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18 July 2025

Dear Sir/Madam

Hassocks to Burgess Hill Cycle Link (ref: PP-14151108)

On behalf of my client, Taylor Wimpey South Thames ("the Applicant"), please find enclosed further information to support a full application submission in respect of a proposal for the laying of hardstanding to form a new cycle link at Land West of Ockley Lane, Burgess Hill (herein, "the Site").

The description of development is as follows:

"Construction of a cycle link."

Application

The full extent of the cycle link was subject to the following two separate planning permissions:

- Outline planning permission ref. DM/18/4979 (as originally granted), which is subject to reserved matters approval ref. DM/21/2841), relating to a residential development of 500 dwellings with land for a two-form entry primary school and community building ("the residential planning permission"); and
- Full planning permission ref. DM/18/4980, for the remainder of the cycle link ("the original planning permission").

The original planning permission, granted on March 16th, 2020, has lapsed. This application seeks to reinstate the planning permission to enable the cycle link to be delivered.

The delivery of the cycle link has been delayed due to the site's natural progression and build sequencing. Access to the designated bridleway area (subject to the residential planning permission and the original planning permission) was previously restricted, as ongoing construction activities—particularly the development of residential plots associated with the residential planning permission—were controlled by WIP (the work in progress, which is controlled by the sale rate in order to release the next stage of build). This restricted access hindered progress and made it unfeasible to proceed earlier. Additionally, difficulties were encountered in obtaining competitive quotes from subcontractors, which in turn prevented an order from being placed for the bridleway works.

Construction of the section of the cycle link subject to the residential planning permission has commenced. The estimated duration for completion of these works is approximately 12 weeks.

For the remaining section of the cycle link covered under this application, works are expected to take approximately 4 weeks to complete once planning permission is granted.

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Submission

The content of this submission has been informed by the Town and Country Planning (Development Management Procedure) (England) Order 2015. A list of the submitted documentation is as follows:

- Application Form and Ownership Certificate (July 2025)
- Covering Letter (July 2025)
- Arboricultural Impact Assessment (ref: TWST23192_aia)
- Arboricultural Impact Assessment Plan (ref: TWST23192-02)
- Biodiversity Net Gain Feasibility Assessment (June 2025)
- BNG Metric (May 2025)
- Site Location Plan (ref: 1209.101)
- Existing Layout Plan (ref: 1209.102)
- Proposed Layout Plan (ref: 1209.103)
- Cycle Path Plan (ref: ITB11335-GA-0)

The Site

The Site comprises c. 0.71 hectares of land and is predominately open pasture land, with a belt of mature trees running along the western edge.

The Proposal

The cycle link will form part of a new continuous off-road bridleway route for pedestrians, cyclists and horse riders between the village of Hassocks and Burgess Hill, in Mid Sussex. The cycle link is being constructed as part of a strategic residential development at land north of Clayton Mills, which is located on the northern edge of Hassocks. The section of the cycle link subject to this application is located on land owned by Burgess Hill Town Council, who support the development.

Ecology

The accompanying Biodiversity Net Gain Feasibility Assessment demonstrates that 10.2% BNG can be delivered on-site and all tradition rules can be satisfied. This is achieved through: uplift of additional grassland habitat from poor to moderate quality; planting 15 new, small trees along the cycle path; and planning new species, including hazel and honeysuckle. Log piles, bird boxes, and bat boxes can also be provided for further ecological enhancements.

Arboriculture

The accompanying Arboricultural Impact Assessment concludes that adequate protection (in the form of barriers and/or ground protection) can be provided to ensure all retained trees are protected throughout development. No individual trees are to be removed as part of the proposals; sections of groups will be removed only as necessary to implement the proposal. All of the trees proposed for removal are in the lower two categories, 'C' and 'U', and are not of a quality that would preclude the development.

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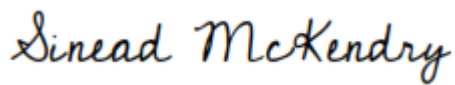
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Other

An existing Public Right of Way runs along the western boundary. This will be diverted to the cycle link, although the proposed path broadly following the existing path, as shown on the Proposed Layout Plan (ref: 1209.103). This will allow the south-western portion of the Site to be used to deliver on-site biodiversity net gain.

The application was submitted through the Planning Portal (ref: PP-14151108) and the prescribed fee of £673 has been paid. I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely



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