

Land off Lunce's Hill

Haywards Heath

Statement of Community Involvement

January 2025

Content

1. Introduction – *page 3*
2. National Planning Context – *page 4*
3. Local Guidance – *page 5*
4. Community Consultation – *page 6*
5. Feedback Received – *pages 7-11*
6. Our Response to Feedback – *pages 12 - 14*
7. Appendices – *pages 15 - 28*
8. Background – About Us – *page 19*

This Statement of Community Involvement has been prepared by Catesby Strategic Land Limited and Rurban Estates Limited to support the development of up to 130 new homes on Land Off Lunce's Hill, Haywards Heath, West Sussex

1. Introduction

This Statement of Community Involvement (SCI) sets out the strategy undertaken for consulting the general public on our forthcoming outline planning application for the development of up to 130 new homes on Land Off Lunce's Hill, Haywards Heath, West Sussex.

This site falls across two Council boundaries. Approximately 17.17 acres (6.95 hectares) of the site lies within the jurisdiction of Lewes District Council (LDC), with the remaining 4.59 acres (1.86 hectares) falling within the jurisdiction of Mid Sussex District Council (MSDC).

We will be submitting outline planning applications with all matters reserved (excluding access) to both Lewes District Council (LDC) and Mid Sussex District Council (MSDC).

We are committed to stakeholder engagement and wanted to ensure that the community were made aware of the proposals and had a chance to input into its development.

In accordance with Lewes District Council's published Statement of Community Involvement (SCI), this document demonstrates how we have actively informed and involved the local community about our plans.

This SCI gives an overview of all consultation activity undertaken prior to the current planning application submission.

Proposed description of development:

Outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access).



Illustrative Layout

2. National Planning Context

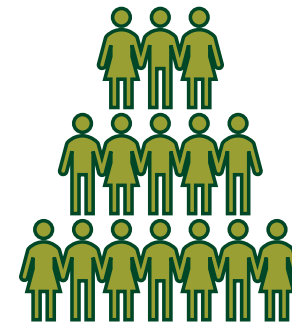
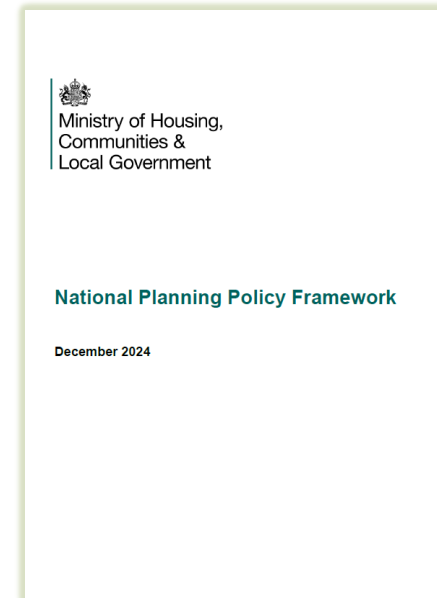
Community involvement is a key requirement of the National Planning Policy Framework (NPPF):

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”

“Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

(paragraph 40)

We interact with local communities as soon as possible within the planning process, working closely with planning officials and Councils, striving for excellence in communication to inform and consult with all parties at each stage of the process.



3. Local Guidance



Lewes District Council adopted its current Statement of Community Involvement (SCI) in 2020, and Mid Sussex District Council adopted its current Statement of Community Involvement (SCI) in 2018.

They apply to both the preparation of local planning policy documents and to planning applications.

The Council's SCI contains guidance on consultation and engagement. As part of the pre-application process, the Catesby Estates team and our consultants engaged with representatives of Lewes District Council & Mid Sussex District Council, key stakeholders and the local community enabling the project team to understand local issues and concerns and raise awareness of the proposals.

4. Community Consultation

This section of the Statement of Community Involvement (SCI) sets out the public consultation undertaken in connection with our proposals.

Our proactive approach for the current proposals included:

- Approached on Wednesday 13th November 2024 both the Haywards Heath Town Council and Mid Sussex District Council Ward Councillors (Haywards Heath Franklands Ward) about the on-site barn and a meeting regarding possible future uses. The barn falls within their jurisdiction. The site includes a 18th century timber frame barn and it is our plan to bring this into use and secure the long-term future of the building through a commercial use which could potentially be a creche/nursery, farm-shop with café, or a medical/leisure type use such as physiotherapy or a yoga/training studio.
- Informed the Town Council, Mid Sussex District Council Ward Councillors (Haywards Heath Franklands Ward), Lewes District Council Ward Councillors (Wivelsfield Ward) and Wivelsfield Parish Council of our intention to carry out public consultation on Monday 25th November 2024 and provided contact details should they have questions or wish to meet.

Advertisement of the consultation

301 copies of a A5 four-page leaflet detailing the consultation and ways to submit feedback were distributed to homes and businesses in the local area most likely to be affected by the development. The leaflet was delivered on Tuesday 26th November 2024 [appendix A.](#)

- A notice detailing the public consultation ran on Thursday 28th November in The Argus [appendix B.](#)
- Press release notices were sent to The Argus and Sussex Express (West Sussex County Times) on Tuesday 26th November 2024.
- Social Media adverts ran on Facebook for the consultation period [appendix B.](#)

Consultation website

The purpose of the consultation website (www.catesby-haywardsheath.co.uk [appendix C](#)) was to explain our latest proposals and also allow interested parties to submit feedback.

The website contained text explaining our proposals, plans and a wide range of other supporting information (principally technical and environmental) including links to third party useful resources.

