

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 25 September 2026 13:43:41 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0682

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 25/09/2026 1:43 PM from Haywards Heath Town Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/0682
Address:	Land At Hurst Farm Hurstwood Lane Haywards Heath West Sussex
Proposal:	Reserved Matters Application Pursuant to Outline Planning Permission Mid Sussex District Council (MSDC) Reference: DM/25/1630, Lewes District Council (LDC) Reference: LW/2510707 at Hurst Farm, for appearance, layout, scale and landscaping only. (additional ecology information received 28/05/2026). (Amended plans received 12/08/2026 showing various design and layout changes).
Case Officer:	Steven King

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Comments Details

Comments:	Haywards Heath Town Council acknowledges that outline planning permission has already been granted for the development and therefore confines its comments to the reserved matters currently under consideration. The Town Council is supportive of the principle of the approved development but requests that the Local Planning Authority consider the following matters before determining the application. 1. Layout and Impact on Existing Residents The Town Council remains concerned regarding the layout of Parcel 4, particularly the siting of the Bromsgrove apartment
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buildings adjacent to existing residential properties at Hurstwood Lane and Birch Way. The Council considers that the current arrangement places unnecessary development pressure on the site boundary and has the potential to adversely affect the outlook and amenity of existing residents. In particular, the Council requests that the Local Planning Authority carefully considers whether the reserved matters proposals achieve the high standards of design, neighbour relationships and residential amenity required by District Plan Policy DP26 and the design principles contained within the National Planning Policy Framework relating to well-designed places.

The Council requests that the applicant explore whether these buildings can be repositioned further into the development or otherwise redesigned to provide a more sensitive relationship with neighbouring properties. The Council also requests that further consideration be given to the relationship between development parcels and existing neighbouring properties, including the property known as Downsview, to ensure adequate separation distances, privacy and residential amenity are maintained.

2. Ancient Woodland Buffer and Wildlife Corridors

The Town Council remains concerned regarding the proximity of development to areas of ancient woodland and associated wildlife corridors. Members consider that the proposed buffer arrangements should be reviewed to ensure they provide effective long-term protection for these irreplaceable habitats. The Council notes the importance of protecting ancient woodland and ecological networks in accordance with District Plan Policies DP37 (Trees, Woodland and Hedgerows) and DP38 (Biodiversity), together with Natural England Standing Advice relating to ancient woodland and the NPPF protections afforded to irreplaceable habitats.

The Council requests that the Local Planning Authority be satisfied that:

- Ancient woodland buffer zones are sufficient in width.
- Wildlife corridors remain fully functional.
- Pedestrian and cycle infrastructure does not compromise ecological connectivity.
- Long-term habitat protection and management arrangements are secured.

3. Biodiversity Net Gain

The Town Council notes that earlier biodiversity assessments for the site identified a significant biodiversity deficit and did not demonstrate achievement of Biodiversity Net Gain. Members therefore request confirmation that an up-to-date Biodiversity Net Gain assessment has been undertaken and that statutory biodiversity requirements will be met. The Council considers that this assessment should clearly demonstrate compliance with statutory Biodiversity Net Gain requirements, District Plan Policy DP38 (Biodiversity), the biodiversity duty contained within the

Natural Environment and Rural Communities Act 2006, and relevant NPPF biodiversity policies.

The Council strongly encourages:

- Greater retention of existing habitats.
- Additional on-site biodiversity enhancements.
- Increased native tree planting.
- Further habitat creation within the development rather than reliance on off-site compensation wherever possible.

Consistent with the mitigation hierarchy promoted by Natural England and the NPPF, habitat retention and enhancement on-site should be prioritised before off-site compensation is relied upon.

4. Trees, Landscaping and Climate Resilience

Whilst landscaping revisions are welcomed, the Council believes there is scope for significantly more tree planting across the development. Members consider that additional canopy cover would improve shading during periods of extreme heat, enhance climate resilience, improve visual amenity and support biodiversity objectives that are currently lacking within the development. This would assist in achieving the objectives of District Plan Policies DP24 (Environment and Climate Change) and DP37 (Trees, Woodland and Hedgerows), together with the NPPF's objectives regarding climate adaptation, green infrastructure and tree planting.

Where tree losses occur, the Council would wish to see replacement planting comprising predominantly native species and larger canopy trees wherever feasible.

The Council notes the inclusion of EV chargers and heat pumps within the development but would also welcome consideration of further sustainable design measures, including solar photovoltaic panels and opportunities for solar canopies above parking areas. Such measures would be consistent with the NPPF objective of supporting the transition towards a low-carbon future and improving climate resilience.

