



Joseph Swift
Senior Planner
Development Management
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

James McConnell
McConnell Planning
20 Niagara Avenue
London W5 4UD

E: james@mcconnellplanning.co.uk
M: 07985 986378

9th April 2026

Dear Joe

Condition Clearance Submission for Condition 18 of Reserved Matters Approval ref DM/21/3870 covering Land Parcel OS1.2N

Burgess Hill Northern Arc (now Brookleigh Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

I refer to the above reserved matters approval granted 24th May 2022.

This covering letter is submitted in support of a condition clearance application for Condition 18 of the above reserved matters approval requiring full details of a hard and soft landscaping scheme for land parcels OS1.2N with the following specific details:

- New planting
- 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 the development
- Removal of existing boundary treatments and hard surfacing
- Hard surfacing (including Green Circle details)
- Details of the maintenance access route to the river (as required by condition 15 of the Eastern Bridge and Link Road Permission (DM/19/3313))
- Boundary treatments
- Furniture

The following information is submitted with the application covering these points:

New planting

These details are shown on the following drawings:

- 3034-APA-ZZ-00-LA-L-1006 P04 General Arrangement Drawing
- 3034-APA-ZZ-00-PP-L-2003 P04 Planting Proposal

- 3034-APA-ZZ-00-PP-L-2004 P05 Planting Proposal
- Planting schedule P1.5-P1.6 P05

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 the development

These details are shown on the following drawings:

- 3034-APA-ZZ-00-LA-L-1006 P04 General Arrangement Drawing
- P1.5-P1.6 Tree Protection Plan

Removal of existing boundary treatments and hard surfacing

No existing boundary treatments and hard surfacing are to be removed from this land parcel.

Hard surfacing (including Green Circle details)

These details are shown on the following drawings:

- 3034-APA-ZZ-XX-SK-L-0019-P06 Green Link Path
- 3034-APA-ZZ-XX-SK-L-0020-P06 Green Link Path
- WSCC-PROW_Bridleway_Standard_Spec-14399_1

Details of the maintenance access route to the river (as required by condition 15 of the Eastern Bridge and Link Road Permission (DM/19/3313))

These details are shown on drawing 3034-APA-ZZ-00-LA-L-1006 P04 General Arrangement Drawing.

Boundary treatments

The new boundary treatment proposed for this land parcel is shown on drawing 3034-APA-ZZ-XX-SK-L-0020-P06 Green Link Path. This is to be 1.1m high Cleft Chestnut Fencing with 3 binding wires. This is to provide an effective, secure physical barrier between the Green Circle and the bank of the River Adur, which is quite close to the Green Circle in places. The chestnut fencing will facilitate this whilst also fitting in with the rural environment of this section of the Green Circle.

Furniture

No furniture is proposed within this OS parcel (furniture is provided within the adjacent open space in P1.5).

Please do not hesitate to contact me if you require any further information.

Yours sincerely

