

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 11:16:47 UTC+00:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0446

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 11:16 AM.

Application Summary

Address: 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

Proposal: 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.

Case Officer: Joseph Swift

[Click for further information](#)

Customer Details

Address: 4 The Squires Burgess Hill

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I would like to raise serious concerns regarding road safety with respect to the proposal. From the map shared by letter by Homes England and the map on your planning website it would appear that the new road is going to connect immediately outside the entrance to The Squires/The Bible college and Hook Place cottage properties effectively creating a junction between the new road, the B2036 and the exit from The Squires. The exit to The Squires already has limited visibility to the right and is already dangerous as you have limited time to pull out and get up to speed before a car can appear. There is no mention as to how this junction will be managed between Abbotsford Road and Cuckfield road. Who will have right of way? Is this then going to create queues up the Cuckfield road making it even harder to get out of The Squires? Are you going to add traffic lights or a roundabout? Again this will have significant impact on both accessibility/road safety to The Squires. Further to the safety concerns this will also add a significant volume of traffic flowing directly outside of The Squires generating a significant increase in road noise and disruption. The condition of the Cuckfield Road is already dreadful with regular pot holes and to be frank needs to be completely re-surfaced from Burgess Hill to Ansty. I believe adding this road will increase through traffic and make the road conditions worse. The current single pavement leading in to Burgess Hill on the Cuckfield Road is also poorly maintained and over-grown - in fact I no longer use it as the speed that the cars travel down this road combined with it being over-grown makes it impossible for me to walk my dogs safely - adding more traffic and a wider road will just exacerbate this further. Lastly this has a direct intrusion on the existing countryside removing fields, impacting existing wildlife and destroying the overall appearance of the area.

Kind regards