

Your ref:
My ref: Document2

April 17, 2025



3, Hurstwood Close,
Haywards Heath,
West Sussex.
RH17 7FU

Tel. 01444 685307

Mid Sussex District Council,
Planning & Sustainable Economy,
Oaklands, Oaklands Road,
Haywards Heath,
West Sussex.
RH16 1SS

For the attention of Steven King

Dear Sir,

Outline Planning Application DM/25/0827: Land East of Lunce's Hill

I refer to your letter of April 1 giving notification of this application.

My wife and I want to comment formally on the application.

For your convenience I am enclosing our comments on a separate enclosed page.

Yours faithfully,

Outline Application DM/25/0827: Land East of Lunce's Hill

I strongly object to this development for the following reasons:

1 This development is on farmland, which is an old meadow, cut for hay, and also used in recent years for grazing sheep. It is low-lying, subject to flooding, with Pellingford Brook, a stream running through. It adjoins further arable farmland.

The meadow supports a diversity of wildlife. I have resided in houses adjacent (abutting) the site for over 40 years. Wildlife sightings of particular interest are grass snakes (including, this year, a European grass snake), bats and evidence of dormice in the hedgerow. Sussex Wildlife Trust confirms these are protected species. Further, the site is a corridor for wildlife to connect between Lunce's Common area and the woodland.

Footpaths and land to both the east and west of the site are prone to localised flooding making them impassable for long periods of the year and this development will add significantly to the surface water, foul water and runoff.

The development will have significant effect on the appearance of the area on the southern border of Haywards Heath, with further intrusion into the countryside.

2 Any developments outside the Wivelsfield village settlement boundary should be sympathetic to the rural character of the area and sustainable in nature, which the developer plans are clearly not, contrary to chapter 9 of the NPPF Policy DM1 of the Lewes District Local Plan Part 2 (LLP2) 2020, and policy 1 of the Wivelsfield Neighbourhood Plan.

3 The provision of such a large housing development, in addition to the recent developments on the opposite side of the B2112 and also to the south of Wivelsfield on this road, will cause additional pressure on this already overloaded road between Ditchling, Wivelsfield and Haywards Heath. There are already frequent long traffic delays in this important road link through Ditchling to Brighton and this proposal would further exacerbate the situation.

There are access roads to the new estates on the west side of the road at this location, opposite this proposed development. Access to the proposed 130 dwellings at the east side of this road, in close proximity to the west access roads, will make for dangerous multiple junctions with enhanced safety issues.

4 There are already concerns over the provision of water supplies to this area, as evidenced by the notices which were in place a short time ago on the roundabout at the top of Foxhill, adjuring all to use less water "so there is enough to go around".

The increased local population will also put pressure on other overstretched amenities such as doctor's surgeries.

[REDACTED] have lived all my life in this part of the world. I feel that there has already been far too much new housing development in this part of Mid-Sussex, which is completely changing, for the worst, the character of the local countryside that I know and love.

Finally, if this development does go ahead, can I request that any buildings are sited no closer to the boundary line of my property than our house is to my boundary.

[REDACTED]