

15 July 2026

Louise Yandell
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Burgess Hill Northern Arc Brookleigh Planning Permission (DM/23/0747) Discharge of Obligation in relation to Schedule 12 Off Site Highways

Dear Louise,

I write on behalf of Homes England to discharge the obligation set out in paragraph 7.4 of Schedule 12 of the Second Deed of Variation dated 5 December 2022, regarding the submission of details for approval prior to the commencement of above ground works on buildings on Plots 1.7 and 1.8.

The Northern Arc (Brookleigh) outline planning permission, granted in October 2019, included a Section 106 agreement. Schedule 12, Part 8 (pages 96 – 104) lists a number of off site highways works, including an obligation, item 2.3, to deliver the Fairbridge Way Pedestrian Cycle Access.

The original obligation set out in Schedule 12 was amended via the Deed of Variation 2 (December 2022), under Section 7, paragraph 7.4 (pages 21-22).

Planning permission was granted for:

“Planning application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 2 (phasing), 4 (approved plans) and 5 (approved parameter plans) of planning permission DM/21/3279 (itself a section 73 approval that permitted a variation of the conditions attached to planning permission DM/18/5114), to allow amendments to the planning application site boundary, update to the phasing of development and the Access and Movement Parameter Plan (004) to clarify the approach to the Green Superhighway link over and in the vicinity of the western bridge on the Northern Arc Avenue.”

Item 2.3 Fairbridge Way Pedestrian Cycle Access Paragraph 7.4, Schedule 12 of the S106 Agreement, December 2022 (pages 21 - 22)

“Prior to commencement of development on Plots 1.7 and 1.8, details of the Fairbridge Way Pedestrian Cycle Access shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Not to commence development on Plots 1.7 or 1.8 unless and until details of the Fairbridge Way Pedestrian Cycle Access have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Prior to the occupation of any development on Plots 1.7 or 1.8, the Fairbridge Way Pedestrian Cycle Access shall be constructed. Not to occupy any development on Plots 1.7 or 1.8 unless and until the Fairbridge Way Pedestrian Cycle Access has been constructed.”

The following details are submitted for approval to discharge item 2.3 Fairbridge Way Pedestrian Cycle Access:

- Completed application form for discharge of planning obligation;
- Fairbridge Way Improvements Designer's Response Road Safety Audit Stage 1/2, 60610807-ACM-CS-FBW-RP-HW-0001, June 2026;

- Fairbridge Way, Burgess Hill – Pedestrian and Cycle Access Stage 1/2 Road Safety Audit, 60610807-ACM-HGN-FAIR-RP-SA-0001, June 2026;
- Fairbridge Way, Burgess Hill – Pedestrian and Cycle Access: Stage 1/2 Road Safety Audit Cover Letter, June 2026
- Drawings including:
 - o Fairbridge Way Improvements Raised Table Site Location Plan, 60610807-ACM-CS-FBW-DR-HW-0001 P02;
 - o Fairbridge Way Improvements Raised Table General Arrangement, 0610807-ACM-CS-FBW-DR-HW-0010 P03;
 - o Fairbridge Way Improvements Raised Table Vehicle Tracking, 60610807-ACM-CS-FBW-DR-HW-0020 P02;
 - o Fairbridge Way Improvements Raised Table Site Clearance Plan, 60610807-ACM-CS-FBW-DR-HW-0200 P02;
 - o Fairbridge Way Improvements Raised Table Pavement and Kerbing Plan, 60610807-ACM-CS-FBW-DR-HW-0700 P02;
 - o Fairbridge Way Improvements Raised Table Road Sign and Markings Schedule, 60610807-ACM-CS-FBW-DR-HW-1210 P02;
 - o Fairbridge Way Improvements Raised Table Construction Details, 60610807-ACM-CS-FBW-DR-HW-1500 P03;
- Specifications including:
 - o Specification Series 500 Appendix Drainage and Service Ducts, 60610807-ACM-CS-FBW-SP-HW-0500, May 2026;
 - o Specification Series 700 Appendix Pavements, 60610807-ACM-CS-FBW-SP-HW-0700, May 2026;
 - o Specification Series 1100 Appendix Kerbs, Footways, Cycleways and Paved Areas, 60610807-ACM-CS-FBW-SP-HW-1100, May 2026;
 - o Specification Series 1200 Appendix Traffic Signs and Road Markings, 60610807-ACM-CS-FBW-SP-HW-1200, May 2026
- Openreach map;
- Openreach letter, 954358, May 2026

I hope that is all in order, please do not hesitate to get in touch if you have any queries.

Yours sincerely,

Niamh McDevitt
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