Signed:

Date received by Officer:

Address	Ltr Sent
Oak Lodge,Bridge Farmhouse,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Ground Floor Flat,Hook Place,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RF,	05.03.2025
6 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
5 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
4 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
3 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
2 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
1 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
Hook Place Lodge,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
8 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
Southdown Store,Bridge Farm,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
7 The Squires,Burgess Hill,West Sussex,RH15 8GR,	05.03.2025
Second Floor Flat,Hook Place,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RF,	05.03.2025
Holly Tree House,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Four Trees,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Bridge Farm Cottage,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Bridge Hall Farm,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Managers Flat,Burgess Hill Golf Academy,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Burgess Hill Golf Centre,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Oak Barn Restaurant,Burgess Hill Golf Academy,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Hook Place,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RF,	05.03.2025
Bridge Farm,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025
Hook Place Cottage,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RF,	05.03.2025
The Stable,Hook Place,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RF,	05.03.2025
First Floor Flat,Hook Place,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RF,	05.03.2025
Dormitory Flat,Hook Place,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RF,	05.03.2025
WSAPC Burgess Hill,Cuckfield Road,Burgess Hill,West Sussex,RH15 8RE,	05.03.2025

Consultees	Ltr Sent
Flood Risk And Drainage Team	05.03.2025

Mid Sussex District Council

List of consultations made

Trees And Landscape	05.03.2025
WSCC Rights Of Way Officer	05.03.2025
WSCC Highways	05.03.2025
Ecology - Essex County Council	05.03.2025
Parish Consultation	05.03.2025

Site Notices	Printed
Site Notice - Majors, Departure, ROW, ES	05.03.2025