

Sarah Valentine

From:

Sent:

18 June 2026 10:02

To:

planninginfo; planninginfo

Cc:

Subject:

Re: Formal Objection to Planning Application DM/26/1315 – Proposed Development of 49 Dwellings

Dear Sir/Madam,

I am writing to object to planning application **DM/26/1315**, which proposes the construction of **49 dwellings** on greenfield land close to the site of the larger development under application **DM/25/3129**. Having lived in this area since **1982**, I have seen the cumulative and increasingly harmful impact of development on the landscape, biodiversity, and infrastructure of Haywards Heath.

Cumulative Impact of DM/26/1315 and DM/25/3129

This proposal must be considered alongside planning application **DM/25/3129**, which seeks permission for an additional **117 dwellings** on nearby land. The cumulative total of **166 new homes** would have a far more severe impact on the local environment, landscape character, biodiversity, drainage, road network, and essential services than this application alone. The combined developments would accelerate the coalescence of Haywards Heath with surrounding villages, place unsustainable pressure on already stretched infrastructure, and cause significant ecological fragmentation. Both the NPPF and the Emerging Mid Sussex Local Plan (2021–2039) require cumulative impacts to be properly assessed, and in this case the combined scale of development is clearly excessive and incompatible with sustainable planning principles.

1. Ecological Harm and Loss of Biodiversity-Rich Habitat

NPPF Chapter 15

Requires protection of biodiversity, irreplaceable habitats, and delivery of measurable Biodiversity Net Gain.

Emerging Local Plan – S5 & S6

Requires:

- No net loss of biodiversity
- 10% BNG
- Protection of priority habitats
- Maintenance of ecological networks

The site forms part of the same ecological network as the DM/25/3129 land.

Local Wildlife Evidence

Species regularly observed include:

- Redstarts, Marsh Tits, Spotted Flycatchers, Stonechats, Meadow Pipits, Skylarks
- Tawny Owls, Sparrowhawks, Kestrels, Buzzards, Red Kites, Peregrine Falcon
- Hawfinch, Bullfinch, Redpoll, Crossbill
- Nightingale, Song Thrush, Mistle Thrush

These species rely on the habitat mosaic that would be fragmented.

2. Landscape and Countryside Protection

DP12 – Countryside Protection

The site lies outside the built-up area boundary.

S4 – Landscape Character

Requires protection of settlement identity and avoidance of suburbanisation.

3. Drainage, Flooding, and Water Supply

The land is known to be **boggy and waterlogged**.

Relevant policies:

- **DP41** – Flood Risk
- **S12** – Water Stress

Mid Sussex already experiences water supply issues.

4. Transport and Road Safety

Balcombe Road and surrounding routes are narrow and congested.

Relevant policies:

- **DP21** – Transport
- **S9** – Sustainable Transport

The cumulative impact of 166 homes would be severe.

5. Infrastructure Capacity

Local services are already overstretched:

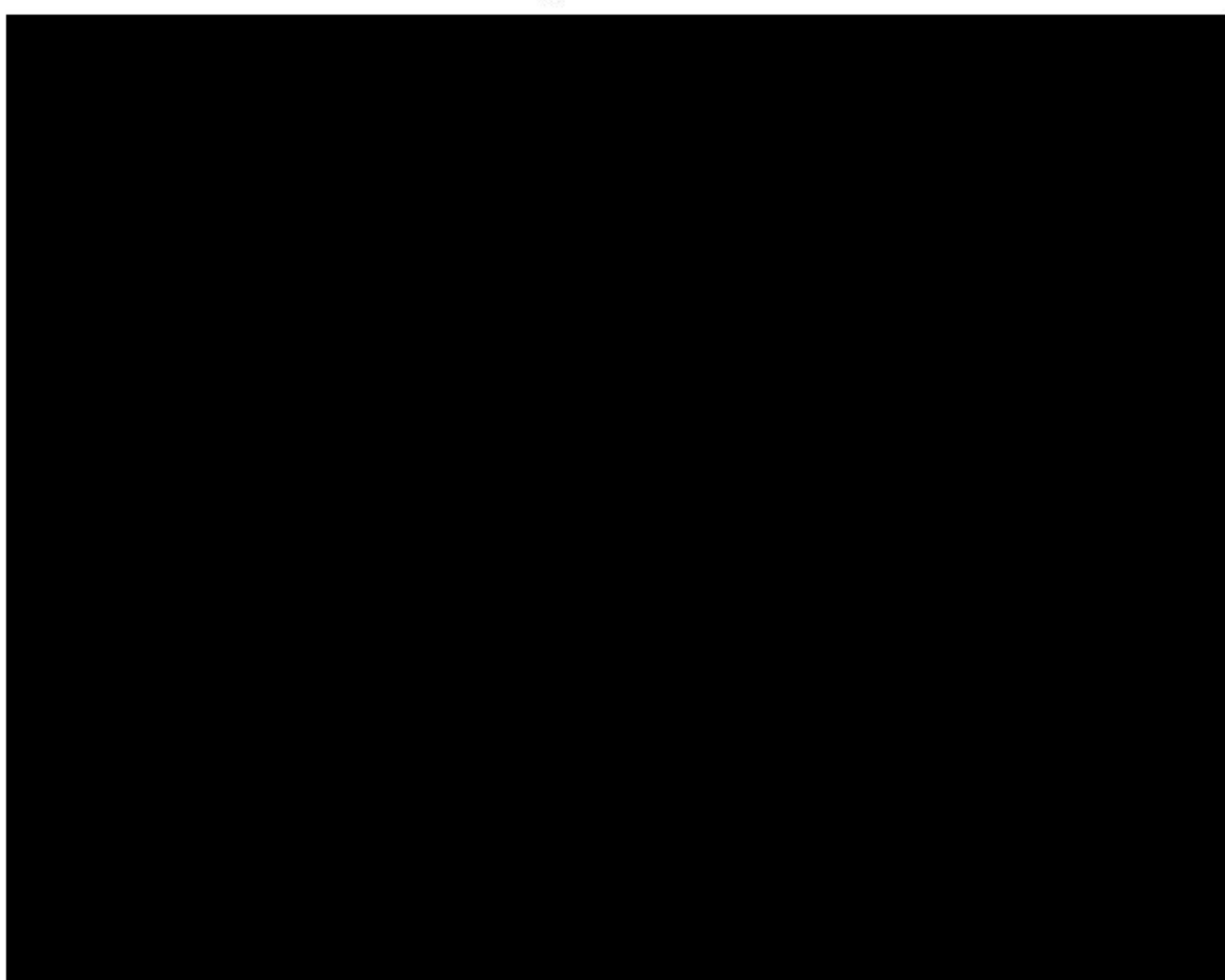
- GP surgeries
- Dentists
- Schools
- Water supply
- Local shops

NPPF para. 34 requires adequate infrastructure.

Conclusion

For the reasons outlined — including conflict with the NPPF, the Mid Sussex District Plan, and the Emerging Mid Sussex Local Plan (2021–2039), as well as ecological harm, drainage concerns, traffic impacts, infrastructure strain, and cumulative overdevelopment — I strongly urge the Council to **refuse planning application DM/26/1315**.

Yours faithfully,



Mott MacDonald Restricted