

From: planning <planning@haywardsheath.gov.uk>
Sent: 18 May 2026 12:59:25 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Re: DM/26/0682 - Comments

Good afternoon Steve,

Thank you and apologies for the delay in sending these across.

Regarding DM/26/0682, the Town Council wishes to submit the following comment, as agreed by Members of our Planning Committee on 20/04/2026:

In principle, the Town Council SUPPORTS this application. However, it does have a number of concerns it wishes to raise:

- 1. Access. The Town Council has concerns regarding the narrow profile of Hurstwood Lane and the roads contained within the development. It seeks assurance that adequate pavement will be provided along all roads and ancient trees along Hurstwood Lane will be protected during construction. The Town Council notes West Sussex County Council Highways' comments on access and welcomes the receipt of the further information they have requested.*
- 2. Drainage and flooding. The Town Council has concerns about flooding due to the urbanisation of Greenfield Lane. It notes the uploaded drainage plans but seeks assurance that these are adequate, of high standard and will ensure the protection of both existing properties and those yet to be built. In addition, the Town Council seeks assurances that the new development is planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change (NPPF 164).*
- 3. Buffer zones. The Town Council would like to see consideration taken for existing properties and considering the height of new buildings and the impact these would have on residents. The extension of buffer zones and amenity space within the development would also assist with lowering the impact of the development on existing residents. However, it seeks assurance that this would not be at the expense of the proposed cycle paths, which form a key element of the development's sustainability and are essential to encourage healthy travel and activity and is a key aspect of the Town Council's Neighbourhood Plan.*
- 4. Loss of ancient woodland and tree protection. NPPF 187(b) states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland. NPPF 136*

also states that existing trees should be retained wherever possible. The Town Council is therefore surprised at the recent removal of onsite trees and seeks clarification as to why this action was taken and assurance that further removal is not done. It further requests that a Construction Management Plan is submitted which clearly states how these trees will be protected during construction.

Please submit these comments at your convenience.

Kind regards,
Victoria

Victoria Morris-Birrell

Committee Clerk/ Mayor's PA

Victoria.Morris-Birrell@haywardsheath.gov.uk



HAYWARDS HEATH TOWN COUNCIL

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*****Please note I work Monday - Wednesday*****

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From: Steven King <steven.king@midsussex.gov.uk>

Sent: 12 May 2026 10:35

To: planning@haywardsheath.gov.uk

Subject: RE: DM/26/0682 - Comments

Hi Victoria

Yes, please just submit them direct to me.

Regards

Steve

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

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Working together for a better Mid Sussex

From: planning <planning@haywardsheath.gov.uk>
Sent: 12 May 2026 10:15
To: Steven King <steven.king@midsussex.gov.uk>
Subject: DM/26/0682 - Comments

Hi Steve,

DM/26/0682 - Land at Hurst Farm

I am trying to submit the Town Council's comments on the above application, but the portal won't allow me to do so. If I forward these to you, can you please upload them? Or how else can these be submitted? I am aware the determination date is not until late June so would like these submitted if possible.

Kind regards,
Victoria

Victoria Morris-Birrell

Committee Clerk/ Mayor's PA

Victoria.Morris-Birrell@haywardsheath.gov.uk



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