

Nicholas Milner
Miss Sunayana Ramanand
AECOM
Aldgate Tower
2 Leman Street
London
E1 8FA

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

PERMISSION

REFERENCE: DM/25/0446

DESCRIPTION: 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.
(AMENDED PLANS RECIEVED 15/02/2026).**

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: 24 JUN 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:

60610807-ACM-04-XX-DR-DR-701124 Rev P01,
60610807-ACM-CS-ZZ-DR-HW-00-0030 Rev P05,
60610807-ACM-CS-ZZ-DR-HW-00-0100 Rev P08,
60610807-ACM-CS-ZZ-DR-HW-00-0101 Rev P08,
60610807-ACM-CS-ZZ-DR-HW-00-0102 Rev P08,
60610807-ACM-CS-ZZ-DR-HW-00-0103 Rev P08,
60610807-ACM-CS-ZZ-DR-HW-00-0104 Rev P08,
60610807-ACM-CS-ZZ-DR-HW-00-0105 Rev P10,
60610807-ACM-CS-ZZ-DR-HW-00-0106 Rev P10,
60610807-ACM-CS-ZZ-DR-HW-00-0107 Rev P08,
60610807-ACM-CS-ZZ-DR-HW-00-0108 Rev P08,
60610807-ACM-CS-ZZ-DR-HW-00-0109 Rev P09,
60610807-ACM-CS-ZZ-DR-HW-00-3013 Rev P04,
60610807-ACM-05-XX-DR-DR-700150 Rev P04,
60610807-ACM-05-XX-DR-DR-700151 Rev P04,
60610807-ACM-05-XX-DR-DR-700152 Rev P04,
60610807-ACM-09-XX-DR-DR-700190 Rev P04,
60610807-ACM-04-XX-DR-DR-700140 Rev P02,
60610807-ACM-04-XX-DR-DR-700141 Rev P02,
60610807-ACM-04-XX-DR-DR-700240 Rev P02,
60610807-ACM-04-XX-DR-DR-700241 Rev P02,
60610807-ACM-04-XX-DR-DR-700540 Rev P02,
60610807-ACM-04-XX-DR-DR-700145 Rev P02,
60610807-ACM-04-XX-DR-DR-700146 Rev P02,
60610807-ACM-04-XX-DR-DR-700147 Rev P02,
60610807-ACM-04-XX-DR-DR-700148 Rev P02,
60610807-ACM-04-XX-DR-DR-700245 Rev P02,
60610807-ACM-04-XX-DR-DR-700246 Rev P02,
60610807-ACM-04-XX-DR-DR-700247 Rev P02,
60610807-ACM-04-XX-DR-DR-700248 Rev P02,
60610807-ACM-04-XX-DR-DR-700249 Rev P02,

