

Stefan Galyas

From: planninginfo@midsussex.gov.uk
Sent: 15 February 2026 16:39
To: Stefan Galyas
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 15/02/2026 4:38 PM.

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 (Amended plans received 21.01.25)
Case Officer:	Stefan Galyas

[Click for further information](#)

Customer Details

Address:	56 Wickham Way 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,

On behalf of Wickham Roads Limited N/A ("WRL"), I write to formally object to the resubmitted Planning Application DM/25/2884 for the erection of a dwelling house on land adjacent to 48 Wickham Way, including solar panels to the roof. Our objections are as follows:

Original Objections

1. Private Road Condition and Maintenance
Wickham Way is a privately owned road in poor condition, requiring regular maintenance funded directly by Wickham Roads Limited. Heavy construction vehicles and increased traffic from a new dwelling would accelerate deterioration. Any resulting repair costs would fall entirely on Wickham Roads Limited, which has limited funds and cannot rely on increased contributions.

2. Road Width, Parking, and Access
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 Wickham Roads Limited. Additional

vehicles associated with a new dwelling would increase congestion and reduce safe access for Wickham Roads Limited, visitors, and emergency services.

3. Safety Risks During Construction

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 Wickham Roads Limited, which does not have the resources or budget to do so.

4. Lack of Construction Management Plan

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 Wickham Roads Limited or the wider community of shareholders.

5. Noise Pollution

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.

6. Drainage Impact Assessment

Wickham Way's drainage system is privately owned and maintained by Wickham Roads Limited. 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 Wickham Roads Limited to repair, and no budget exists for this.

7. Surface Water Runoff

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.

8. Water Supply Connection

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.

9. Ownership and Rights Over Verges

Wickham Roads Limited owns the verges along the road. The applicant does not have ownership or rights to alter, remove, or build on this land without Wickham Roads Limited's prior consent. No such consent has been sought or granted.

10. Restoration of Verges

Wickham Roads Limited 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.

Additional Objection: Drainage Strategy and Submission Process

The revised plans introduce a new drainage strategy, including underground rainwater harvesting, soakaways, and inspection chambers-a material addition not present in the original plan. The original application was withdrawn and resubmitted with these technical details, but the reason for this change is unclear. The effectiveness of these measures remains unproven, and Wickham Roads Limited is concerned about increased surface water runoff, especially given the site's ground levels now shown on the amended plans. We request that the Council scrutinize the technical details and require robust evidence that the proposed drainage measures will not adversely affect the private road or adjacent land. The lack of clarity regarding the reason for the withdrawal and resubmission should itself be a consideration for the Council.

We request you give full consideration to these objections, both original and newly substantiated, and refuse the application in its current form.

Yours faithfully,

[Redacted signature]

Kind regards