

101 Worsell Drive
Heathy Wood
Copthorne
RH10 2AT

4 September 2026

Caroline Grist
Planning Department
Mid Sussex District Council
Oaklands Rd
Haywards Heath
RH16 1SS

APPLICATION REF: DM/26/1613

Dear Ms Grist,

I am writing in response to the letter from Eric Owens dated 21 August 2026 regarding the above application. I wish to raise formal objections and submit a series of key inquiries to Mid Sussex District Council in relation to the original 2016 outline planning permission, alongside the developer's assertions that the promised primary school and healthcare facilities are no longer required.

Specifically, I urge the Council to rigorously evaluate the following issues before making any decision:

1. Infrastructure Loss and Section 106 Mitigations

The original outline permission was granted on the premise of delivering substantial local infrastructure to serve a growing population. The Council must clarify:

- * What has happened to the social infrastructure (specifically the primary school and GP surgery) originally intended to serve this wider development?
- * Is the proposed financial compensation genuinely equivalent in value and operational capability to the infrastructure being lost?
- * What is the total number of additional residents generated by the original Heathy Wood scheme to date, and what specific catchment population was the cancelled school originally designed to serve?
- * How has the planned school capacity been replaced, and what specific quantitative impact will the additional 69 homes have on existing, oversubscribed local schools?
- * Does the original GP financial contribution remain adequate given the acute, documented healthcare pressures currently facing the RH10 sector?
- * Have all other community infrastructure elements promised under the original 2016 permission been physically delivered? "The Council must clarify whether altering the S106 agreement to remove the school and healthcare site requires a formal Deed of Variation under Section 106A of the Town and Country Planning Act 1990, and whether public consultation will be conducted specifically on this modification."

2. Loss of Watercourse Biodiversity

* The proposal results in a 62.86% reduction in watercourse biodiversity units, which is unacceptable given the site's immediate proximity to Copthorne Brook.

* How will the Council ensure that the ecological function, riparian corridor, and overall habitat integrity of Copthorne Brook are maintained in perpetuity? "

Under mandatory Biodiversity Net Gain (BNG) legislation, developments must achieve a minimum 10% net gain. A 62.86% net loss in watercourse units directly violates national planning policy unless fully offset on-site or via secured, legally binding off-site watercourse credits."

3. Ancient Woodland Protection and Buffer Integrity

* The applicant treats a standard 15-metre buffer as automatically sufficient without providing site-specific evidence that it will protect the Ancient Woodland from direct and indirect degradation.

* I request robust, documented evidence assessing construction activity, root protection zones, surface water drainage, groundwater changes, artificial lighting, domestic garden encroachment, human disturbance, dog walking pressure, invasive species introduction, and long-term management plans.

* Crucially, the Council must clarify exactly what works, structures, or land uses are proposed to lie within this 15-metre buffer zone.

"Natural England's Standing Advice dictates that 15 metres is the minimum baseline buffer, not an automatic pass. For a development of this density involving three-storey structures, a wider buffer is required to protect against canopy light pollution, microclimate changes, and root compaction."

4. Flood Risk and Surface Water Drainage

The southern site requires a substantial surface water management system, indicating significant drainage requirements. The Council must be fully satisfied that the proposed Sustainable Drainage System (SuDS) will:

* Operate effectively over the entire lifetime of the development.

* Remain fully functional during extreme rainfall events driven by climate change projections.

* Not increase surface water run-off or peak flows into Copthorne Brook, nor increase flood risk downstream.

* Not adversely alter the local groundwater table or hydrology supporting the adjacent Ancient Woodland.

* Be supported by a viable, long-term maintenance strategy that does not rely on off-site infrastructure whose capacity has not been empirically proven.

5. Transport, Access, and Highway Safety

The applicant asserts that "the existing transport network is capable of absorbing additional residents and traffic flows." This is an unsubstantiated assertion. I request that the Highway Authority explicitly model and evaluate:

* Junction capacity and safety at Worsell Drive, Langridge Way, Shipley Bridge Lane, and the Copthorne Roundabout.

* Cumulative traffic impacts from the entire Heathy Wood development combined with these additional 69 homes.

* Existing peak-hour congestion, school run traffic, pedestrian safety, cycle infrastructure, bus service frequency, and emergency service access routes.

