



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

21 May 2025

PUBLIC

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 96a APPLICATION TO VARY THE DESCRIPTION OF PLANNING PERMISSION
DM/20/0254 ON BEHALF OF HOMES ENGLAND**

Please find enclosed an application to vary the description of Planning Permission DM/20/0254 Phase 1 of the Western Bridge & Link Road north-west of the town of Burgess Hill.

Background

Outline planning approval was granted in October 2019 for 3,040 homes as part of the Northern Arc Strategic Allocation Area (application reference DM/18/5114). Permission was subsequently granted under s73 in relation to the outline planning permission (application reference DM/21/3279).

A reserved matters application was granted 10 July 2020 for Phase 1 of the Western Bridge Link Road, which is an essential piece of infrastructure required to support the development of the Northern Arc at Burgess Hill (planning reference DM/20/0254). This application proposed the following:

“Reserved Matters application for DM/18/5114 - the first phase of the Western Link Road, comprising the construction of a new all-movements roundabout on the A273 Jane Murray Way, a single-carriageway 7.3-metre wide highway link with two 3-metre shared footways/cycleways and two 2.75-metre verges, connecting to the A2300 via a new all-movements roundabout, junction to the UKPN electricity substation, junction to future employment uses, zones for two minor junctions, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting, and landscaping. Amended plans and updated supported documents received 17th March 2020 detailing amendments including the extension of the southern boundary of the site to accommodate increased drainage basins and inclusion of bridleway on north side of A2300. (Transport note received 30th April, Amended plans received 12th May showing minor increase in width of application site area either side of the proposed link road corridor and amended biodiversity report, planning statement and additional sections received 29th May)”.

An application under s73 to vary condition 5 (approved plans) relating to Reserved Matters application DM/20/0254, including updates to red line boundary, road design, road infrastructure,



attenuation basins and landscaping, and removal of condition 3 (Timetable for Public Art) was approved 08 July 2024 (planning reference DM/23/0023).

Proposal

This application proposes the variation of the wording of Planning Permission DM/20/0254 to omit the reference to the bridleway.

It is proposed that the description is revised as follows:

'Reserved Matters application for DM/18/5114 - the first phase of the Western Link Road, comprising the construction of a new all-movements roundabout on the A273 Jane Murray Way, a single-carriageway 7.3-metre wide highway link with two 3-metre shared footways/cycleways and two 2.75-metre verges, connecting to the A2300 via a new all-movements roundabout, junction to the UKPN electricity substation, junction to future employment uses, zones for two minor junctions, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting, and landscaping.'

This proposed amendment to the description of planning consent for Phase 1 of the Western Bridge and Link Road is to align with the wider masterplan for the Northern Arc development. A copy of the Revised Parameter Plan for Access and Movement has been provided as part of this s96a submission.

I trust that the enclosed is sufficient to determine the application. However, if you do have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

Ruth Jones
Principal Planner