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Sent: 23 June 2026 15:32:51 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1306

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 23/06/2026 3:32 PM from Clerk on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/1306
Address:	Pascotts Farm Snowdrop Lane Lindfield Haywards Heath West Sussex RH16 2QE
Proposal:	Proposed erection of two detached two storey dwellings with detached double garages. Associated hard and soft landscaping works, to include highway crossovers to both plots.
Case Officer:	Rachel Richardson

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Comments Details

Comments:	Lindfield Rural Parish Council – Statutory Consultation Response to Planning Application: DM/26/1306 Lindfield Rural Parish Council considered this application at its meeting held on 22 June 2026 and resolved to object to the proposal. The Council has carefully assessed the application against the adopted Mid Sussex District Plan (MSDP) and the Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP). It considers the proposal to be speculative in nature and contrary to key development plan policies, as set out below. 1. Site Allocation and Principle of Development The application site is not allocated for development within either the MSDP or the LLRNP. The absence of allocation weighs significantly against the principle of residential development on this site, particularly in the countryside. 2. Conflict with Policy DP6: Settlement Hierarchy
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Policy DP6 seeks to ensure development is located sustainably and contributes to meeting the housing needs of all sectors of the community.

The proposal fails to meet these objectives, as it provides two exceptionally large dwellings that do not reflect local housing need or contribute to a balanced and inclusive housing mix.

3. Conflict with Policy DP12: Protection and Enhancement of the Countryside

Policy DP12 establishes that the countryside should be protected by:

- Minimising land taken for development; and
- Restricting development to that which has a clear and justified need to be located there.

The proposal for two substantial dwellings in this location fails to demonstrate such need and would:

- Result in unnecessary encroachment into the countryside;
- Fail to conserve or enhance its intrinsic beauty and tranquillity.

4. Conflict with Policy DP15: New Homes in the Countryside

Policy DP15 permits new homes in the countryside only where special justification is demonstrated.

No such justification has been provided. The proposal does not meet any of the defined criteria for exceptions and is therefore contrary to this policy.

5. Conflict with Policy DP26: Character and Design

The Council considers that the proposal represents overdevelopment of the site. The scale, massing, and form of the proposed dwellings would fail to respect the character of the surrounding rural area, contrary to Policy DP26.

6. Conflict with Policy DP27: Dwelling Space Standards and Housing Need

The proposed dwellings (approximately 358 sqm and 401 sqm) are significantly larger than typical local housing provision.

While Policy DP27 supports high-quality living environments, the scale of these units:

- Does not contribute to meeting the needs of all sectors of the community;
- Fails to support a balanced and inclusive housing mix;
- Provides housing that is accessible only to a very limited segment of the population.

As such, the proposal conflicts with the strategic objectives of creating sustainable and inclusive communities.

Conclusion

For the reasons set out above, Lindfield Rural Parish Council strongly objects to this application. The proposal is contrary to the development plan, fails to meet local housing need, and would result in unjustified and harmful development in the countryside.

Planning Obligations

In the event that the Local Planning Authority is minded to approve the application, the Parish Council requests that appropriate Section 106 contributions are secured and directed towards:

- Local infrastructure connectivity improvements; and support within the surrounding area.
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Kind regards