60610807-ACM-04-XX-DR-DR-700545 Rev P02,
60610807-ACM-05-XX-DR-DR-700250 Rev P02,
60610807-ACM-05-XX-DR-DR-700251 Rev P02,
60610807-ACM-05-XX-DR-DR-700252 Rev P02,
60610807-ACM-05-XX-DR-DR-700253 Rev P02,
60610807-ACM-04-XX-DR-DR-700550 Rev P02,
60610807-ACM-05-XX-DR-DR-700290 Rev P02,
60610807-ACM-04-XX-DR-DR-700590 Rev P02,
BIM-ACM-UK-XX-DR-IM-000001 Rev P3,
60610807-ACM-CS-ZZ-DR-HW-00-3003 Rev P02,
60610807-ACM-CS-ZZ-DR-HW-00-3004 Rev P01,
60610807-ACM-CS-ZZ-DR-HW-00-3001 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-3002 Rev P03,
60610807-ACM-CS-RMALP-0001 Rev P01,
60610807-ACM-CS-ZZ-DR-LA-0401 Rev P06,
60610807-ACM-CS-ZZ-DR-LA-0402 Rev P05,
60610807-ACM-CS-ZZ-DR-LA-0403 Rev P06,
60610807-ACM-CS-ZZ-DR-LA-0404 Rev P06,
60610807-ACM-CS-ZZ-DR-LA-0405 Rev P06,
60610807-ACM-CS-ZZ-DR-LA-0406 Rev P06,
60610807-ACM-CS-ZZ-DR-LA-0407 Rev P06,
60610807-ACM-CS-ZZ-DR-LA-0408 Rev P06,
60610807-ACM-CS-ZZ-DR-LA-0409 Rev P03,
60610807-ACM-CS-RMAAP-0002 Rev P01,
6061 0807-ACM-CS-ZZ-DR-LA-0410 Rev P04,
60610807-ACM-CS-ZZ-DR-LA-00-0502 Rev P03,
60610807-ACM-CS-ZZ-DR-LA-00-0501 Rev P03,
60610807-ACM-04-XX-DR-DR-701126 Rev P01,
60610807-ACM-04-XX-DR-DR-701120 Rev P01,
60610807-ACM-04-XX-DR-DR-701121 Rev P01,
60610807-ACM-04-XX-DR-DR-701125 Rev P01,
60610807-ACM-04-XX-DR-DR-701123 Rev P01,
60610807-ACM-04-XX-DR-DR-701122 Rev P01,
60610807-ACM-04-XX-DR-DR-701130 Rev P01,
60610807-ACM-04-XX-DR-DR-701131 Rev P01,
60610807-ACM-04-XX-DR-DR-701132 Rev P01,
60610807-ACM-04-XX-DR-DR-701134 Rev P01,
60610807-ACM-04-XX-DR-DR-701135 Rev P01,
P0103-150-1301 Rev 03, P0103-150-1302 Rev 03,
P0103-150-1303 Rev 03, P0103-150-1304 Rev 03,
P0103-150-1305 Rev 03,
60610807-ACM-CS-ZZ-DR-HW-00-3005 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-3006 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-3007 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-3014 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-3008 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-3012 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-3009 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-3010 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-3011 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0601 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0602 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0603 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0604 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0605 Rev P04,

60610807-ACM-CS-ZZ-DR-HW-00-0606 Rev P05,
60610807-ACM-CS-ZZ-DR-HW-00-0607 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0608 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0661 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0662 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0651 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0652 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0653 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0654 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0655 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0656 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0709 Rev P07,
60610812-ACM-CS-ZZ-DR-HW-00-0701 Rev P05,
60610812-ACM-CS-ZZ-DR-HW-00-0702 Rev P05,
60610812-ACM-CS-ZZ-DR-HW-00-0703 Rev P05,
60610812-ACM-CS-ZZ-DR-HW-00-0704 Rev P05,
60610812-ACM-CS-ZZ-DR-HW-00-0705 Rev P07,
60610812-ACM-CS-ZZ-DR-HW-00-0706 Rev P07,
60610812-ACM-CS-ZZ-DR-HW-00-0707 Rev P05,
60610812-ACM-CS-ZZ-DR-HW-00-0708 Rev P07,
60610807-ACM-CS-ZZ-DR-HW-00-0631 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0632 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0633 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0634 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0635 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0636 Rev P03,
60610807-ACM-CS-ZZ-DR-HW-00-0216 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0201 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0202 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0203 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0204 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0205 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0206 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0207 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0208 Rev P04,
60610807-ACM-CS-ZZ-DR-HW-00-0209 Rev P05,
60610807-ACM-XX-XX-DR-DR-702001 Rev P01,
60610807-ACM-XX-XX-DR-DR-702000 Rev P01,
60610807-ACM-XX-XX-DR-DR-702008 Rev P01,
60610807-ACM-XX-XX-DR-DR-702002 Rev P01,
60610807-ACM-XX-XX-DR-DR-702006 Rev P01,
60610807-ACM-XX-XX-DR-DR-702007 Rev P01,
60610807-ACM-XX-XX-DR-DR-702004 Rev P02,
60610807-ACM-XX-XX-DR-DR-702005 Rev P02,
60610807-ACM-XX-XX-DR-DR-702003 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0101 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0102 Rev P01,
60610807-ACM-CS-ZZ-DR-HW-00-0103 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0104 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0105 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0106 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0107 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0108 Rev P01,
60610807-ACM-CS-ZZ-DR-LS-00-0109 Rev P01,
60610807-ACM-CS-ZZ-DR-HW-00-1201 Rev P05,

