

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 October 2025 11:23:38 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1959

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/10/2025 11:23 AM.

Application Summary

Address: 4 Marlborough Drive Burgess Hill West Sussex RH15 0EU

Proposal: Proposed two storey front extension with changes to the fenestration.

Case Officer: Catherine Cardin

[Click for further information](#)

Customer Details

Address: Burdocks Farm One Oclock Lane Burgess Hill

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: As the freehold owner of the private road/bridleway known as One O'Clock Lane, which forms part of the site's boundaries referenced in this application, we do not object to the proposed extension.

However, we are concerned about potential access to this property and its boundary via the private road/bridleway.

This route is privately owned and is not a public vehicular

highway. It carries a public bridleway right of way for pedestrians, cyclists and horse riders only. No vehicular access, delivery, parking, storage rights or easements exist for the applicant's property over this private land.

We request that it be clearly noted that:

- The private road must not be used for construction traffic, deliveries, or vehicle access of any kind.
- No scaffolding, skips, or building materials may be placed or erected on the private land.
- Access must be made entirely within the applicant's own boundary or via land over which they hold lawful rights.

These restrictions are vital to protect private property rights and ensure that the route remains clear for emergency service access at all times. The road provides access to One O'Clock Crossing, which Network Rail classified as 'High Risk' (risk of death by collision), and an obstruction could seriously delay emergency vehicles.

Planning consent cannot create or imply private access rights, and we ask that an informative note or condition be added to reflect this.

Kind regards