

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 June 2026 12:23:52 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 12/06/2026 12:23 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:	12 Highland Road Haywards heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I write to formally object to planning application DM/26/1315. Wildlife and green space This site supports confirmed populations of protected species. Residents have recorded black redstart - a Schedule 1 protected bird with fewer than 100 breeding pairs in the UK - as well as slow worm, also legally protected. Green woodpecker, great spotted woodpecker, buzzard, sparrowhawk and red kite have all been observed here. These are not marginal sightings. This is functioning habitat.

Approximately 11 acres of open grassland would be permanently destroyed. That is not a trade-off that can be undone. The applicant's ecology evidence has not been tested against an independent survey, and until it is, the Council cannot be confident it reflects what is actually present on site. I ask that an independent ecological assessment be commissioned before any determination is made.

Unresolved right of way - DMMO 3/22

DMMO 3/22 has been sitting undetermined at West Sussex County Council since November 2021 - over four and a half years. The legal status of the alleged public right of way across or adjacent to this site remains unresolved. It would be premature and potentially unlawful for MSDC to determine this application in a way that could prejudice a route whose status has not yet been established. If houses are built and the right of way is subsequently confirmed, the harm will be irreversible. The Council should not put itself in that position.

Heritage assets

Wickham Farmhouse (c.1580) and Sunte House (c.1700s) are both Grade II* listed - a designation that applies to fewer than 6% of listed buildings in England. The applicant's own heritage consultants have acknowledged that this development "may affect the significance of these designated built heritage assets." Under the NPPF, that requires great weight to be given to their conservation and clear, convincing justification for any harm. That justification has not been made. The open countryside setting of both buildings is not incidental - it is part of what makes them significant in the landscape.

Highway safety

All vehicular access to 49 new homes would be via Gatesmead - a quiet residential street. The junction, visibility, construction traffic movements, refuse vehicle access and the school run have not been adequately addressed in the submitted documents. The cumulative daily traffic impact on existing residents has been underplayed.

Infrastructure

GP services, school places and drainage in this area are already stretched. The application does not demonstrate that 49 additional households can be absorbed without further degrading services that existing residents already find under pressure. The cumulative impact of this and other nearby developments has not been properly assessed.

I object to application DM/26/1315 and ask that it be refused. If it is to be determined at all, I ask that it be referred to the Planning Committee rather than decided under delegated powers, given the unresolved legal status of DMMO 3/22, the harm to two Grade II* listed buildings, and the significance of the ecological and green space issues at stake.

Kind regards