60610807-ACM-CS-ZZ-DR-HW-00-1202 Rev P05,
60610807-ACM-CS-ZZ-DR-HW-00-1203 Rev P05,
60610807-ACM-CS-ZZ-DR-HW-00-1204 Rev P05,
60610807-ACM-CS-ZZ-DR-HW-00-1205 Rev P07,
60610807-ACM-CS-ZZ-DR-HW-00-1206 Rev P07,
60610807-ACM-CS-ZZ-DR-HW-00-1207 Rev P05,
60610807-ACM-CS-ZZ-DR-HW-00-1208 Rev P06,
60610807-ACM-CS-ZZ-DR-HW-00-1209 Rev P07,
60610807-ACM-CS-ZZ-DR-HW-00-0751 Rev P02,
60610807-ACM-CS-ZZ-DR-HW-00-0752 Rev P02.

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

2. The link road hereby approved shall not come into public use unless and until the following details, which shall include a timetable for their implementation where necessary, have been submitted to and approved in writing by the local planning authority:

- Side road treatments; to include details of the Spine Road's side road treatments including showing the shared pedestrian and cycle route
- Pedestrian crossing facilities; showing the location and the interface between pedestrian and cycle indicators on shared crossing facilities
- Bus stop facilities; including the provision of Real Time Passenger Information (RTPI), the type of shelter and seating provision as well as any ancillary infrastructure requirements

The development shall proceed in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of sustainability, road safety and to ensure a consistent design and to accord with Policy DP21 of the District Plan and the Northern Arc Design Guide.

3. Prior to the commencement of development details of the traffic calming and speed reduction measures along the B2036 Cuckfield Road (together with any necessary consents) shall be submitted and approved to the Local Planning Authority, these measures shall be carried out in full accordance with the approved details prior to the operation of the road.

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

4. Prior to the commencement of development, details for a scheme for monitoring speeds post construction to ensure that vehicle speeds accord with the implemented speed limit and a scheme for mitigation measures should vehicle speeds be found to be higher along with timescales for their implementation. The mitigation shall be implemented in accordance with the agreed timetable unless otherwise agreed with the Local Planning Authority.

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

5. Prior to the commencement of any above ground development (excluding site clearance and any below ground works) a phasing plan shall be submitted to and

approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed phasing plan.

Reason: To ensure an acceptable development in accordance with the Northern Arc Masterplan

6. Prior to the commencement of development within any phase of the road (as identified by the phase plan required by condition 5) and notwithstanding any information submitted to the contrary, full details of the hard and soft landscaping for that phase 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 street furniture
- Detailed plans of the car parking area
- 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 and DP37 of the District Plan.

7. Prior to the commencement of any above ground development (excluding site clearance and any below ground works) a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and to accord with DP38 of the Mid Sussex District Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The reserved matters approval does not override the conditions attached to the outline consent and as such a separate discharge of conditions application(s) will be required to discharge the relevant conditions, please be advised that a number of these conditions are pre-commencement.

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.



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.

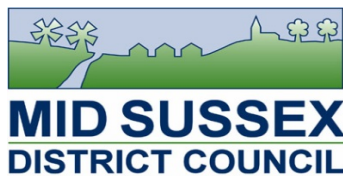
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

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.

