



Statement of Community Involvement

Land at Scamps Hill, Lindfield, West Sussex

Prepared for Crest Nicholson South

April 2026

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Executive summary

Crest Nicholson South is committed to consulting with the community regarding its proposals to deliver up to 87 dwellings on Land at Scamps Hill, Lindfield, West Sussex.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a community drop-in session was held on **Tuesday 10th February 2026** from **5:30pm to 7:30pm** at **King Edward Hall, Lindfield**. For those unable to attend, the same materials were displayed online as part of a virtual consultation on the project website, <https://lindfield.your-feedback.co.uk>, which was launched ahead of the event and had a portal where visitors could submit their views by completing an online feedback form.

The drop-in event and website were promoted with a community flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their comments by **Sunday 22nd February**. During the consultation period, we received a total of **35** responses. It included **24** forms submitted via the project website and **8** paper forms completed by visitors at the drop-in event. There were also **two** email responses and **one** letter.

While some acknowledged the wider need for affordable housing, there were questions about whether the proposed homes would meet local needs in practice.

Many respondents raised concerns relating to the infrastructure, noting that schools, healthcare services and roads are already under pressure, and highlighted potential traffic, access and parking challenges. There was a general sense that Lindfield has seen significant recent growth.

The impact on green space and the natural environment was also frequently mentioned. Residents raised concerns about flood risk, wildlife and biodiversity, and the loss of open countryside. Some suggested enhancements such as wildflower meadows, native planting and wetland features, while others expressed a preference for retaining the land in its current form.

Views on the proposed public open space were mixed. Some welcomed recreational provision, while others felt existing facilities should be improved instead. Suggestions included play areas, dog walking routes and cycle paths, alongside comments about ongoing maintenance and long-term management.

There were also practical design considerations raised, including sustainable building measures, parking provision, layout, density and ensuring the architectural style reflects the character of the village. Overall, the feedback reflects a desire for thoughtful planning, clear information and reassurance that any development would respond positively to local needs and constraints.

The project team has carefully reviewed all the feedback received, and the main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

1. Introduction

- 1.1 Crest Nicholson South is bringing forward plans to develop land at Scamps Hill, Lindfield, West Sussex.
- 1.2 From the outset, Crest Nicholson South has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, members of parliament, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Crest Nicholson South brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

- 2.1.1 The site is 6.62 hectares and comprises three fields. Their boundaries consist of a variety of trees and hedgerows and the site generally rises from the northwest to the southeast.
- 2.1.2 Outline planning permission was granted by the Planning Inspectorate last year (2025) for the site to be developed with 90 homes. The proposals comprise up to 87, slightly fewer than the amount already approved, as Crest Nicholson South are seeking reserved matters approval to deliver the scheme.
- 2.1.3 The site benefits from strong connectivity, with a new 3m wide walking and cycling route proposed link into the surrounding network and provide safe access towards Lindfield. Haywards Heath is also close by for a wider range of services and public transport connections.

2.2 Proposals

- 2.2.1 The proposed scheme aims to deliver up to 87 dwellings including much-needed affordable housing. A host of other significant benefits will also be provided, including payments towards local infrastructure.
- 2.2.2 The proposals at Lindfield will lead to a significant amount of public open space being created.
- 2.2.3 Additionally, a biodiversity net gain of at least a 10% will be delivered. Crest Nicholson South will also plant greenery, retain mature trees and hedgerows where possible, and deliver sustainable drainage systems.
- 2.2.4 Other sustainable features include cycle storage along with electric vehicle charging points. Parking will also be provided to prevent overspill into neighbouring areas, while vehicular access will come from Scamps Hill.
- 2.2.5 The proposals consulted upon were for up to 90 homes, but as a response to the consultation, the final scheme is for 87 dwellings.
- 2.2.6 The image to the right shows the illustrative site layout, as consulted upon.