Feedback

Five methods to provide feedback were available (telephone, email, online feedback form, online survey or freepost), encouraging members of the public to get in touch if they had any further questions or wished to discuss the proposals in more detail [appendix D.](#)

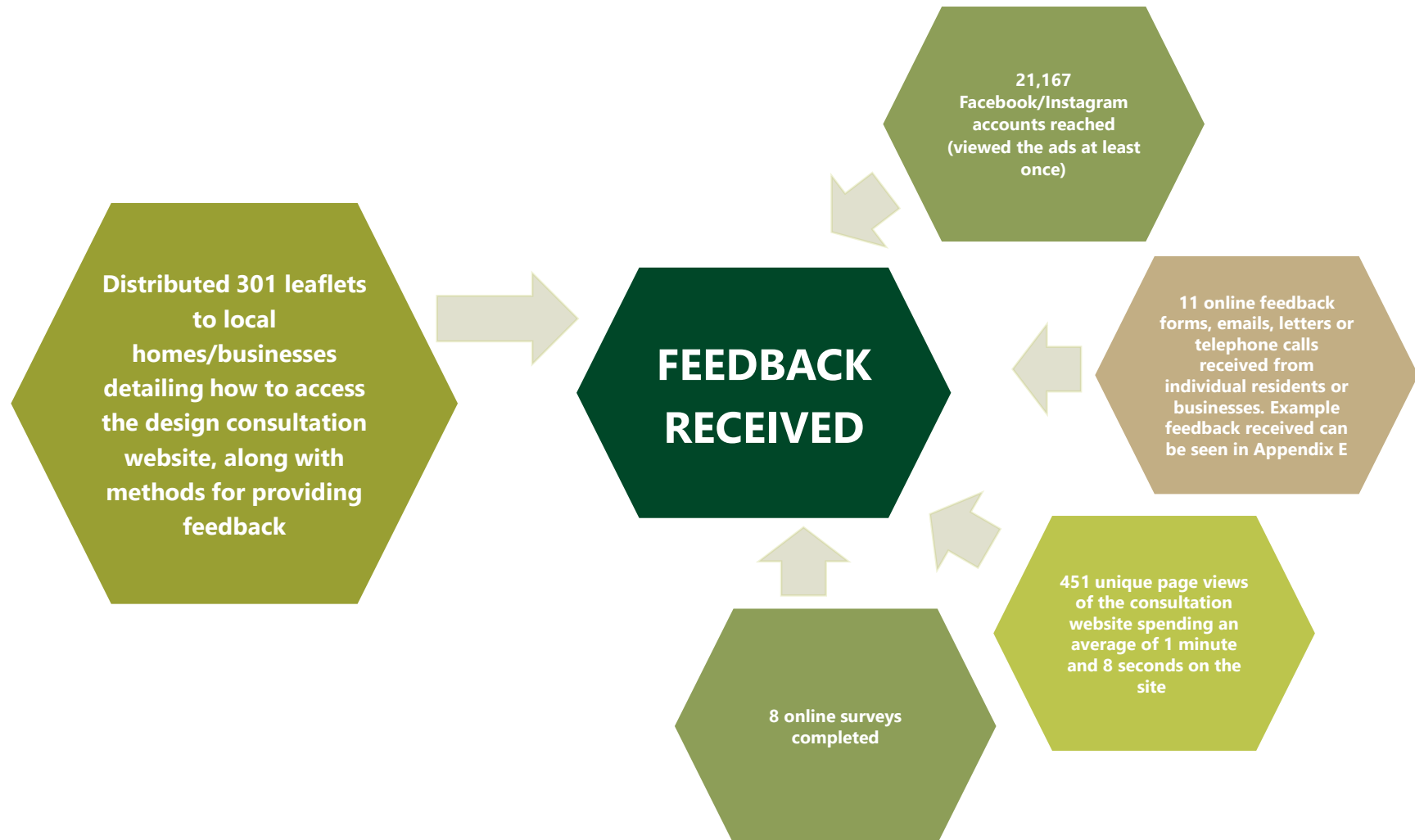
The deadline set for receiving feedback was the Sunday 22nd December 2024.

Ongoing dialogue and updates

Regular email correspondence with Lewes District Council, Mid Sussex District Council, Ward Councillors, Town Council and the Parish Council will continue as part of our ongoing commitment to community engagement.

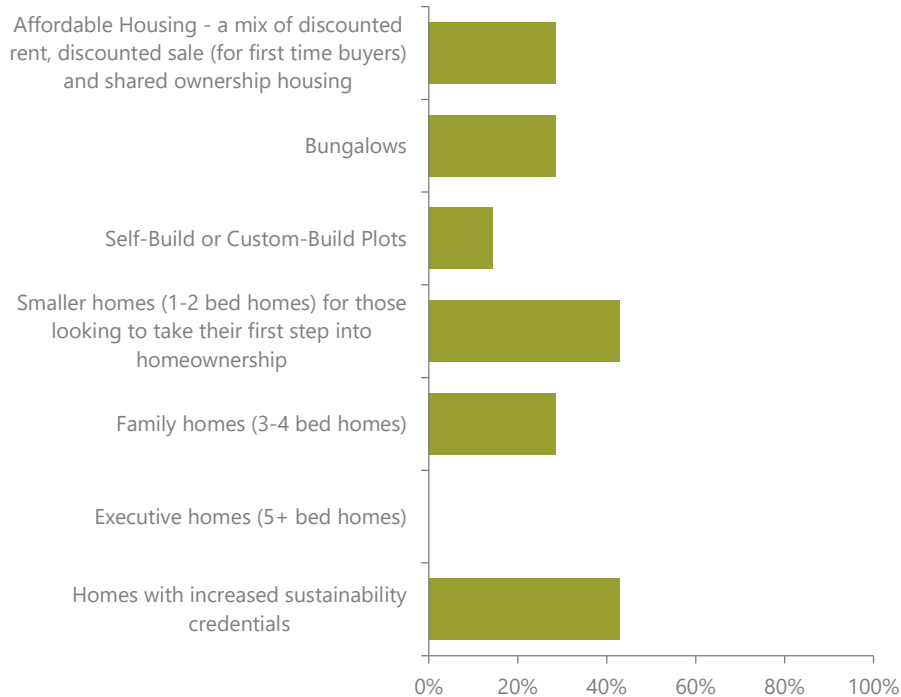
Following analysis of the feedback received the website will be updated and will continue to be updated as our proposals for the site progress.