* Can the existing highway network safely and satisfactorily accommodate another 69 dwellings on top of the built environment already delivered?

"The applicant must demonstrate how residents of these additional 69 homes can practically access primary care and education via safe, continuous pedestrian and cycle routes without relying on private vehicles."

6. Design, Housing Density, and Height Impact

* Density: What specific advice or feedback did the Council provide during pre-application discussions regarding the previous 77-home iteration?

* Overlooking & Dominance: The applicant claims there will be no unacceptable overlooking, overshadowing, or overbearing effects from the proposed three-storey houses adjacent to existing homes and woodland. This must be independently verified against original site baseline drawings.

* As our property lies directly adjacent to the main parcel on the opposite side of Copthorne Brook, I require precise technical details regarding:

* Exact separation distances between proposed first/second floor windows and existing boundary lines.

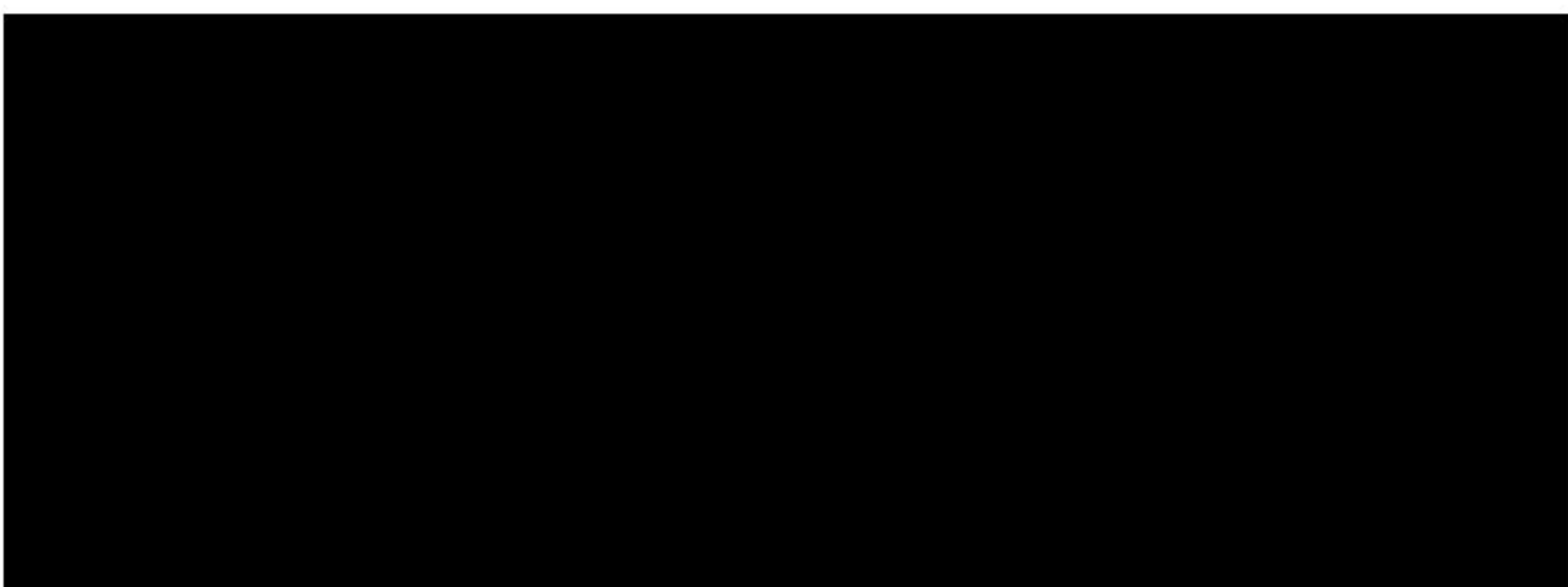
* Relative ground level changes (slab levels) across the site.

* Shadow/daylight assessments regarding loss of light to existing primary living spaces and gardens.

* Projected increases in noise, residential activity, and light spill onto adjacent private properties and the woodland corridor.

I look forward to receiving a comprehensive, point-by-point response addressing these material planning considerations.

Yours sincerely,



Cc Rt Hon Mims Davies MP

Ian Gibson, Worth Parish Council, Planning Committee Chair

Mel Winn, West Sussex County Council, Worth Forest Ward Councillor