2.2.7 The sustainable development at Lindfield includes:

- A total of up to 87 homes including affordable housing
- Contributions to improving local infrastructure
- Informal recreation space
- Landscaping and biodiversity improvements
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Sustainable drainage systems

2.2.8 Overall, Crest Nicholson South aim to create a community that is attractive, sustainable, green, and provides much-needed affordable housing for local families on a site already identified for development. Crest Nicholson South is committed to high-quality, sustainable development. As seen in the images below.



3. Community engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (updated 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."

3.1.3 The NPPF goes on to highlight at Paragraph 41 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

- 3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

3.1.5 Mid Sussex District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Mid Sussex District Council’s Statement of Community Involvement document. Based on that document, in conjunction with developing the plans, Crest Nicholson South undertook a programme of community engagement, as outlined in this report.

3.2 Engagement with statutory bodies

- 3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the proposals with statutory bodies and other experts. The detail of this is included within the planning statement.

3.3 Stakeholder engagement

- 3.3.1 Crest Nicholson South felt it was important to engage proactively with key stakeholders regarding its proposals for Land at Scamps Hill, Lindfield. As a result, the project team reached out to local politicians and council officers shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

3.3.2 The stakeholders contacted shortly before the wider public consultation included:

- Member of Parliament for Mid Sussex
- Leader of Mid Sussex District Council
- Relevant Cabinet Members at Mid Sussex District Council
- Elected members for Lindfield Rural & High Weald ward at Mid Sussex District Council
- Elected member for Lindfield & High Weald division at West Sussex County Council
- Representatives of Lindfield Rural Parish Council (which covers the site)
- Representatives of Lindfield Parish Council (which borders the site)

3.3.3 In addition, meetings were arranged with key stakeholders. On **Friday 27 February** and **Thursday 9th April** meetings were held with local community representatives to discuss opportunities to help shape the proposed on-site open space. On **Friday 20 March**, a meeting was held with Lindfield Rural Parish Council to discuss the scheme in detail and respond to questions in advance of the formal submission.

3.4 Wider community engagement

3.4.1 After contacting key stakeholders, Crest Nicholson South launched its wider community consultation on **Thursday 29th January 2026**.

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone information line number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.



3.4.3 More than 1,000 flyers were delivered to local addresses on Thursday 29th January 2026.

3.4.4 The map below shows the distribution area for the flyer, depicted by the red line and the site is marked with the red 'x'.



3.4.5 The community flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation and drop in session
- Details of the project team's freephone information line and email address