5. Feedback Received - Overview

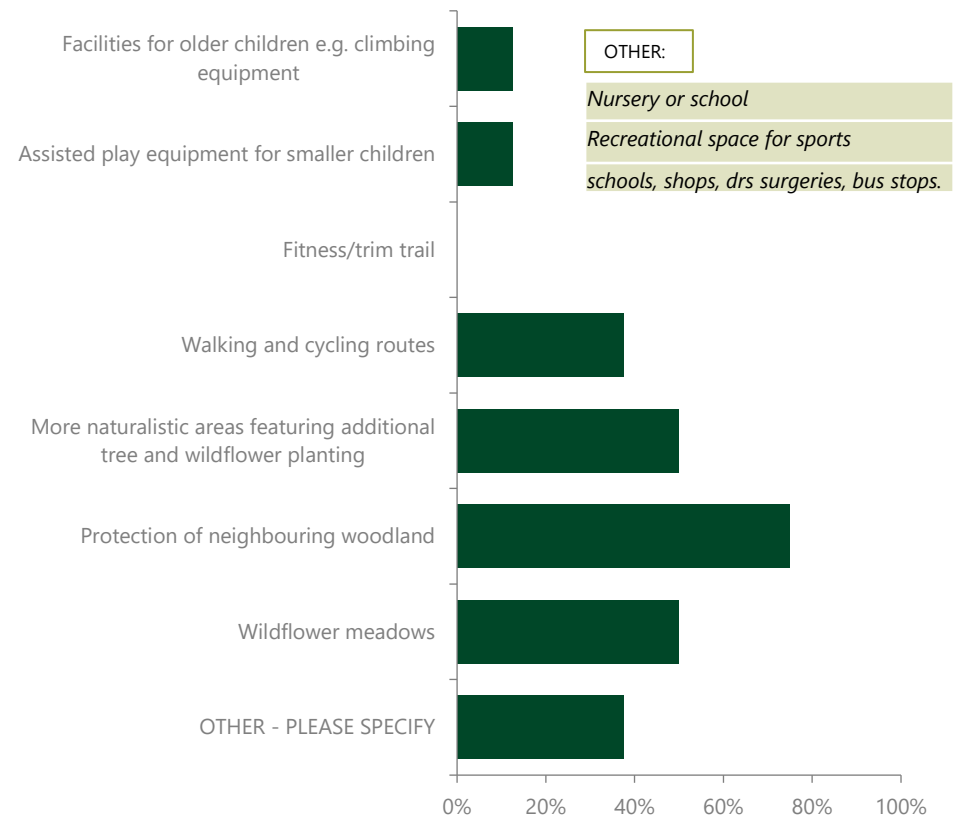


5. Feedback Received - Online Survey Results

Q1: What type of homes do you think are missing from the Haywards Heath housing market? (TICK AS MANY AS YOU LIKE)



Q2: There are opportunities to deliver significant areas of new public open space within the site.
What sort of facilities would you like to see incorporated into the public open space? (TICK AS MANY AS YOU LIKE)

