

Sarah Valentine

From: [REDACTED]
Sent: 17 August 2026 21:33
To: planninginfo
Subject: Scamps Hill Planning Proposal

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Dear Mid Sussex Planning

The site access and traffic route, support for local infrastructure, and layout of this development present major concerns.

Site access: While the development access has already been approved, the problems with its location remain (crest of a hill, 40mph road, blind bend to the south west). Used as site access during construction, these problems will be seriously compounded with the volume of heavy vehicles entering and leaving the site. The CMEP references widened access to the site to allow for lorries turning in and out. This will result in a very big section of established hedge being removed. I could not see in the documents an assessment of the environmental, biodiversity and aesthetic damage of this, but it will surely seriously impact the rural aspect and biodiversity, as a large and established hedge. Where is the assessment and mitigation for this? Why is there not an option under consideration either to locate site access at the North eastern end of the site within the 30mph where road visibility is better? Or to reduce the speed on the B2111 to 30mph so that visibility splays can be reduced and thereby require a smaller section of hedge removal? Construction is not complete at Walstead Park, less than a mile along the B2111, meaning potentially two sites using the same small rural route.

Site traffic route: Routing all site vehicles through Walstead on the narrow B2111 will particularly affect Walstead residents whose houses are close to the road, cyclists and pedestrians along this route, including those using the narrow pavement and inadequate footpath over Scamps Hill. This is a popular route given the other new developments in the area, particularly for families walking or wheeling to school. This has not been accounted for in the assessment of the route. Again, a TRO to reduce the speed to 30mph between the A272 at Bedales and site access would ameliorate this issue.

Site design: I could not see reference to lighting plans and dark skies considerations. At what point will these be submitted and checked for compliance with MSDC dark sky policy? Separately, given the site is on a hill, designs from all angles showing impact on rural skyline should be provided. More information about the biodiversity net gain plan, including for the stretch of land abutting the Scrase Stream should be provided.

Infrastructure: This area is already overstretched. Significant development in recent years in Lindfield Rural Parish at Heathwood Park, Lindfield Meadows, Walstead Park has taken place with zero or negligible improvements to local infrastructure. Where are the explanations in the documents about how water supply, road and public services will be improved to support the new development? How does the council consider cumulative impact and for that matter local demand for new housing (Walstead Park is not sold).

I trust this email raises major concerns and makes you stop the plans moving forward.

Yours sincerely


1 Prospect Cottages
Scaynes Hill Road
Lindfield
West Sussex
RH16 2QQ