

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 22 June 2026 21:40:02 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1315

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/06/2026 9:40 PM.

Application Summary

Address:	Land West Of Gatesmead Wickham Way Haywards Heath West Sussex
Proposal:	Proposed 49 new homes together with open space and associated infrastructure.
Case Officer:	Caroline Grist

[Click for further information](#)

Customer Details

Address: 56 Wickham Way Wickham Way Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Personal Objection - DM/26/1315 (Wickham Fields) I object to planning application DM/26/1315 for residential development at Wickham Fields. I live closely to the site and the proposal would cause significant harm for the following reasons: 1. Harm to the Setting of Listed Buildings The site forms part of the historic rural setting of Sunte House and Wickham Farm (Grade II). Housing would urbanise this landscape

and diminish the heritage significance of these assets. The Council must give special regard to preserving their setting.

2. Loss of Wildlife Habitat and Ecological Connectivity

The fields support bats, slow worms, owls, deer, rabbits, buzzards and other species I regularly observe. Development would remove habitat, fragment ecological corridors and introduce lighting and disturbance. The ecological surveys do not appear to reflect the full value of the site.

3. Highway Safety and Unsuitable Access

Wickham Way is a private road and cannot be used for access or construction traffic. This leaves all movements through Birchen Lane and the surrounding estate, which already suffers from narrow roads, parking pressure and limited passing space. HGVs and construction vehicles would create unacceptable safety risks.

4. Drainage and Water Pressure Issues

Wickham Fields regularly experiences surface water runoff and waterlogging causing issues at the top of Wickham Way. Properties here also already face water pressure problems from the existing network. The application does not adequately assess or mitigate these impacts.

5. Landscape and Character Harm

The fields form an important green buffer and contribute to local rural character and biodiversity. Development would permanently erode this landscape and conflict with MSDC countryside and landscape protection policies.

6. Previous Planning Constraints

The wider area was refused for housing in the 1980s due to being outside the built-up area boundary, landscape sensitivity and access constraints. These issues remain unchanged.

7. Restrictive Covenants (Deliverability Concern)

I am aware part of the site is subject to covenants restricting building and limiting use within 200 feet of the roadway to agriculture. It is unclear whether the scheme respects these restrictions, raising questions about deliverability.

8. Definitive Map Modification Order (DMMO) Application

A DMMO application has been submitted to record a public right of way across Wickham Fields. Until this is resolved, the status of the land is uncertain. If the route is confirmed, it would materially affect layout, access, safety, and the ability to implement the scheme as proposed. The application should not be determined until the DMMO process is concluded.

9. Deliverability Concerns - Crest Nicholson's Financial Position

Crest Nicholson has publicly reported significant financial difficulties, including profit warnings, restructuring and reduced

build-out capacity. Given these issues, there is legitimate concern about whether the developer can deliver a complex site with major access, drainage and ecological constraints. MSDC must be satisfied that the applicant is financially capable of implementing the scheme responsibly and without leaving an unfinished or partially delivered site.

Conclusion

The proposal would harm heritage assets, wildlife, landscape character, drainage, residential amenity and highway safety. It also faces unresolved issues relating to the DMMO, restrictive covenants and the developer's financial stability. I therefore respectfully request that MSDC refuse application DM/26/1315

Kind regards