

Planning Department  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

By email to: [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

For the attention of: Katherine Williams

19 August 2026

Dear Sirs

**Planning application reference: DM/26/1771**

### **Notice of Objection**

We refer to the above planning application reference and wish to register our objection. This is based on, but not limited to, the following matters.

#### **1. Quality of application**

As at the date of this objection we are still to receive formal written notice of the application. On the document headed "MSDC Neighbour Notification Sheet" we were apparently sent a copy of the notice on 29 July 2026. Some 21 days have now passed. Even if notice was provided now this would have only given us 9 days in which to file an objection before the 28 August deadline. Fortunately, we were able to rely upon our own regular review of the Council website to become aware of the application. However, this may not be the case for others who wish to object but have not received written notice of the application.

The documents on the website are poorly presented, appear to be heavily reliant on AI and/or copying and pasting of standard wording probably obtained by Crest Nicholson ("CN") and their advisers/consultants from previous applications. There is no overall and coherent presentation of the salient matters – instead reliance is placed on a series of standalone documents provided by third party interests and advisers. The only purpose of them appears to be a "box-ticking" exercise. The objective of the documentation seems to be to cause as much confusion as possible and purposely cover up important issues that may impact the community. The documentation is incomplete and inaccurate.

The consultation/drop-in surgery referred to in the document "Statement of Community Involvement" was poorly presented, some CN staff were not aware of the issues behind the proposed application and therefore unable to answer questions and address issues raised. Instead, we were invited to submit written comments and yet in our case when

such comments were submitted the key suggestions have been ignored. In short, a waste of time.

Overall, the planning process has been of poor quality and this places in doubt the ability of CN to deliver the proposed development – it should be rejected until they provide a comprehensive, case specific planning application with proper supporting documentation which addresses the issues raised – the covering letter dated 13 July 2026 is inadequate and the Nexus Planning Statement washes over many of the concerns raised.

## **2. Flood Risk**

The key matter that has still not been addressed is the increased flood risk arising from the development. This was raised with the original outline planning application from 2024/2025 (DM/ 24/0446) and yet no further action has been taken to address the matter.

It should be noted that even without the CN development, the Environment Agency is currently undertaking significant flood prevention works on the Scrase Bridge stream. This involves the reinforcement of the riverbank with rock rolls and chestnut stakes. There is a clear flood risk.

The situation will become worse with the CN development as additional surface water will run-off into the Scrase Bridge stream with a corresponding increase in water levels.

CN appear to be proposing the use of a Sustainable Urban Drainage System (“**SUDS**”) to hopefully mitigate this risk. As advised during the original 2024/2025 application the problems with SUDS are well documented – there is a poor soil (clay) fit in the area, sediment risk, insufficient technical knowledge risk, incorrect installation risk and no provision for the maintenance and upkeep of the unit. In particular, there remains a significant risk that at times of high rainfall and “flash flooding” the SUDS unit will be by-passed with surface water run-off going directly into the Scrase Bridge stream, causing significant flooding in spite of the works currently being undertaken by the Environment Agency.

We also note that objections have been raised by the Flood Management Team in their letter dated 6 August 2026 – they have commented on West Sussex being a “water stressed area” and that CN’s approach does not follow UK Government National Standards.

Specifically, the 13146 TN01A - Scamps Drainage Technical Note (final) is simply wrong. To say that “no dwelling is at risk of flooding” (paragraph 3.11) contradicts our 36 years of experience from living here, the flood defence work carried out over the past 36 years by the National Rivers Authority/ Environment Agency, photographic evidence and tellingly, insurance requirements over the same period. That is all past evidence but if one looks to the future the modelling does not sufficiently cater for the extreme weather events that are likely to occur in the lifetime of the development. It provides

incorrect assumptions as to how likely those events are and the extent to which they are likely.

We can see no proposals for the use of grey water to be recycled (see also paragraph 3.2. below) – this should be a basic requirement at a time of drought in the UK and the ongoing climate crisis/weather extremes which will only mean that the risk of severe flooding and drought is increased.

Fundamentally, the development will significantly increase the risk of some form of catastrophic flood event (as occurred last year in Valencia). The application should be rejected for this reason alone. However, there are a number of additional concerns to be raised – specific to these proposals.

