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Sent: 22 June 2026 21:28:02 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1315

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/06/2026 9:28 PM.

Application Summary

Address:	Land West Of Gatesmead Wickham Way Haywards Heath West Sussex
Proposal:	Proposed 49 new homes together with open space and associated infrastructure.
Case Officer:	Caroline Grist

[Click for further information](#)

Customer Details

Address: 56 Wickham Way Haywards Heath, West Sussex Haywards Heath

Comments Details

Commenter Type:	Business or other organisation
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

MSDC Online Portal Objection - Wickham Roads Limited

Wickham Roads Limited ("WRL") is the owner and controller of Wickham Way, which adjoins the proposed development site. WRL objects to application DM/26/1315 on the following grounds:

1. Access

The application proposes access via Gatesmead.

For clarity, no rights of access exist over Wickham Way, and WRL will not grant any such rights. The development must therefore be deliverable without reliance on WRL land

2. Restrictive Covenants (200-foot zone)

Part of the land within the application site is subject to restrictive covenants applying specifically to the area within 200 feet of the gate to the field. These covenants:

- Prohibit the erection of any building within the 200-foot zone without approval of plans, elevations and position; and
- Restrict use within that zone to agriculture only.

From the submitted plans, WRL cannot determine whether the proposed development respects these restrictions. If any part of the scheme encroaches into the 200-foot zone, the development may be incapable of lawful implementation.

WRL therefore raises these covenants formally and reserves all rights in respect of them.

3. Drainage and Water Pressure

Wickham Fields is known to suffer from:

- Surface water run-off, and waterlogging during heavy rainfall

This run-off flows downslope towards Wickham Way, which already experiences drainage stress.

There are also ongoing water pressure issues affecting properties served via Wickham Way.

Any change to the water network, ground conditions or infrastructure on Wickham Fields risks worsening both drainage and water pressure

The application does not adequately assess or mitigate these impacts.

Public Footpath / DMMO Issue

We are aware of Definitive Map Modification Order (DMMO) application is outstanding in respect of a public footpath claim across Wickham Fields.

This is a material consideration because:

- The claimed route is not addressed in the application
- The existence of a potential public right of way may affect layout, access, safety and deliverability
- The Council cannot assume the land is free of public rights

The application should not be determined without addressing the DMMO issue.

5 Developer Suitability - Crest's Financial Position

The proposal is from Crest (Crest Nicholson). Publicly available information indicates that Crest is currently experiencing significant financial challenges.

Given the scale and sensitivity of the site, WRL questions whether it is appropriate for such a development to be entrusted to a developer whose financial position may:

- Affect the completion of the scheme
- Impact infrastructure delivery
- Create long-term risks for the community and the Council

Deliverability is a material planning consideration under the NPPF.

6. Historical Planning Context

The wider Wickham Fields area was previously refused for housing development in the 1980s due to:

- Being outside the built-up area boundary
- Encroachment into open countryside
- Landscape sensitivity
- Access constraints

These constraints remain unchanged

7. Landscape and Environmental Sensitivity

The site forms part of the open rural setting of Wickham Fields and contributes to:

- Local biodiversity
 - The green buffer around Haywards Heath
 - The historic agricultural character of the area
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The proposal would erode this character and is inconsistent with MSDC landscape policies.

Conclusion

WRL respectfully requests that DM/26/1315 be refused because:

- The development may breach restrictive covenants within the 200-foot zone
- The proposal is not demonstrably deliverable without reliance on WRL land
- The scheme risks worsening drainage and water pressure issues on Wickham Way
- The public footpath (DMMO) issue has not been addressed
- The suitability of Crest, given their current financial position, raises concerns about deliverability
- The site remains unsuitable for residential development due to longstanding planning constraints and landscape sensitivity

WRL reserves all rights in respect of its land and the restrictive covenants.

Kind regards