

Caroline Grist

From: planninginfo@midsussex.gov.uk
Sent: 04 June 2026 21:02
To: Caroline Grist
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 04/06/2026 9:01 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

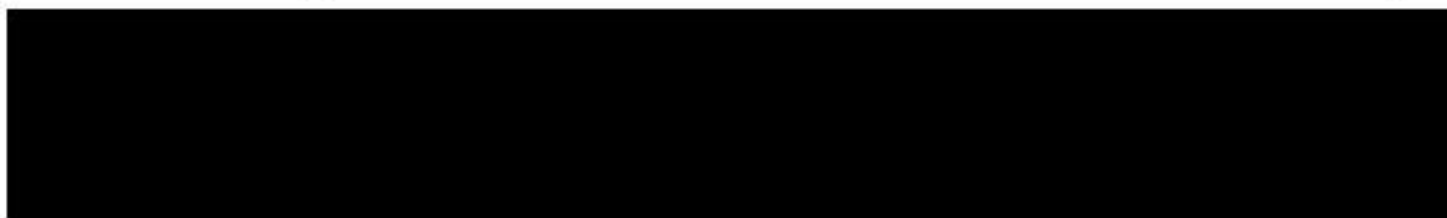
Address:	Heath Roads Ltd. Ridgeland House, 165 Dyke Road Hove
----------	--

Comments Details

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

Reasons for comment:

Comments: Heath Roads Ltd.
Ridgeland House, 165 Dyke Rd, Brighton and Hove, Hove BN3 1TL



3rd June 2025

Planning Department
Mid Sussex District Council

Dear Sir/Madam,

Re: Planning Application DM/26/1315 - Objection on behalf of Heath Roads Ltd.

We write on behalf of Heath Roads Ltd, the management company responsible for Sunte Close and representing the 42 residential properties in the Close. Also housing the Sunte

Close Wastewater Pumping Station serving the area.

We formally object to planning application DM/26/1315 on a number of material planning grounds.

Firstly, the application should not be determined while the legal status of the route affected by Definitive Map Modification Order (DMMO) 3/22 remains unresolved. This matter has been under consideration by West Sussex County Council since 15 November 2021, and until such time as it is determined, the status of the alleged public right of way across or adjoining the application site remains uncertain. Determining this application in advance risks prejudicing an active legal process. Should the right of way ultimately be confirmed after development has taken place, it would create significant and avoidable conflict, potentially undermining both public access and the integrity of the development. It is therefore inappropriate for this application to be determined before the DMMO process is concluded.

Secondly, the proposed development would result in the loss of approximately 11 acres of open green space of clear ecological value. Evidence from local residents indicates the presence of protected and notable species, including black redstart, a Schedule 1 protected species with very limited breeding presence in the UK, and slow worm, also a protected species. Additional bird species recorded locally include green and great spotted woodpeckers, buzzards, sparrowhawks and red kites. This indicates that the site supports a diverse and meaningful ecological habitat. The loss of such land would be significant and irreversible, and the ecological assessments provided by the applicant should be subject to independent verification before any decision is reached.

Thirdly, the proposed access via Gatesmead presents serious highway safety and capacity concerns. Gatesmead is a residential road not designed to accommodate the level of traffic associated with a development of 49 dwellings. Increased traffic flows would affect highway safety, particularly during peak periods such as the school run, and raise concerns regarding junction visibility, pedestrian safety, refuse access and construction traffic impacts. The application does not adequately demonstrate that safe and suitable access arrangements can be achieved, which is a fundamental requirement in planning terms.

Fourthly, the proposal would cause harm to the setting of two highly significant designated heritage assets: Wickham Farmhouse and Sunte House, both Grade II* listed buildings. These assets derive part of their significance from their historic rural setting, and the remaining open countryside contributes directly to their character, appearance and legibility within the landscape. National policy requires that great weight be given to the conservation of such assets and that any harm be clearly justified. Given the applicant's own acknowledgement that development may affect their significance, the proposed harm must be given substantial weight. In our view, the limited public benefit associated with this scheme does not outweigh the harm to these nationally important heritage assets.

Finally, the application fails to adequately address local infrastructure capacity, including drainage and wastewater infrastructure. Heath Roads Ltd houses the Sunte Close Wastewater Pumping Station, which serves the existing 42 properties within Sunte Close and the wider area along College Road and beyond. This infrastructure is critical to the safe and effective management of rainwater in the area. Any additional demand arising from a development of this scale has the potential to place further strain on local systems, particularly where infrastructure is already operating within constraints. The application does not provide sufficient detail or assurance that the existing drainage and pumping infrastructure can accommodate increased load without risk to service reliability or environmental harm. This issue is of particular concern given the existing reliance on managed pumping infrastructure rather than gravity-fed systems.

In addition, wider local infrastructure-including schools, GP services and surface water drainage-are already under unacceptable pressure, and the cumulative impact of further development has not been satisfactorily assessed.

For the reasons set out above, Heath Roads Ltd strongly objects to planning application DM/26/1315 and requests that it be refused. Should the Council be minded to determine the application, we ask that it be referred to the Planning Committee rather than determined under delegated powers, given the significance of the site, the unresolved status of DMMO 3/22, and

the impact on two Grade II* listed heritage assets.

Yours faithfully,



Kind regards