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Lead Local Flood Authority

Joseph Swift
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 14th April 2026

Dear Joseph,

RE: DM/25/0446 - 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

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

This is an application for 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. (Amended plans received 15/02/2026).

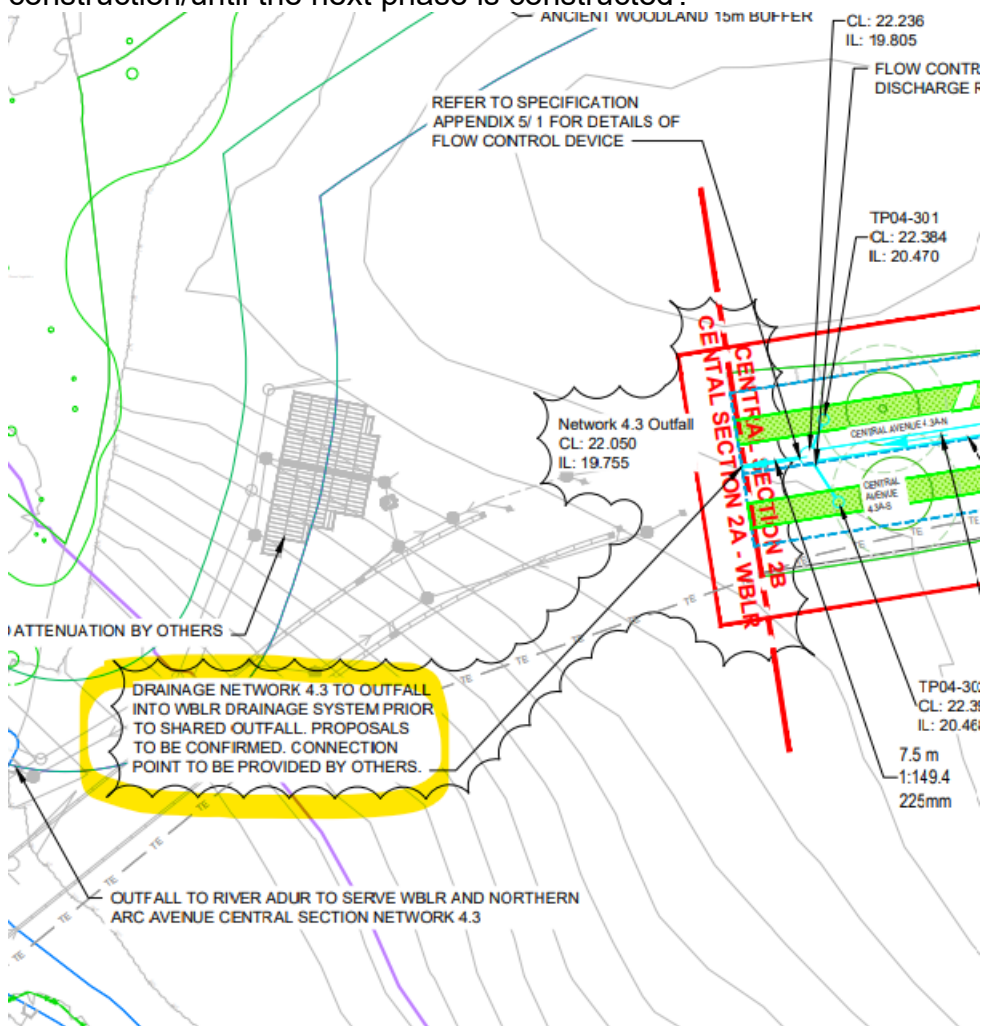
Following a review of the information submitted, we require the following additional information:

1. Please can we see evidence of the agreement to restrict Network 9.7 to 2.6 l/s?
We are happy for this to be emailed directly to us, if it cannot be shared publicly for any reason. The LPA have the responding officers direct email address.
2. The 3m maintenance easements for watercourses (8m for main rivers) and relevant SuDS features must be clearly shown on drawings, to enable maintenance access. The location of any fences will also need to be considered, to ensure there is machinery access.

Other comments:

The applicant is reminded that oversized pipes do not count as SuDS. Given the application type, and that source control SuDS features have been included alongside the highway, we have no objection on this occasion to the use of oversized pipes. For future phases we would expect attenuation features to be open for various reasons which the applicant is aware of following recent discussions.

This might be covered elsewhere, but, in Sheet number 0610807-ACM-04-XX-DR-DR-700140, it states the shared outfall is to be confirmed. Where will this water flow during construction/until the next phase is constructed?



The proposals to culvert or infill any ordinary watercourses will require Ordinary Watercourse Consent, prior to construction. Please note WSCC as LLFA have 2 months from the date of any OWC application to determine consent applications. The website for OWC applications is here: [Ordinary watercourse land drainage consent - West Sussex County Council](#). For strategic sites such as this one, we recommend submitting OWC applications in batches where feasible.

We would suggest that the drainage survey mentioned in network 4.8 drawings is undertaken prior to detailed design, as it could alter the detailed designs for the surface water drainage.

It is noted that the current discharge rates are only for Phase 1 (this section).

I have emailed the case officer separately with some queries.

Yours sincerely,

Eleanor Read
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