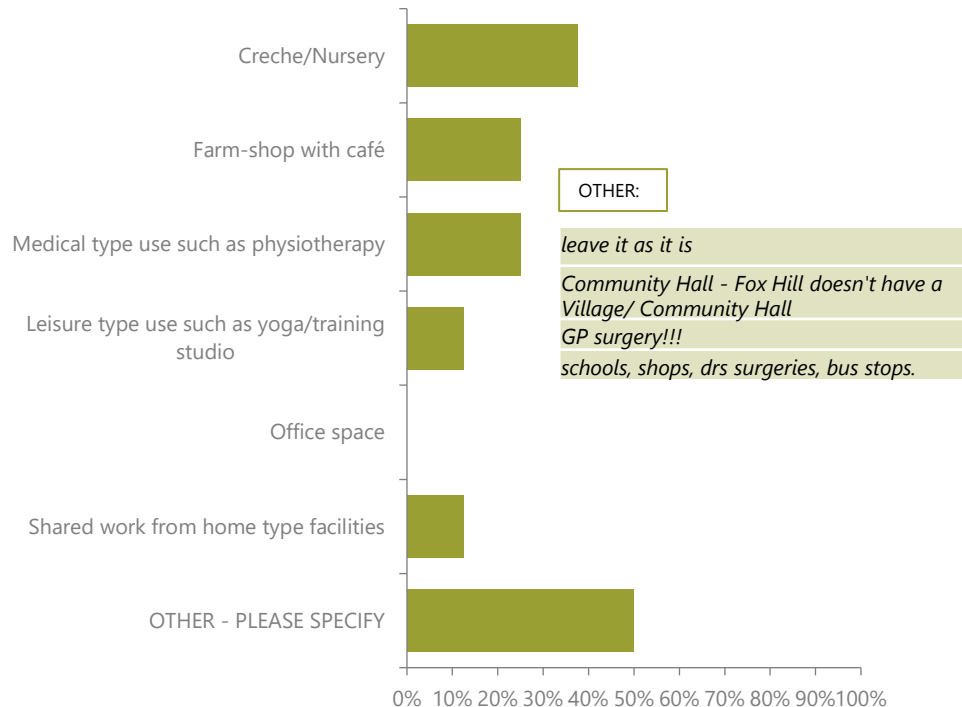


5. Feedback Received - Online Survey Results

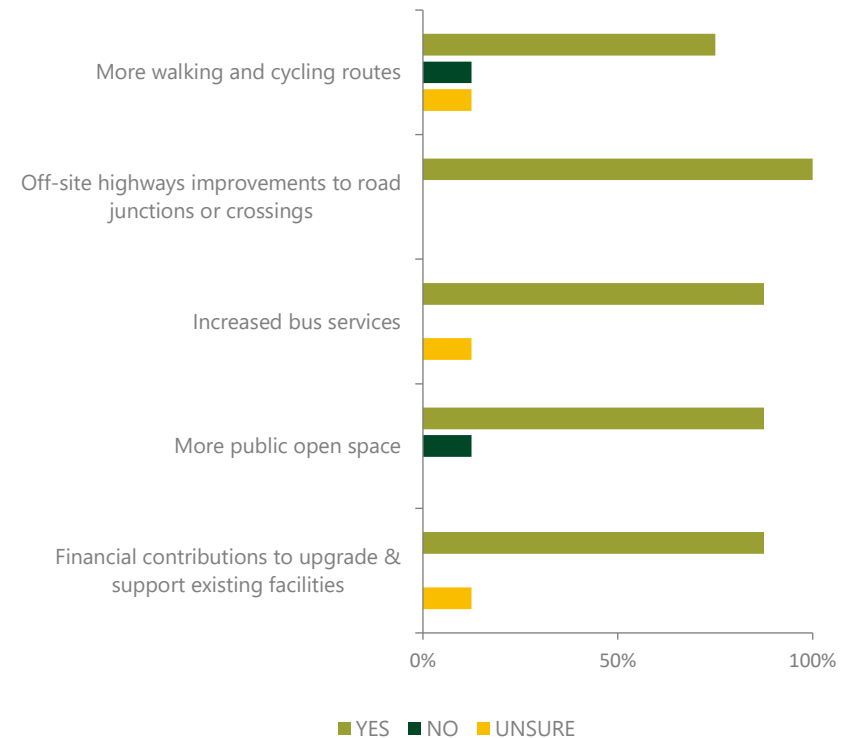
Q3: Within the site there is an existing building which is understood to have been constructed in the 19th century as an outbuilding or barn to the Grade II listed farmhouse known as Cleavewater.

Our proposals include plans to bring this back into use, along with associated outdoor space and landscaping to help secure the long-term future of the barn through a commercial use.

As part of the public consultation we would like to hear your thoughts on what this could be.
(TICK AS MANY AS YOU LIKE)



Q4: Would the Haywards Heath community benefit from any of the following as part of our proposals?



OTHER:

Would be nice to see more green spaces and trees again in Sussex instead of more new builds around every corner every road
More schools and GP surgeries!!
schools, shops, doctor's surgeries, bus stops.

5. Feedback Received - Online Survey Results

Q5: We are seeking to create new ecologically valuable habitats, and improve management of existing habitats, as well as public open space for residents.

What sort of landscaping would you like to see incorporated?
(TICK AS MANY AS YOU LIKE)

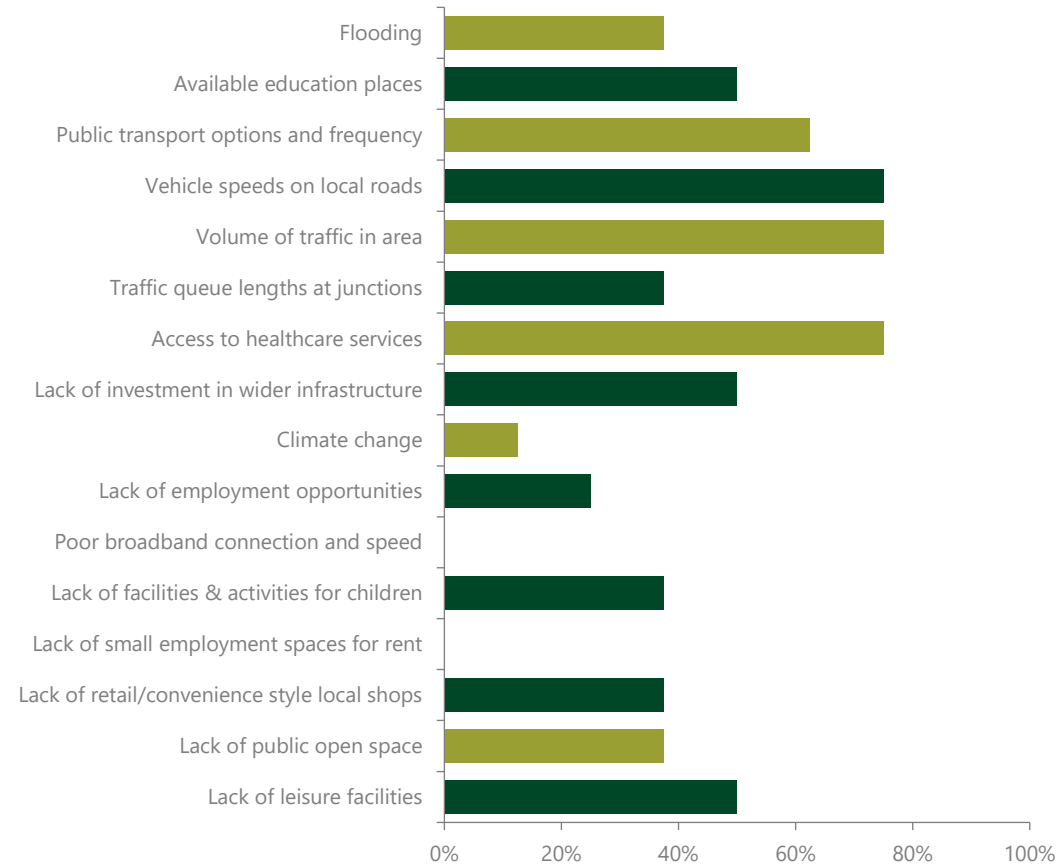


OTHER:

Leave landscape as is

STOP BUILDING ON EXSISTING FARM LAND AND NATURAL WILDLIFE & YOU WUOLDNT HAVE TO ADD ALL IF THE NEW 'ECOLOGICALL VALUABLE HABITATS'