5. Active Travel and Cycling Infrastructure

The Council acknowledges that revisions have improved pedestrian and cycle connectivity; however, concerns remain that the development continues to be heavily car-orientated.

Members consider that the proposed cycling infrastructure lacks ambition. The cycle routes within the development do not clearly connect to wider town-wide cycling routes and future cycle connectivity remains uncertain. From considering the documentation provided, there appears to be insufficient evidence that active travel has been prioritised over private vehicle use. The Council notes that District Plan Policies DP21 (Transport) and DP22 (Rights of Way and Other Recreational Routes), together with the NPPF's vision-led approach to transport planning, seek to prioritise walking, wheeling, cycling and public transport. The

Council requests that the Local Planning Authority seek improvements to cycle connectivity and active travel provision wherever possible.

6. Parking Provision

The Council notes that the development provides parking in excess of minimum requirements. Members question whether the extent of parking proposed supports the stated sustainable transport aspirations of the scheme. The Council therefore requests the Local Planning Authority to consider whether the proposed level of parking appropriately supports the sustainable transport objectives set out within District Plan Policy DP21 and the NPPF. The Council requests consideration of whether parking numbers could be reduced in selected locations to allow for additional landscaping could be introduced. This could therefore allow for more space to be allocated to biodiversity enhancements and active travel infrastructure.

7. Window Design and Streetscape Quality

The Council has concerns regarding aspects of the proposed fenestration design. Members consider that a number of house types utilise window arrangements that appear overly contemporary and do not necessarily reflect the established character of Haywards Heath or the wider area. The Council therefore requests that the Local Planning Authority consider whether the proposed fenestration and architectural detailing sufficiently reflect local character and distinctiveness, having regard to District Plan Policy DP26 and the NPPF design principles relating to character and identity. The Council would welcome a greater variation in window design that is more in keeping with the local area.

8. Accessibility and Adaptable Homes

The Council requests that the Local Planning Authority ensure the development delivers an appropriate proportion of accessible and adaptable homes and that dwellings are designed to meet the needs of residents throughout their lives. Consideration should be given to the adaptable housing standards, inclusive design principles and the accessibility for wheelchair users and those with reduced mobility. The Council considers that this should be assessed against District Plan Policy DP29 and relevant NPPF requirements relating to accessible and adaptable housing.

9. Public Realm, Open Space and Play Provision

The Council seeks clarification regarding:

- The location of play facilities.
- The quantity and quality of open space.
- The provision of accessible play equipment.
- Long-term management arrangements.

Members would support the inclusion of inclusive and accessible play equipment to ensure facilities can be enjoyed by all children

and families. The Council also encourages the Local Planning Authority to ensure that open spaces and play provision accord with Natural England Green Infrastructure principles and the NPPF objective of creating healthy, inclusive and accessible communities. The Council also notes concerns regarding the limited size of some private gardens and therefore considers it particularly important that high-quality communal spaces are delivered throughout the development.

10. Drainage and Flood Risk

Whilst the Town Council welcomes the proposed SuDS strategy, concerns remain regarding long-term maintenance responsibilities, surface water discharge arrangements and flood risk impacts on neighbouring land.

The Council requests that the Local Planning Authority be satisfied that the proposals comply with District Plan drainage policies and the NPPF requirements relating to flood risk and sustainable drainage systems, including the need for secure long-term maintenance arrangements. The Council requests that the Local Planning Authority be fully satisfied that maintenance responsibilities are secured for the lifetime of the development and that downstream properties will not be adversely affected.

11. Refuse Collection and Servicing

The Council requests confirmation that:

- Refuse collection arrangements are practical.
- Bin storage areas are appropriately located.
- Collection points will not obstruct roads, footways, parking areas or visibility.
- The development provides sufficient dedicated bin storage and collection infrastructure.

12. Emergency Access

The Council requests that the Local Planning Authority satisfy itself that all parts of the development can be adequately accessed by emergency services and service vehicles, particularly within the more constrained parts of the site. This should include consideration of the NPPF requirement that developments are safe, accessible and capable of accommodating service and emergency vehicles.

Summary

Haywards Heath Town Council supports the delivery of a high-quality development at Hurst Farm but considers that improvements remain necessary in relation to biodiversity, woodland protection, tree planting, climate resilience, active travel, layout, accessibility, architectural detailing and the protection of neighbouring residents' amenity before the reserved matters application is approved.

The Council considers that the above comments are consistent with the adopted Mid Sussex District Plan and the National Planning Policy Framework and requests that they be given

consideration in the determination of the reserved matters application.

Kind regards