3.4.6 A copy of the flyer can be found in the Appendices.

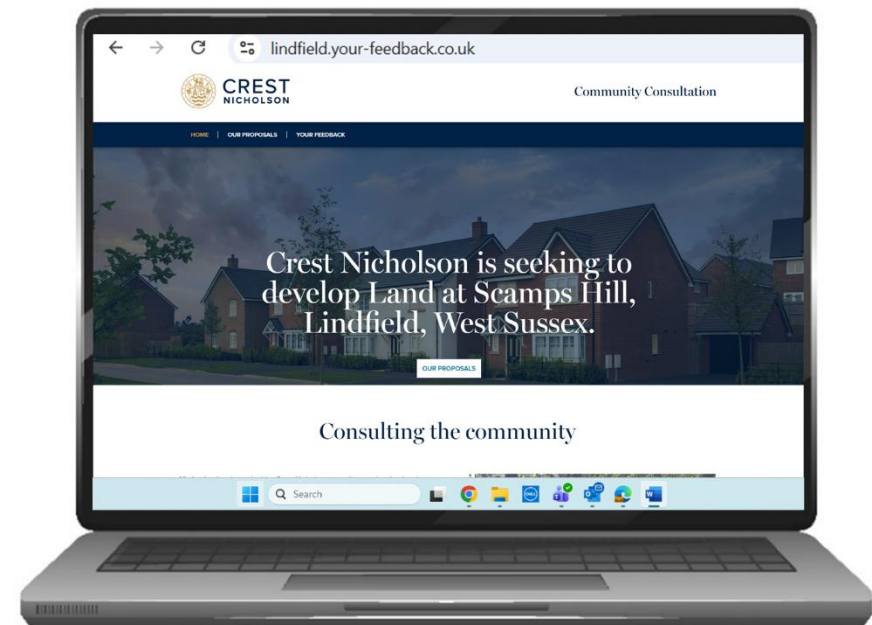
3.5 Virtual consultation

- 3.5.1 A virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.
- 3.5.2 The virtual consultation was open for comments on the project's website between **Thursday 29th January 2026** and **Sunday 22nd February 2026**.

3.5.3 The website was hosted at <https://lindfield.your-feedback.co.uk>, and remains live.

3.5.4 The information displayed on the website included:

- Welcome and overview
- Background information about the site
- Details about the proposals and vision
- Information about transport, access, and ecology
- Details about sustainable drainage
- Key benefits of the scheme
- Next steps and how to provide feedback



3.6 Community drop-in session

- 3.6.1 A drop-in session was held on **Tuesday 10th February 2026** from **5:30pm to 7:30pm** at **King Edward Hall, Lindfield**. It provided the opportunity for residents and other important local stakeholders to find out more about the development proposals, meet the project team, and leave feedback, either at the event, or by taking a feedback form and posting it back free of charge.
- 3.6.2 The event was well attended, with approximately 50 members of the public in attendance. Regarding the feedback resulting from the drop-in session, this has been evaluated by the project team, and all comments have been recorded in the Community Engagement feedback analysis in Section 4. Meanwhile, the materials exhibited at the event, and on the project website, are contained within the Appendices for reference.



3.7 Dedicated project email address

- 3.7.1 A specific project email address – mail@your-feedback.co.uk – was set up to receive feedback and answer any queries both during and after the consultation period.

3.8 Freephone 0800 comment facility

- 3.8.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** – was offered to those who wished to find out more about the proposals, or register comments via the telephone.

4. Feedback analysis

4.1 Feedback

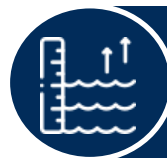
4.1.1 The community consultation generated **35** items of feedback. It included **24** forms submitted via the project website and **8** paper forms completed by visitors at the drop-in event. There were also **two** email responses and **one** letter. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.



Respondents are most concerned about the impact on already stretched infrastructure

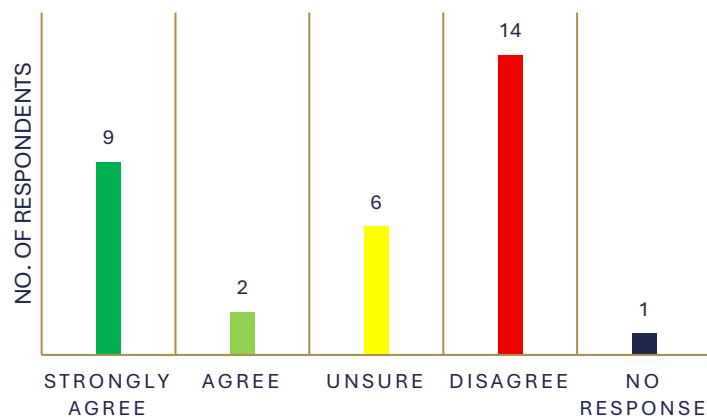


Respondents are concerned about the impact on the road network



Respondents are concerned about increased flood risk

Q1. We propose to deliver affordable housing at our Lindfield scheme – do you feel there is an unmet need for affordable homes?



The written responses received in regards to this question are catalogued in the table that follows.