Q6: What do you think are the main issues affecting Haywards Heath currently?
(TICK AS MANY AS YOU LIKE)



5. Feedback Received - Summary

The feedback from the public consultation can be broadly summarised into the following categories:

PLANNING

- Lack of facilities in the area – GPs, Dentists & Schools
- High levels of development in the area already

TECHNICAL

- Speeds on Lunce's Hill/Fox Hill. Traffic already heavy and it's a dangerous road to cross
- Better pedestrian/cycle route. Hurstwood Lane would benefit from a better pedestrian route to the hospital etc
- Drainage an issue in the area
- Loss of green fields and impact it will have on wildlife

Due to the low level of feedback received, it is difficult to provide in-depth analysis of the survey results however key themes that emerged in addition to the above are:

Affordable homes, bungalows and smaller homes all with high sustainability credentials are highlighted as missing from the Haywards Heath housing market.

Protection of the existing woodland, connectivity and wildflower meadow planting also featured.

There is no clear indication on proposed repurposing of the barn, but there is a clear consensus that services such as GP, Dentists & Schools are needed.



6. Our Response To Feedback



PLANNING

Lack of facilities in the area – GPs, Dentists & Schools



The purpose of CIL and S106 agreements is to mitigate the impact of the development on the local community.

If planning permission is granted for our proposals, it would be accompanied by a legal agreement known as a S106 agreement requiring the housebuilder to make direct provision or financial contributions towards the improvement of local infrastructure. This could include things such as transport infrastructure, education, health and leisure.

In addition to the S106 legal agreement, a Community Infrastructure Levy charge will also be paid to the Lewes District Council (CIL is not currently charged in Mid Sussex, with contributions made via a legal agreement) to fund the provision and improvement of local infrastructure.

High levels of development in the area already



Both Councils are required to demonstrate a land supply of planning permissions and sites that will deliver residential development, for the reasons set out in the submitted Planning and Affordable Housing Statement

Haywards Heath is a sustainable location for growth offering a range of services, facilities, and leisure and employment opportunities.

The site is within walking and cycling distance of day-to-day facilities and services, and within easy walking distance of regular bus services to further afield, in accordance with the principles of the 20-minute neighbourhood.

The site is well located to complement the planned mixed-use development at Hurst Farm, including the proposed primary school, allotments, employment and improved pedestrian accessibility.

The site is located within an area undergoing significant change resulting from the recent development, approval, resolution-to-grant, or allocation of a number of development sites to the south of Haywards Heath. The application site represents a clear and edge to the settlement area, before land levels rise and the landscape becomes more open beyond the trees along the southern boundary.

As a site that is across two local authorities, it provides an opportunity to enhance the settlement of Haywards Heath as well as contributing sustainably to the peripheral area of the north of Lewes District Council where there is considerable housing need.

6. Our Response To Feedback



TECHNICAL

Speeds on Lunce's Hill/Fox Hill. Traffic already heavy and it's a dangerous road to cross

A Transport Statement has been prepared and will be submitted with our application this will include information on traffic counts and surveys of the local road network to help understand traffic patterns and impact of the proposed development.

A review of the latest five-year personal injury collision data for the surrounding area does not indicate any existing highway safety issues that would warrant mitigation as part of the development proposals, and predicted traffic flows will not take existing junctions over capacity.

In order to provide pedestrian connection to the site a 1.8m footway has been demonstrated on the northern side of the proposed access.

This will continue up the eastern side of Lunce's Hill to a proposed uncontrolled pedestrian crossing point.

The pedestrian crossing point will be equipped with dropped kerbs and tactile paving to provide a safe crossing point for pedestrians to the existing footway on the western side of Lunce's Hill/Fox Hill.

The application will also be supported by a Residential Travel Plan (RTP), which will set out measures to reduce single occupancy car journeys associated with the site.

Better pedestrian/cycle route. Hurstwood Lane would benefit from a better pedestrian route to the hospital etc

The proposals will include a high-quality on-site network of active travel options, with walking and cycling routes.

These will in turn link to improvements for pedestrians and cyclists on the surrounding highway network and existing Public Right Of Ways (PROWs) including on and off-road routes and crossings.

In order to provide pedestrian connection to the site a 1.8m footway has been demonstrated on the northern side of the proposed access.

This will continue up the eastern side of Lunce's Hill to a proposed uncontrolled pedestrian crossing point.

The application will also be supported by a framework green travel plan which will set out incentives to reduce single occupancy car journeys as well as securing electrical vehicle charging for future residents.

6. Our Response To Feedback



TECHNICAL

Drainage an issue in the area

The Site falls within flood zone 1 (low risk), according to latest Environment Agency data, and is therefore suitable for residential development.

The planning application will be accompanied by a full National Planning Policy compliant Flood Risk Assessment, which assesses the site with respect to all types of flood risk.

There is a river just to the east and existing watercourse (Pellingford Brook) runs through the site.

There is evidence of some surface water flooding. OS Mapping indicates that the nearest surface water feature is the Pellingford Brook located on site, flowing from the northwest to the east of the site. The Pellingford Brook appears to begin approximately 20m northwest of the site, and continues through the site to the east, eventually flowing into the River Ouse located further east.

A drainage strategy will be prepared based on restricting surface water runoff to greenfield rates, attenuating on site by way of a number of attenuation ponds, and discharging to the watercourse that runs through the site. As a result, surface water will be more effectively management and there will be an improvement to the existing scenario.

Both East Sussex and West Sussex County Council have been consulted on the emerging proposals given the cross boundary nature of the site.

Loss of green fields and impact it will have on wildlife

A suite of ecological surveys have been undertaken, including an Extended Phase 1 habitat survey, a desk top data search and species-specific survey for badger, otter, water vole, reptiles, breeding birds and bats.

