

From: Office <clerk@lindfieldparishcouncil.gov.uk>
Sent: 28 August 2026 12:27:12 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: DM/26/1771

You don't often get email from clerk@lindfieldparishcouncil.gov.uk. [Learn why this is important](#)
Good afternoon Katherine

On behalf of Lindfield Parish Council I wish to submit the following response to application DM/26/1771 - Land off Scamps Hill, Scaynes Hill Road, Lindfield.

The Parish Council would like to raise significant concerns regarding highway safety, pedestrian access, landscape impact, sustainability, water supply, and the cumulative effect of ongoing development in the area.

Whilst the principle of the site access may have been previously approved, serious concerns remain regarding its location on the crest of a hill and adjacent to a bend on the B2111, where visibility is restricted and traffic speeds are high. The use of this access by construction and delivery vehicles would intensify existing highway safety risks. Furthermore, the proposed access widening appears likely to require the removal of a substantial section of established hedgerow, resulting in a harmful impact on the rural character of the area, the loss of biodiversity, and the erosion of an important landscape feature. The application does not adequately assess these impacts or provide sufficient mitigation.

The Parish Council is particularly concerned by the lack of a safe and continuous pedestrian route between the site and Lindfield village. There are sections where no pavement is available, requiring pedestrians to walk alongside or cross a busy rural road. Given the site's distance from local services, schools and public transport, future residents are likely to be heavily dependent on private vehicles, contrary to the principles of sustainable development and the objective of reducing car journeys.

Additional construction and residential traffic on the B2111 would place further pressure on a narrow rural route already used by residents, cyclists and pedestrians. The cumulative impact is of particular concern given the continued construction activity at nearby Walstead Park and the significant housing development that has already taken place within Lindfield Rural Parish in recent years.

The Parish Council also considers that insufficient information has been provided regarding the visual impact of the development on the wider landscape, including the effect on local views and the rural skyline. Further details should be provided on lighting proposals and compliance with dark skies policies, together with more comprehensive information on biodiversity net

gain measures, particularly in relation to retained hedgerows and land adjoining the Scrase Stream.

In addition, the Parish Council is disappointed that the application does not provide a stronger commitment to sustainable construction and energy efficiency. The February Energy and Sustainability Report prepared by AES Sustainability Consultants concluded that there are a range of technically feasible low-carbon and renewable energy technologies suitable for the development, particularly air source heat pumps and solar photovoltaic panels. The Parish Council therefore requests that any approval should require these technologies to be incorporated into the development and that a commitment be secured that the development will not be connected to the gas grid. Given that high-performing, low-carbon homes, including "zero bills" developments, are already being delivered elsewhere in the country, including by Crest Nicholson, the Parish Council believes this development should set a similarly ambitious standard for sustainable design.

The Parish Council is also concerned about the adequacy of local water infrastructure. Residents have experienced increasing concerns regarding water supply resilience and shortages during periods of high demand, particularly during recent dry weather. The application provides limited reassurance as to how additional demand from this development will be accommodated without placing further strain on an already stretched water network. In the absence of clear evidence that sufficient water resources and supply infrastructure are available, there is a risk that further large-scale housing growth will exacerbate existing pressures on water availability and service reliability.

Finally, the Parish Council remains concerned that the application fails to demonstrate how local infrastructure, utilities and public services will accommodate further growth. Significant residential development has already taken place in the area with little corresponding investment in supporting infrastructure. The cumulative impacts of existing and proposed developments, including pressures on highways, water supply, healthcare and other local services, should be fully assessed before any further expansion is approved.

Kind regards

Tracy

Tracy Cruickshank
Deputy Parish Clerk
[Lindfield Parish Council](#)

Clock Tower House, Lindfield Enterprise Park, Lewes Road, Lindfield, West Sussex RH16 2LH
Telephone 01444 484115

<u>Lindfield Parish Council comprises twelve Councillors:-</u>

Amy Beecroft ▪ Will Blunden ▪ Irene Burns ▪ Linda Grace ▪ Duncan Lowman ▪ Amanda Matthews ▪ Stuart Nisbett ▪ Valerie Upton ▪ Trevor Webster ▪ Ian Wilson ▪ Cavan Wood ▪ David Woolley
who can be contacted by email in the format: initial.surname@lindfieldparishcouncil.gov.uk

My usual **working days are Monday to Friday 8.00 - 14.00** and my mailbox is not monitored in my absence. The clerks@lindfieldparishcouncil.gov.uk email is monitored during office hours.



Please consider the environment before printing this email or attachments

The views expressed within this email and any attachments are not necessarily the views or policies of Lindfield Parish Council. The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a related subject matter request.