

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 June 2026 13:33:57 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1228

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/06/2026 1:33 PM.

Application Summary

Address:	Land West Of London Road Handcross West Sussex
Proposal:	Outline planning application (with all matters reserved except for access) for the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building.
Case Officer:	Katherine Williams

[Click for further information](#)

Customer Details

Address:	1 College Close Handcross
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to register my objection to the above planning application. The land identified is a greenfield site within the High Weald National Landscape, previously AONB. A recent name change from AONB to National Landscape has been implemented to '.....reflect their national importance: the vital contribution they make to protect the nation from the threats of climate change,

nature depletion and the wellbeing crisis'. It is also very close to Cow Wood and Harry's Wood SSSI, which are considered the finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features. Development of such sites is totally at odds with the reasons for classifying land in these ways and undermines the conservation ideal. As far as I understand, this land is not included in the Slaugham Parish Plan for development nor in the existing Mid Sussex plan for general residential building.

Change of use from agricultural to residential changes the character and landscape of that land, having a visual impact as well as an effect on existing wildlife that inhabits that space. Currently deer are seen grazing in that space on a daily basis. Loss of their habitat will lead to displacement of wildlife and destruction of flora. There is an existing problem of deer being killed and injured along the length of the B2114 between Handcross and Pease Pottage and conceivably this will get worse.

A development the size of the one proposed will have a significant effect on local infrastructure including roads; 55 houses will be likely to add an additional 100+ cars onto local roads, but particularly the B2114. This is already an incredibly busy stretch of road where there are two schools. Currently the traffic and congestion in this area is extreme particularly at school drop off and pick up times. Cars are parked along London Road, some for the duration of the day such that traffic can only be single file. Adding an access road to a new development would have serious safety implications. I note that traffic surveys including accident reports are part of the application however these can only take into account accidents and incidents that have been reported. These happen on a daily basis with most not actually being documented. Young children are often getting out or being put into cars directly into traffic giving major safety concerns. Additionally this road is used as a diversion route if there is an incident on the M23/A23 often bringing traffic to a standstill through the village.

I note that there is a suggestion within the application to move the 30 mph limit further north by a short distance. I would argue this will have limited impact on speed of traffic but will also by default extend the village boundary, making it acceptable to extend the building line along the B2114 towards Pease Pottage, contributing to urban creep. This green space currently acts as a cushion between the neighbouring villages contributing to a green corridor.

This development if approved would have a negative impact on local amenities, including access to the local GP surgery and schools, Handcross Primary already has limited capacity. A dental surgery is referred to in the application yet this has moved out of the village so transport is needed to access dental services.

Utilities are another factor which will be impacted if this development goes ahead.

Hose pipe bans are a regular feature and in fact in the last year was in place from July 2025 to February 2026. Already this year following a period of warm weather South East Water are asking for customers to limit water use. Handcross is often subject to both water and power outages and additional housing will only put further strain on the system.

In summary I strongly believe this development should not go ahead and ask that the council consider this carefully

Kind regards