Pellingford Brook runs through the centre of the site, and an area of Ancient Woodland lies to the east. The woodland has been replanted with conifers throughout, so its ecological value had been reduced. Natural England and the Forestry Commission recommends that an appropriate buffer zone of semi-natural habitat is implemented between the development and the ancient woodland. This has been reflected in the proposals.

No evidence of badger, water vole, otter or reptiles was encountered through the surveys.

The proposals present an opportunity to deliver benefits for biodiversity, including the strengthening of habitats within and around the site, which would improve habitat provision and connectivity of habitats in the wider landscape. Faunal enhancements will also be provided for the benefit of a range of species including birds, bats, reptiles and invertebrates.

Existing hedgerows and trees will be retained as far as possible to ensure a landscape led scheme and a 10% net gain in biodiversity.

A full ecology report will be submitted as part of the planning application demonstrating how this is achieved.



7. Appendices

Appendix A. Consultation Leaflet and Extent of Distribution

Distributed 301 leaflets as shown by the red line below



Land off Lunce's Hill

Haywards Heath

Catesby Estates is preparing proposals for a new housing development, public open space and community facilities on land off Lunce's Hill, Haywards Heath.

This site falls across two Council boundaries. Approximately 17.17 acres (6.95 hectares) of the site lies within the jurisdiction of Lewes District Council (LDC), with the remaining 4.59 acres (1.86 hectares) falling within the jurisdiction of Mid Sussex District Council.

and openly with local residents before working up final plans which will be submitted as part of outline planning applications to both Councils later in the process.

To assist this process, we have prepared an indicative masterplan showing the potential layout of the proposed development including vehicle/pedestrian access points, community facilities, public open space and green infrastructure.

Proposals at: www.catesby-haywardsheath.co.uk

PROPOSED NEW HOMES AND PUBLIC OPEN SPACE

- Up to 130 sustainable 1 to 4 bed homes
- 30% affordable housing on the Mid Sussex District Council land and 40% affordable housing on the Lewes District Council land (in accordance with adopted Policy) with a combination of social rented, affordable rent and shared ownership housing
- Repurposing and refurbishment of the existing onsite dilapidated barn (known as Cleavewater Barn) to provide a new local facility
- Children's natural play areas
- Enhanced boundary planting, woodland and creation of meaningful open, green spaces
- Enhanced biodiversity opportunities including improvements to the water course

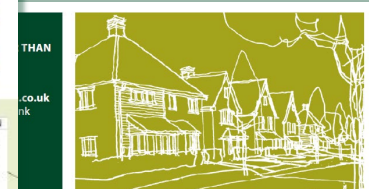
Have Your Say

The website www.catesby-haywardsheath.co.uk contains a range of plans, images and links to topics hosted on third party websites, which we hope you will find informative.

The website will be updated on a regular basis as our proposals and our planning applications for the site progress.

Your feedback will help shape our proposals before we submit an outline planning application to both Lewes District Council (LDC) and Mid Sussex District Council (MSDC).

Comments received may be compiled in a Statement of Community Involvement document and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.



Catesby Estates
part of UrbanCivic
www.catesbyestates.co.uk

Information correct at time of printing. However, the information contained within, is subject to change without notice, and may be updated or revised in the future. It is the responsibility of the user to ensure that the information is up to date. It does not restrict individuals sharing their personal information with third parties in a way that is consistent with the data protection principles. We welcome you to submit as much or as little information as you wish using any of the methods outlined in this leaflet. Your comments will be taken into account in the planning application submitted to the Local Authority at a later stage in the process. For more information visit www.catesbyestates.co.uk, contact us on 01788 726810 or email info@catesbyestates.co.uk

7. Appendices

Appendix B. Press & Social Media Advertisements

PLANNING

Catesby Estates is preparing proposals for new homes, public open space and community facilities on land off Lunce's Hill, Haywards Heath.

Find out more, submit your feedback and track our progress via the consultation website:
www.catesby-haywardsheath.co.uk.

You are able to submit feedback via the online form on the website, via info@catesbyestates.co.uk, via 01788 726810 or Freepost CATESBY ESTATES.

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 22nd December 2024.

PROBATE & Trustee

What are Public

Facebook Feeds

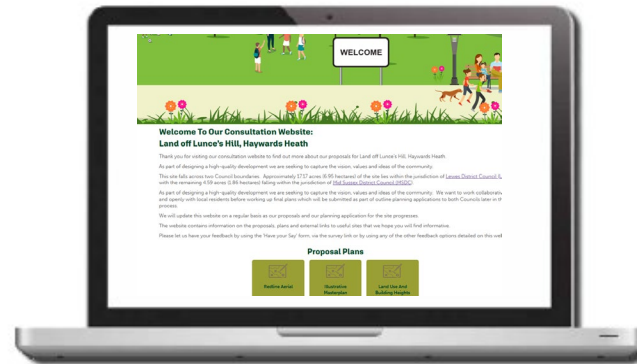
Instagram Feed

Instagram Stories

Facebook Stories

Facebook Video feeds

Appendix C. Consultation Website



Appendix D. Feedback Form & Survey

Have Your Say

We appreciate you will have your own thoughts on what's happening locally to you and we welcome your comments.

FULL NAME EMAIL

ADDRESS TOWN POSTCODE

SUPPORT
 I support this scheme ☐ I do not support this scheme ☐

COMMENTS

HOW DID YOU HEAR ABOUT US?
☐ SOCIAL MEDIA
☐ MAGAZINE
☐ RECOMMENDED
☐ GOOGLE SEARCH
 OTHER (PLEASE SPECIFY)

Completion of this form and its submission is optional and at your own personal discretion. Any personal information provided will not be passed to third party organisations. We use the information provided to understand the opinion of feedback submitted.
 Your comments may help to shape our final proposals. Comments received may be compiled in a Statement of Community Involvement document and submitted with any future planning applications (no personal information will be included).
 Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.
 If you would not wish to hear from Catesby Estates in the future regarding your submission, please click here ☐
 You can contact Catesby Estates and submit your comments in other ways: email: info@catesbyestates.co.uk, telephone: 01788 726810, or by post using the address: Freepost: CATESBY ESTATES.
 To view our policies [click here](#)

[Send comments & close this window](#)

Land off Lunce's Hill Haywards Heath

Public Consultation - Proposed New Homes, Public Open Space & Community Facilities

Thank you for visiting our consultation survey for our proposals for Land off Lunce's Hill, Haywards Heath.

