

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joseph Swift
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	16 June 2025
LOCATION:	Burgess Hill Northern Arc, 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
SUBJECT:	DM/25/1478 Discharge of condition 8 (CEMP) for Phase 1B in relation to DM/18/5114.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection / Modification

The DOC application is for the CEMP for phase 1B of the Brookleigh development, A CEMP has previously been approved under application ref DM/24/3036 and this application closely mirrors that document apart from the site access proposals which is considered below.

The previous CEMP had the construction access provided in the same manner as the vehicular access to the development, via Holly Vale (part of the Freeks Farm development). This application proposes a 6m wide construction access between the EBLR and the site. The construction access would cross the PROW along Freeks Lane, this would be mitigated by the provision of a Banksman (or when the PROW is being upgraded by its closure) No objection would be raised to this proposal.

One element that should be updated is the location of the wheel washing point on page 36 to reflect the change in the construction access strategy.

Stephen Gee
West Sussex County Council – Planning Services