

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 June 2026 11:22:14 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1315

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/06/2026 11:22 AM.

Application Summary

Address:	Land West Of Gatesmead Wickham Way Haywards Heath West Sussex
Proposal:	Proposed 49 new homes together with open space and associated infrastructure.
Case Officer:	Caroline Grist

[Click for further information](#)

Customer Details

Address:	64 Wickham Way Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Planning Application DM/26/1315 - Formal Objection I object to planning application DM/26/1315 for the proposed residential development on land at Wickham Fields, Haywards Heath. I live on Wickham Way directly opposite the fields proposed for development and therefore experience first-hand the character, ecological value and access constraints associated with this site.

My objection is based on the following material planning considerations.

1. Harm to the Setting of Listed Buildings

The proposed development would cause harm to the setting of nearby Grade II listed buildings including Sunte House and Wickham Farm.

The significance of these heritage assets is derived not only from the buildings themselves but also from their relationship with the surrounding landscape. The open character of Wickham Fields forms part of the historic setting in which these buildings are experienced.

The replacement of open fields with a housing development would urbanise this setting and diminish the rural character that contributes to their heritage significance. The Council has a statutory duty to give special regard to preserving the setting of listed buildings, and I do not believe the proposal achieves this.

2. Loss of Valuable Wildlife Habitat and Ecological Connectivity

The fields support a rich and diverse range of wildlife. As a resident directly opposite the site, I regularly observe slow worms, owls, rabbits, bats, deer, buzzards and numerous other bird and animal species using the fields and associated hedgerows.

The ecological value of the site extends beyond individual species. The fields act as an important green corridor and refuge within an increasingly developed area. Development would result in habitat loss, increased disturbance, noise, lighting impacts and fragmentation of existing ecological networks.

Particular attention should be paid to the presence of bats and slow worms, as these species can be highly sensitive to habitat loss and disturbance.

The Council should be satisfied that comprehensive ecological surveys have been undertaken at the correct times of year and that the full ecological importance of the site has been properly assessed.

3. Highway Safety and Unsuitable Access

The proposed access arrangements raise serious concerns.

Wickham Way is a private road and should not be relied upon for site access, construction traffic or any associated development activity.

This leaves construction and development traffic to access the site via Birchen Lane and the surrounding residential estate. These roads are already constrained by existing parking pressures and narrow carriageways.

The introduction of construction vehicles, heavy goods vehicles and increased traffic movements would create significant risks for pedestrians, cyclists and residents. The existing road network was designed to serve a residential community, not a major construction site.

I am particularly concerned about:

- Existing on-street parking reducing available road width.
- The ability of large construction vehicles to pass safely.
- Increased danger to pedestrians and children.
- Noise, vibration and disturbance over a prolonged construction period.
- Additional congestion and inconvenience for existing residents.

The applicant has not demonstrated that these impacts can be adequately mitigated.

4. Impact on Residential Amenity

Residents of Wickham Way currently benefit from an open and tranquil environment. The proposed development would fundamentally alter the character of the area.

The construction phase would bring years of noise, dust, traffic and disruption immediately adjacent to existing homes. Once completed, the development would result in increased traffic, activity and urbanisation in a location currently characterised by open green space.

5. Loss of Open Space and Local Character

Wickham Fields provides an important visual and environmental buffer within this part of Haywards Heath.

The fields contribute significantly to the character of the area, provide attractive views, support biodiversity and help maintain a sense of openness between existing development and the wider countryside.

Their loss would represent a permanent and irreversible change to the local landscape.

6. Previous Assessment of the Site

I understand that this site has previously been considered through planning policy processes and was not allocated for development

due to recognised constraints.

Those constraints remain highly relevant today. The heritage, ecological and access issues affecting the site have not disappeared and should continue to weigh heavily against development.

Conclusion

For the reasons outlined above, I respectfully request that Mid Sussex District Council refuse planning application DM/26/1315.

The proposal would result in harm to the setting of listed buildings, loss of valuable wildlife habitat, unacceptable highway and access impacts, harm to residential amenity and the permanent loss of an important area of open green space.

I therefore ask the Council to give substantial weight to these concerns when determining the application.

Kind regards