As part of designing a high-quality development we are seeking to capture the vision, values and ideas of the community.

We want to work collaboratively and openly with local residents before working up final plans which will be submitted as part of outline planning applications to both Councils later in the process.

Your personal data will not be passed to any other parties.

For more information on our policies visit: www.catesbyestates.co.uk/catesby-policies or contact us at: 01788 726810 / info@catesbyestates.co.uk

What type of homes do you think are missing from the Haywards Heath housing market? (TICK AS MANY AS YOU LIKE)

☐ Affordable Housing - a mix of discounted rent, discounted sale (for first time buyers) and shared ownership housing

☐ Bungalows

☐ Self-Build or Custom-Build Homes

☐ Smaller homes (3-4 bed homes) for those looking to take their first step into homeownership

☐ Other (please specify)

How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 22ND DECEMBER 2024

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-haywardsheath.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address: Freepost: CATESBY ESTATES

7. Appendices



Appendix E. Example selection of feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

Although I want to, I cannot truly support this scheme without the infrastructure to support the people who will live in the proposed houses. Our existing schools are full and GP surgeries and dentists have to turn people away at our current population level, due to a lack of spaces and of staff to treat them. Of course we need places for people to live, but proposals such as yours must provide practical support to residents such as increased access to education and healthcare, not suggest more yoga studios or office spaces! Yours is just one of several property developments either planned or being implemented in this area of Haywards Heath, yet none are making any provision in the slightest for access to education or healthcare. If you were to include plans for a GP surgery, primary school, and secondary school at the minimum, I would give more consideration to supporting your proposed development. Your development will also create a significant increase in traffic along Lunce's Hill. This is already a very busy road with a 60 mile per hour speed limit; I am therefore extremely concerned about the significantly increased risk of high speed traffic accidents. The Princess Royal Hospital's emergency department is not a trauma centre and therefore does not have the appropriate facilities to deal with these accidents. Therefore, these accidents would be directed to the Royal Sussex County Hospital in Brighton, which is accessed via Lunce's Hill from Haywards Heath! The RSCH emergency department already serves the entire South East and has a very poor reputation for timely emergency care and delivering patient care in an overflowing corridor. This would cause poor patient outcomes for those involved in traffic accidents as a direct result of your badly sited development. If you will insist on pursuing this development, can I please ask that you consider the hospital staff who will undoubtedly wish to live there for proximity to work. I am a member of nursing staff at the Princess Royal Hospital and currently walk there and back via Fox Hill and Colwell Road, as there is no safe pedestrian access along Hurstwood Lane. The map of your proposed development does not appear to include pedestrian access towards the hospital or town at a convenient point, only at the front where it joins the aforementioned busy main road. The walk to town and the hospital is at least 30 minutes from the front entrance; including a footpath at the rear of the development would hugely improve access to the shops and hospital and therefore better transport links. I look forward to hearing from you and seeing an updated proposal in the near future.

We need more homes in Mid Sussex and the south east. These seems a logical location when taken in the context of other developments. Lovely spot for a mixture of new homes. Good luck to them. Thoroughly support the proposal.

More housing on fields and woodland? And no plans to build new doctor's and dentist's surgeries, or a new school? I absolutely don't support this.

There have been way too many green spaces in the area converted into New homes - which has caused a lot of drainage problems with the surrounding roads. Constant blocks and flooded roads and footpaths. The volume of cars that speed up and down FOX Hill and Lunces Hill has made the road dangerous for the community living in the area. The new builds that have been developed in the vicinity during past couple of years as added to huge amounts of traffic and pollution relating to both noise and fumes which has caused stress and led to angry drivers racing and hooting horns to car pulling out of the residential drive ways.

We do not support this scheme because the traffic on Fox Hill/Lunce's Hill is already unbearable. The volume of traffic is so great that it is frequently impossible for us to turn right at the end of Weald Rise and all side roads experience this issue. We are forced to turn left into the flow of traffic and make considerable detours to work/school. In addition the road is already damaged with potholes and more construction vehicles will not help this. The current volume of traffic means it is unpleasant walking along Fox Hill/Lunce Hill. The noise of the traffic makes it impossible to hold a conversation and we have considerable worries for pedestrian safety as the pavement is narrow, inconsistent and the roundabout at the top of Fox Hill is very dangerous to cross on foot. These existing problems mean parents are reluctant to let their children walk independently which is a really disappointing aspect of living in this area and only adds to the traffic. Dog walkers also struggle and the elderly and those who are unable to move quickly are unable to cross the large roundabout at busy times of day. There are no shops for essentials within an easy and safe walking distance and bringing more inhabitants to this area without such facilities would again mean more people getting in their cars. This area (south of Haywards Heath) used to be a haven of wildlife and woodland and enjoyed by walkers, cyclists and people of all ages. So much of this has already been lost and we are saddened that yet more building is being proposed at a time when we absolutely must prioritise nature.