Comment	Frequency of being raised
There have been a number of housing developments in the area in the past few years	3
The infrastructure is already stretched and cannot support additional homes (including schools and healthcare)	3
Highways concerns relating to increased traffic, speed, access, parking	2
This is not needed	2
New building developments are not the answer and rarely have that many affordable homes	1
Strongly disagree	1
Any houses built on this site will not be affordable	1
£500 - £700k is not affordable	1

Lindfield as a village is already massively overwhelmed	1
The land has always flooded	1
The population of Lindfield is booming with many young families, so the housing need is met	1
Suggestion to include some retail units or community space	1
There'll be far less local opposition if infrastructure concerns are addressed	1
There are always houses for sale in the village and many of them are as affordable as the current prices of new affordable housing	1
The question is misleading	1
Suggestion to have asked if the housing development site is necessary to meet the unmet housing needs of Lindfield	1
More £300k starter homes are needed for families	1
Both social and council housing are needed that are affordable for existing residents of Lindfield	1
No more £700k homes are needed	1
The proposals do not address the issue of affordable homes	1
The affordable homes should be affordable to live in, well insulated with solar panels and modern heating and water systems	1
Many of the small homes on new developments are not affordable for local people	1
There is an affordability issue of housing in the region	1
There are many unsold homes on a new development	1
Hope there are as many as possible, at a reasonable price	1
Would like the 30% to be adhered to	1

Q2: As part of our landscaping strategy, we will provide a new public recreation space – do you have any preference how this should be used, for example wildflower meadows, children’s play equipment, dog walking areas etc.?

As this question invited residents and other important stakeholders to comment on the specific proposals, the responses were not grouped into categories as with the previous question. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

Comment	Frequency of being raised
Calls for wildflower meadows	9
Calls for dog walking areas	5
Do not agree with it being changed / Should be kept as meadows	4
Calls for children’s play spaces	4
The existing play park should be repaired rather than building a new one	2
This is not needed	2
Calls for native species trees	2
The flood risk in the area will be exacerbated	2
There already is a recreation space and dog walking area	2
It’s an empty field and there are plenty wildflowers growing in summer	1
Dogs have taken over everything and owners do not pick up their waste	1
Play equipment is rarely used, it is just a token feature	1
Wildflowers will sow themselves naturally so not a lot of effort has to be put into that	1

Suggest paying for road improvement or something that benefits the whole community	1
Don't destroy the countryside	1
Keep nature as nature and don't develop it	1
Any developer will only do 'landscaping' at the cheapest price point	1
It is great that part of the area is being proposed as a public recreation space	1
Preference for being maintained as a public area for everyone	1
The village is being ruined	1
There is insufficient infrastructure to support 90 new homes in Lindfield	1
Concerns regarding the impact on wildlife, habitats	1
Very little green space will be left	1
Calls for cycle tracks	1
Unsure how building on an area of green open space will be an improvement	1
Walking routes at the bottom of the field where the deer and wildlife already roam	1
This area is very out of the way for most the village	1
A gap between Walstead and Lindfield should remain	1
Provision of a playground on a small development does not usually cater for children of varying ages	1
It would be better to fund the existing allotment site in Gravelly Lane	1
The landscaping needs to replicate and protect existing biodiversity	1
Calls for a wetland area	1
Not for more housing	1

Clarity sought as to whether this is a legal requirement	1
Trees and planting need to be well maintained for maximum usage	1
Calls for a football pitch	1
Calls for established trees	1
The area is surrounded by many footpaths of outstanding beauty	1
There is no need for this other than for the people who buy the houses	1
Calls for nesting, owl and bat boxes	1
Lindfield has plenty of play areas	1
A big open green space is the opposite of something that will enhance the area	1
Would have been good for the representatives to be present at the consultation evening	1
Would like reassurance that this space will continue	1

Q3: Is there anything further you'd like to say about our proposals?

