

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 January 2025 22:17:57 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2922

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/01/2025 10:17 PM.

Application Summary

Address:	Hollyrood House Ardingly Road Lindfield Haywards Heath West Sussex RH16 2RA
Proposal:	Removal of outbuildings and alterations to the existing buildings and hardsurfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no. 1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane
Case Officer:	Joanne Fisher

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Customer Details

Address:	Park Cottage Ardingly Road Lindfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	

Comments:

I support the idea of converting this currently unused site into residential properties as people need places to live and the proposal appears to be doing so in a way that is sensitive to the landscape in this area of outstanding natural beauty without adding to its existing height or significantly increasing its footprint.

I do have a couple of points of concern:

1) HIGHWAYS SAFETY

Like many of my neighbours I do have concerns about the addition of up to 37 vehicles trying to access the Ardingly Road at this point - this is a dangerous stretch of road where people often drive at speeds that while legal are not suited to the road conditions. There was recently a fatal accident nearby (outside Grange Farmhouse) in late November 2023.

I feel strongly that to prevent further danger to road users West Sussex County Council needs to improve road safety and driver behaviour through lowering the speed limit and introducing traffic calming measures on this stretch of Ardingly Road, as well as improving the safety and accessibility of bus stops, if it is to approve of an additional 30+ drivers trying to access the B2028 (or Park Lane, which then loops back to join the B2028 with a junction where there have also been accidents in the past) at this point.

2) FOUL WASTE / SEWAGE

I've looked through the documents and I may have missed but can't see anywhere on the plans or proposals that describes the sewage disposal or treatment plans. How is this to be done. My understanding is that properties along Ardingly Road, including ours and our immediate neighbours, are not on the mains sewer. We have our own private sewage treatment plants. This development would involve many more inhabitants than the building had previously - what happens to the sewage? The old buildings look very dilapidated - surely the current infrastructure won't sustain the new use? Will there be a new big plant on site? If so, where will it be situated?

If a new plant needs to be installed how will it affect the landscape and environmental features? Also will a plant of the size needed for this development cause noise pollution that will affect the amenity of my family and our neighbours (there is nothing but an empty paddock between Park Cottage and the boundary of Holyrood) or local wildlife such as the barn owl seen several times recently in the paddock? Has this been assessed?

In addition to noise - although the plans refer to water runoff and drainage, from what I see this just seems to be referring to rainwater runoff from hardstanding etc. If there will be a sewage

plant on site where will it discharge to?

There is already a problem with a constantly overflowing manhole in the middle of the Ardingly Road just a little further down the hill from Holyrood. It's responsible for the permanent patch of ice and slush in cold weather that is likely to have contributed to the fatal accident last year and numerous other prangs and near misses.

3) OTHER POTENTIAL NOISE AND LIGHT POLLUTION

The application refers to shared amenities - I'm not sure what these will entail but if there are shared social areas will there be restrictions on levels of noise and light permitted at night time to protect the amenity of neighbours and the local wildlife habitat?

I note the correspondence between Jane Cooper and Joanne Fisher from Mid Sussex regarding the necessary measures to ensure that heat pumps do not cause noise pollution and hope these will be adhered to.

Kind regards