

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 June 2026 21:04:38 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1228

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/06/2026 9:04 PM.

Application Summary

Address:	Land West Of London Road Handcross West Sussex
Proposal:	Outline planning application (with all matters reserved except for access) for the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building.
Case Officer:	Katherine Williams

[Click for further information](#)

Customer Details

Address:	11 Truggers 11 Truggers Handcross
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection Letter To: Planning Services, Mid Sussex District Council Application Reference: DM/26/1228 (Alternative Reference: PP-14916966)

Proposal: Outline planning application for the erection of up to 55 dwellings, including affordable homes, green/blue infrastructure, vehicular/pedestrian/cycle access from London Road.

Site Address: Land West Of London Road, Handcross, West Sussex

Subject: Formal Objection to Planning Application DM/26/1228

Dear Case Officer,

I am writing as a local resident to formally object to the above-referenced planning application for the development of up to 55 dwellings on Land West of London Road, Handcross. While I acknowledge the need for housing, the scale, location, and infrastructure demands of this proposal present significant, demonstrable harm to the local area.

I request that the council refuses this application based on the following material planning considerations:

1. Landscape Impact and Intrusion into the Area of Outstanding Natural Beauty (AONB)

The application site lies within the High Weald AONB. Natural England has rightly identified this allocation as a major development within the AONB.

Scale and Character: An influx of 55 dwellings represents an overdevelopment and a significant, disproportionate expansion of the existing village boundary. It constitutes an unwarranted intrusion into the open countryside, fundamentally altering the rural character of Handcross.

Topography and Visibility: Due to the land gently sloping from east to west, the development will have an overbearing visual impact, conflicting with policies designed to protect and enhance the natural beauty of the AONB.

2. Irreversible Ecological and Heritage Harm

The site contains irreplaceable historical and ecological assets that must be protected under national planning policy frameworks:

Ancient Woodland: The northern boundary is flanked by Hoadlands Wood, an designated Ancient Woodland. The proximity of up to 55 homes poses an immediate threat to this fragile ecosystem via root damage, light pollution, and domestic runoff.

Medieval Field Systems: The eastern portion of the site comprises a preserved medieval field system. Developing this land would permanently erase a significant heritage asset and the historic fabric of the landscape.

Biodiversity Loss: The area is populated with deer and snakes. As a frequent walker of the area the very beauty of our village rests on areas like this. More houses is not what we need nor want

3. Highway Safety, Access, and Traffic Congestion

The proposed vehicular access onto London Road is highly problematic and poses a severe risk to highway safety:

A23 Overflow and Congestion: London Road is already a heavily burdened artery that experiences severe gridlock whenever traffic is diverted or disrupted on the adjacent A23. Adding the traffic of up to 55 new households will exacerbate this existing vulnerability.

Pedestrian Safety: London Road is already plagued by speeding vehicles, large commercial transport, and articulated lorries. The lack of adequate pedestrian infrastructure, combined with increased traffic volume, creates an unsafe environment for vulnerable road users, particularly children walking through the village to the school.

Inadequate Infrastructure: The application fails to demonstrate how the existing road infrastructure can safely absorb additional access points and vehicle movements without compromising highway safety.

4. Residential Amenity: Noise, Disturbance, and Air Quality

Air Pollution: The addition of localised congestion, coupled with existing HGV traffic, will negatively impact air quality within the village center, directly impacting public health.

Noise and Disruption: The construction phase and subsequent permanent traffic increase will result in significant noise and disturbance, causing a detrimental loss of amenity to a village that is already operating at capacity.

Conclusion

The suggested economic benefits of this proposal are vastly outweighed by the permanent, significant harm it will cause to the High Weald AONB, local heritage, biodiversity, and highway safety. The proposal represents an unsustainable overdevelopment of a rural village.

I strongly urge the planning committee to uphold AONB protections, safeguard our historic landscape, prioritize resident safety, and refuse this application.

Thank you for considering these comments.

Kind regards