### **3. Additional concerns**

- 3.1. CN should explicitly confirm that the oak trees and hedges bordering and within in the north west field (i.e. bordering the Scrase Bridge Stream) will not be cut down, pruned or trimmed. They are an important element of the existing flood defence, are home to various forms of wildlife and constitute an important part of the amenity value of the area. We refer you in particular to trees 106, 107 and 71 and hedge H1 on document SJA TPP 25668-041b Tree Protection Plan – WEST.
- 3.2. As already noted, no explicit provision for using grey water is contained within the proposals. Grey water use is supported by the Environment Agency and should include collection, filtration, treatment, storage and re-use systems for each house within the development. This would also mitigate some, but not all of the flood risk referred to above in section 2. This should be an explicit pre-requisite.
- 3.3. There are general references to the use of Photo Voltaic energy. For example, the Energy and Sustainability Statement 9339 Land off Scamps Hill 29.04.26 document (para 9.4) only refers to Solar PV being “considered appropriate technology for this site”. Again, given the climate crisis this should be an explicit pre-requisite for each property and planning approval.
- 3.4. No serious planning has gone into the need to cater for increased traffic along Lewes Road – particularly at the junctions with Gravely Lane, Noahs Ark Lane and Eastern Road. Furthermore, no consideration has been given to the increased traffic flows arising from new developments at Walstead Park and west of Gravely Lane. The volume of traffic is increasing all the time. This needs to be addressed now in order to avoid fatalities. There is a clear highway safety/hazard risk.
- 3.5. No planning has gone into the need to provide additional community facilities (e.g. reservoirs, doctors’ surgeries, schools, community centres) – notwithstanding the availability of S106 funding.

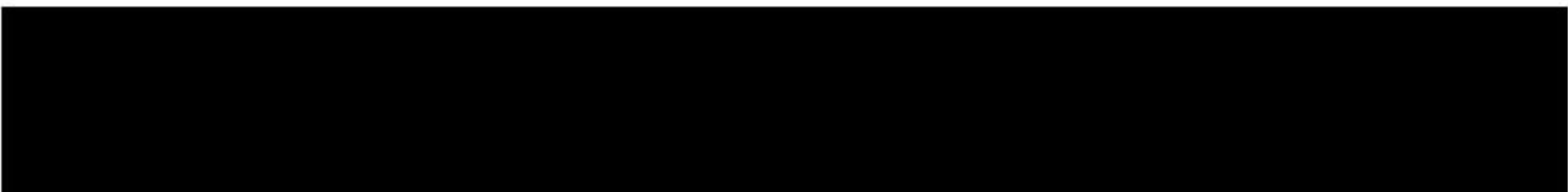
- 3.6. The proposals we submitted to CN with regard to the siting of the houses have been completely ignored. The blocks of flats/houses (numbers 46 to 57) should at the very least be moved to land in the south east adjacent to Lewes Road. A similar point has been made by the Urban Design Officer (see page 24 of the Planning Statement Document) where they suggest the apartment blocks are reduced in size and sited in the south east. CN has barely addressed the concern.
- 3.7. The development of affordable housing is the bare minimum to satisfy legal requirements. CN should be able to do much better than this rather than rely on “social conscience washing”. Actions speak louder than words. A reasonable expectation would be to have at least 50% of the houses being affordable and for use by local people, in particular young families.
- 3.8. The proposed site working hours are completely unacceptable – see Construction and Environmental Management Plan Final (section 3.5.). With both young families and elderly people impacted by the building works – working hours should be limited to 9am – 5pm Monday to Friday (excluding bank holidays).

There are numerous other flaws in the CN planning application but the above should give you an indication of some of the issues that still need to be pro-actively addressed.

To conclude, the planning application should be rejected on the above grounds either because CN have failed to meet their legal obligations or, even where they believe they have met those obligations, on the basis that CN have provided incomplete, inaccurate and misleading documentation and has not addressed the inherent environmental/ecology/highway/heritage risks.

We would be very happy to meet and discuss our objections further.

Your faithfully

  
36 Noahs Ark Lane  
Lindfield