

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 14 December 2025 11:25:53 UTC+00:00  
**To:** "Stefan Galyas" <stefan.galyas@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/2884

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/12/2025 11:25 AM.

### Application Summary

Address:	Land Adj. To 48 Wickham Way Haywards Heath West Sussex RH16 1UQ
Proposal:	Erection of a dwelling house on land adj to 48 Wickham including solar panels to the roof
Case Officer:	Stefan Galyas

[Click for further information](#)

### Customer Details

Address:	Marine House 151 Western Road Haywards Heath
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### Comments Details

Commenter Type:	Business or other organisation
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Planning Officer,
	We wish to object to application DM/25/2884 on the following grounds:
	- Wickham Way is a privately owned road in poor condition, requiring regular maintenance funded directly by residents. Heavy construction vehicles and increased traffic from a new dwelling would accelerate deterioration. Any resulting repair costs would

fall entirely on WRL, which has limited funds and cannot rely on increased resident contributions.

- The road is narrow with a gentle inside curve at the location of the proposed development, and parking is already very limited and actively managed by residents. Additional vehicles associated with a new dwelling would increase congestion and reduce safe access for residents, visitors, and emergency services.
- Construction activity and increased traffic would create safety risks, particularly given the restricted visibility on this stretch of road. Managing these risks would fall to WRL, which does not have the resources or budget to do so.
- The application does not include a Construction Management Plan, road protection measures, or any commitment to repair damage to the private road. If such documents exist, they have not been shared with WRL or the wider community of shareholders.
- The recently completed extension at No. 48 resulted in sustained and significant noise pollution over a three year period, including weekends. The construction of an entirely new dwelling can reasonably be expected to exceed this duration, subjecting the neighbourhood to an unacceptably prolonged period of noise pollution
- Drainage Impact Assessment. Wickham Ways's drainage system is privately owned and maintained by WRL. The proposed development risks altering natural drainage patterns, affecting soakaways and ditches, and potentially causing erosion or road damage. Any drainage failure would fall solely on WRL to repair, and no budget exists for this.
- Even with the water capture measures shown on the plan, surface water runoff from the site will inevitably increase due to the loss of natural soil permeability. Gravity will direct this water toward the road, placing additional pressure on drains that already struggle during periods of heavy rainfall.
- The proposed dwelling will require connection to the main water supply located beneath the private road, which will necessitate excavation of the road surface. However, the application does not include any Services Plan detailing the proposed route, method of installation, or reinstatement of the road.
- WRL owns the verges along the road. The applicant does not have ownership or rights to alter, remove, or build on this land without WRL's prior consent. No such consent has been sought or granted.
- WRL also retains the right to require that the verge adjacent to

No. 48 is restored to its original condition, specifically a grass verge with access to a single driveway.

For these reasons, we respectfully request that the Council refuse this application

Wickham Roads Ltd

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Kind regards