

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 22 October 2025 10:15:13 UTC+01:00  
**To:** "Caroline Grist" <caroline.grist@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/2478

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/10/2025 10:15 AM.

### Application Summary

Address:	Land Adj. To Great Haywards Wealden Way Haywards Heath West Sussex
Proposal:	Proposed erection of 1 No. detached self-build dwelling and single detached garage, with provision of a new access from Wealden Way.
Case Officer:	Caroline Grist

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### Customer Details

Address: 21 Wealden Way Haywards Heath

### Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to lodge my objection to this application for the following reasons:  Access to Wealden Way  There are several reasons why the proposal for a new road off Wealden Way should be refused. While the plan may suggest it is simply a driveway to a single house, the associated document

titled Street Naming and Numbering indicates that a new street name would be required-implying future development beyond a single dwelling. Furthermore, the applicant has repeatedly sought access to Wealden Way through various planning applications. If this application is approved for one dwelling, it is highly likely that further applications will follow, ultimately leading to overdevelopment of the site as a precedent would be established. Previous proposals rightly refused road or access creation from Wealden Way, and access was instead provided via Amberly Close. Any future development should continue to use this existing access.

The applicant has previously applied for multiple dwellings on this land and is now seeking permission for a single house, likely as a strategy to gain an initial access point. The land is within the curtilage of the Grade II listed Great Haywards House, making it particularly sensitive to inappropriate development. Furthermore, the proposed access point on Wealden Way is currently used for resident and visitor parking-including for the even-numbered houses in Duncton Close. This area was intentionally left free of parking restrictions when the council extended them elsewhere. Introducing a new access would eliminate at least three parking spaces and might force the council to remove existing yellow lines to compensate-negatively impacting parking availability for residents.

#### Traffic

Since the completion of Bolnore Village Phase 4, Wealden Way has experienced a significant increase in both traffic and footfall. The council rightly blocked the creation of a through road into Bolnore but allowed pedestrian access. As a result, visitors and residents often drive down Wealden Way, park at the end, and walk through to Bolnore. Additionally, motorbikes, scooters, and bicycles use this route frequently. The street is now subject to far more traffic than it was designed for, and any further access would only worsen the issue.

#### Issues Relating to the Development

The proposed development is out of scale and character with surrounding properties. It would also result in a substantial loss of trees and established wildlife habitats. The hedgerows support numerous bird species, and the pond is a vital habitat for newts, which are regularly seen in nearby gardens. A considerable amount of natural habitat was already lost during the construction of Bolnore Phase 4, including the complete displacement of the local badger population, which once had a regular run along the railway embankment. The area simply cannot sustain any further loss of biodiversity.

Additionally, the outlook from nearby properties would be

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significantly affected by the loss of trees and the intrusion of a building that is out of place in its proposed location.

#### Ecological Report

The report does not have been based on much more than desktop and roadside observations. Given the lack of thorough access, it is difficult to believe that the report provides an accurate or credible representation of the site's ecology. It appears to rely heavily on generic content, guesswork, and a few photographs. In my view, the report lacks the substance and detail required to support a serious planning application and so I would question the validity of statements and conclusions drawn in this report.

The applicant's most recent development on this site involved the construction of two dwellings-The Byre and The Shippen. As part of the planning conditions for that development, access via Wealden Way for heavy machinery and building materials was explicitly prohibited. Despite this, contractors still utilised Wealden Way to access the site and cut down trees and hedgerows.

#### Flood Risk and Drainage

The site is prone to flooding, especially during periods of heavy rainfall. Surface water naturally flows downhill from the proposed development area and accumulates at the lower end of Wealden Way, already creating problems for nearby residents. During such events, access to Bolnore and Ashenground Woods becomes impassable, and the associated parking spaces are rendered unusable due to the high water level. Any further development, particularly involving hard surfacing, will exacerbate surface runoff and significantly increase the flood risk to existing properties.

#### Conclusion

For all the reasons stated above-ranging from ecological damage, parking loss, overdevelopment concerns, flooding, traffic pressure, and disregard of planning conditions-I strongly believe this planning application should be refused.

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Kind regards