

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Louise Yandell
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	4 March 2026
LOCATION:	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
SUBJECT:	DM/26/0174 Modifications to the Section 106 Legal Agreement relating to Planning Application DM/18/5114 (as amended by applications DM/21/3279 & DM/23/0747).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information / Modification

The application is for a Deed of Variation on the S106 agreement.

Sch 12 Obligation – On site Highways

The requirement for the provision of details of the estate road and associated details could be deleted. The information and approval of adoptable highway would be covered by a separate process via the highways agreement process.

Sch 12 Off Site Highways

The majority of the trigger point are agreeable, in general the pushing back of triggers reflect the existing number of occupations, issues with delivering a number of schemes simultaneously including the WBLR phase 3 and securing road space booking and an allowance for a small number of units to be delivered on a plots before the final sustainable transport infrastructure is delivered.

Comments are offered below where the highway authority raise concern with the amendments.

Fairbridge Way Pedestrian Cycle Access – concerns are raised with the delivery of the proposals and the trigger of the 50th occupation for delivery.

WSCC Response in RMA (DM/25/1986) detailed that

"WSCC would wish to see the connection to the south onto Fairbridge Way made at a very early stage of the development to enable both existing residents of existing dwellings and future residents of these phases a more direct route to the south.

The footpath to the east of residential dwellings would appear to provide an opportunity to provide such a link without significantly effecting the construction activities of the southern portion of the site."

As such the delivery of the crossing should be either linked with the delivery of the internal route within DM/25/1986 or a much earlier occupation of phase 1.7 or 1.8.

Jane Murray Way

No reference is made to plot 1.10. Should this plot come forward in advance of the Jane Murray Way footway works (to be delivered as part of the WBLR Phase 3 Reserve Matters scheme) then future residents would not be provided with suitable connectivity to the east

of the site. Whilst routes would be available via the CFOS and Gatehouse Lane or potential via phase 1.4 this would require doubling back and is unlikely to happen.

Stephen Gee
West Sussex County Council – Planning Services