** Concerns for additional traffic- it is already a busy road and this will just add greater volume and problems with congestion, also the weight off more vehicles will cause more pot holes! * More houses = more people, this means more waste, more light pollution, noise pollution! * Extra drain on current resources (we already suffer with regular power outages) * Sewerage Issues: this area of Foxhill is prone to flooding, adding more houses on swampy land? * Destroying additional wildlife and green area with extra development! * Currently live in a fairly quiet area, building more houses will cause more urbanisation in a beautiful scenic area of town.*

What is missing from the proposal is the total neglect of

- 1. The need for more infrastructure - to include GP and dental clinics, a pharmacy and shops. The current local facilities are not easily or safely accessible without a car - even if it is an electric car. Frequent public transport services need to be in place from Day 1*
- 2. The need for inclusive/adaptable housing that caters for the increase in single occupancy households and an ageing population.*

7. Appendices



Appendix E. Example selection of feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

This will be the third recent local development along Lunces Hill in addition to the new housing off the top of Hurstwood Lane. Collectively these are large numbers of houses and there is no infrastructure plan from the council or developer(s) to provide any additional doctor's surgery or health centre when the existing local doctor's surgeries and health centres are already unable to provide adequate and appropriate health appointments and general health services. The total 70% density of affordable housing is too high. A mix to include total of 40% affordable housing would seem more appropriate. No infrastructure additions are proposed. What's needed with the significant local increase in housing is at least a school, local store, library, and community centre. What is the new 'local facility' intended for the refurbished barn? If emissions are to be reduced in line with government objectives new pavements need to be provided toward Wivelsfield along the west side of Lunces Hill to allow walking access to the local church, and Wivelsfield. Pavements are also desperately need along Hurstwood Lane to provide walking link from the Lunces Hill area to the Hospital and general area north-west end of Hurstwood Lane. Many local residents are walking this road due to its convenience and this clearly creates an increased risk of serious accident. The additional traffic from the 'Land off Lunces Hill' accessing the additional new road junction is going to increase the traffic complexity and the risk of collisions. Especially as it is in the de-restricted speed limit section of Lunces Hill and at the bottom of the hill going northbound. The limited visibility both directions approaching Wivelsfield the brow of this hill already causes near misses and increased accident risk. Especially with many cyclists trying to help reduce emissions and travel costs. With the already increased traffic from Cape Road and this proposed additional junction it would make sense to extend the 30mph speed limit to the south of this new junction to reduce risk of collisions. Perhaps 30mph to the top of the hill going South from this new Junction. Or even better all the way to the roundabout junction with Green Road and Ditchling Road to the south.

In addition to my previous comments a controlled pedestrian crossing and traffic light system will be needed near or at the new access junction for safe pedestrian crossing of Lunces Hill to the existing pavement on the other side of Lunces Hill. Unless a new pavement is planned on the same side of Lunces Hill as the new development.

I am writing to protest about the proposed new housing development at land of Lunce's Lane.

Despite reports to say that this area is not a flood risk, we know that this area floods. We have lived in Colwell Lane for 20 years and have seen the impact of flooding in this area. The highways agency has to keep clearing blocked drains when rainfall is high.

These fields also provide habitats for barn owls and kestrels. We have also seen deer and badgers on this land. I dispute the accuracy of the ecology report on your website.

In addition to the above, the increase of traffic on the B212 has resulted in a dangerous Fox Hill/Hurstwood Lane junction. And this is before the completion of the Hurstwood Farm development.

It goes without saying that despite this area having had high levels of development in recent years, this has not been matched with appropriate infrastructure.

The whole local area is currently being over developed which will change the area considerably. The Hurst Farm development very nearby is due to be built soon, which includes a primary school and lots of houses being built. This will already put considerable strain on the roads and infer structure. The main road in Foxhill is already very busy and would cause considerable problems for all residents in the local area if more houses are built off Lunce's Hill. The main road would not be able to cope with all the additional traffic, particularly as there are more houses already built opposite the proposed plan for Lunce's Hill development. As a resident in Colwell Lane I am also concerned that emergency vehicles would not get through to us in any emergency, with the roads being so congested and Hurstwood Lane being closed off half way up, as proposed in the Hurstwood Farm plan. I would also question how local services such as doctors etc would cope with the increase in more people coming into the area to live. I have already heard of people not being able to get access to Doctor surgery's due to none being available, this would put further stress on the nearby hospital. We also have a lot of flooding regularly in the area, which comes off the fields, this could cause further flooding problems in the area if further houses are built. The safety of all residents in the area needs careful consideration. Please can you consider the concerns I have raised above.

This proposal adds 130 properties to the 375 planned for Hurstfarm (DM/22/2272) and those completed in the new estate behind the Fox and hounds pub. These developments are changing the character of the area and I believe are excessive using valuable green belt land over brown field and city options. Traffic: significant concerns already exist in relation to the traffic that will be generated by the Hurstfarm development for which no acceptable solution has been found. A further 300 or so vehicles belonging the residents of a Lunce's Hill development will exacerbate this issue. There is no adequate pedestrian access from the proposed site to Haywards Heath. Pavement only partially exits on the far side of the busy road, this will be dangerous for particularly for children and disabled residents. There is no safe cycle route from the site to Haywards Heath, residents will have to drive in order to be safe travelling to Haywards Heath. Existing infrastructure such as sewerage, flood mitigation are already under stress with flooding regularly occurring in Colwell Lane. Services such a doctors and dentist are already struggling with current demand, this development will add hundreds of residents to waiting lists.

8. Background – About Us

Catesby Estates

part of Urban&Civic

Catesby Estates established in 1996, work closely with housebuilders, councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community in which they are located.

The pressure on the housing market is significant with the demand for homes outstripping supply.

An increase in life expectancy, immigration, single person occupancy and the demand for second homes being just some of the contributing factors.

Catesby Estates are part of Urban&Civic the leading master development business in the UK.

www.catesbyestates.co.uk



URBAN ESTATES

Rurban Estates partner with built-environment stakeholders to deliver attractive and sustainable new communities with positive legacy.

Rurban Estates champion quality design and promote low carbon principles so that proposals enhance the place and setting while delivering greener communities for a brighter and more sustainable future.



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