



Steven King
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

25th February 2025

Dear Mr. King,

Application Nos. DM/25/0014 and DM/25/0015

Thank you very much for your recent letter regarding the above outline planning application for the erection of dwellings south of Huntsland. I wish to set out my strong objection to the proposal as it currently stands, as follows:

Huntsland House is believed to date back to the 13th Century, and a large part of the present day building predates 1840 as evidenced by the unusual Regency cantilevered circular staircase with classical stone dome. Although it is not Listed, it does therefore qualify as a Building Of Merit, and should therefore be regarded as a significant local Heritage Asset. As such its setting should be subject to greater consideration and protection than might otherwise be the case.

The development as currently proposed places houses very close to the Eastern boundary of Huntsland House (highlighted in the diagram below). It is suggested that these could and should be moved to another part of the overall area proposed for development, for example on the site of the care home suggested in the connected applications DM/25/0016 and DM/25/0017 should this not in fact come to be built. The main service road and pumping station could likewise be accommodated on the Eastern side of the proposed development, and not up against Huntsland House as currently suggested.

The screening of any new development from the setting of Huntsland House is also important, and should therefore include an evergreen planting scheme to ensure year round coverage.

The application appears to make no mention of the demolition of the old pig styes located to the southwest of Huntsland House. These are in a dangerous state having been unused for 50 years, and indeed at least one wall has already collapsed. In addition to these safety issues the immediately surrounding area has been infested with a considerable amount of Japanese knotweed over the years, and this can only be eliminated with any degree of certainty if the old buildings are removed. This should therefore be made a condition of any planning approval.



It is anticipated that construction traffic would use the existing Huntsland Lane to access the site whilst the new entrance to Turners Hill Road is being constructed. The surface of the lane, for whose maintenance the developer is legally responsible, is already in a very poor state. The lane is used by a number of properties which have right of way, and so it should again be a pre-condition of any planning approval that it be brought up to standard prior to any construction work taking place.

Yours sincerely,



Appendix: Houses, pumping station (11), and emergency access road to be moved highlighted in red