As this question was an invitation for residents and other interested parties to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table that follows:

Comment	Frequency of being raised
The infrastructure is already stretched and cannot support additional homes (including schools and healthcare)	17
Highways concerns relating to increased traffic, speed, access	15
Concerns relating to increased flood risk in the area	11
Concerns regarding the impact on wildlife, habitats and biodiversity	7
Object to the proposals	4
There has been a number of new developments in the last few years	3
The pavements are in a bad state or repair	2
Crest Nicholson South could make this development a showcase for sustainability / Would like Crest Nicholson South to use this development as a innovative and flagship development	2
Money should be put forward to schools in the area and for road repairs	2
The countryside is being destroyed / Leave it as green fields	2
Brownfield sites or empty properties should be used	2
Clarity sought as to what the plans are for developing the needed infrastructure	2
The number of homes should be reduced	2
Solar energy panels should be installed on all properties	2

The Scrase Stream that runs at the bottom of this field is already rising to extremely high levels and cannot take any more additional water	2
The area is already over developed	1
Houses that locals cannot afford are not needed	1
Once the land is concreted over it cannot be restored	1
Respondents should have been asked questions about building a doctors surgery, school and shops	1
The area is in danger of becoming a concrete jungle	1
Do not understand the feedback system	1
Clarity sought as to whether there are plans for a new water reservoir	1
The style of homes are not in keeping with the village	1
Do not build on this nature reserve	1
No more housing is needed	1
Instead of building around a village, build around larger towns that already have capacity and infrastructure to cope	1
Too many new developments being allowed to go ahead	1
The added power needed for EV charging adds strain to the existing local systems	1
Concerns regarding increased noise and disturbance	1
Adding more houses will end up merging Walstead into Lindfield	1
The village could lose its character	1
In line with the NPPF, consideration should be given to bus access, a safe crossing of the B2111, and cycling routes to schools	1
Please don't build £700k+ homes and price out Lindfield residents	1

No houses should be built on the hill leading down to the Scrase Bridge Stream	1
The housing development should be focused on the land adjacent to Lewes Road	1
The quote about biodiversity net gain of at least 10% is misleading and there will be a net loss of biodiversity in the development area	1
Concerns relating to loss of public amenity value	1
The land furthest away from Lindfield is being left free of houses which means Lindfield is subject to further development	1
A green space should be created between the proposed development and current Lindfield housing	1
The claim that the homes will be affordable is not true	1
Environmental concerns are currently being ignored	1
The proposals have not been thought through	1
Until last year, both the Parish Council and the District Council were very clear that the proposed site is not suitable for development	1
The proposed park should be moved to the field by the stream, where then a wetland area could be maintained and the rich wildlife currently living there could be enjoyed by everyone	1
Every house should have a large below ground grey water tank	1
Sustainable building materials should be used	1
Hope that swift bricks will be included in biodiversity improvements	1
Houses facing each other courtyard style with gardens front and back encourage neighbourliness	1
There should be more grass verges and houses should be further apart from each other	1
Please do something wow here	1
Larger windows increase light levels and support positive mental health	1
It is a very weak proposal	1

Certain that it will be done well but it is unnecessary and inappropriate	1
Calls for enough garages to be included to avoid parking on the access road	1
There should be a bus stop and shelter close to the entrance of the site	1

4.2 Email and written responses

4.2.1 In addition to the feedback form provided on the project website, a dedicated email address was provided for residents and other local stakeholders who wished to submit comments without completing a form. The project team received **two** email responses and **one** letter.

4.2.2 The project team has examined all email and written responses and the issues raised, and their frequency, is detailed in the table below.

Comment	Frequency of being raised
It was difficult to read the boards in depth at the consultation as it was too crowded	1
Agree that Mid Sussex has a need for affordable homes	1
Social, rented and small starter homes are needed	1
There is also a need for single storey properties in the village for elderly people to downsize to	1
Clarity sought as to whether there are any bungalows proposed	1
Hope that the architectural style of the new dwellings will be in keeping with the local area	1
Pleased to see dedicated areas of open space	1
Would like clear information regarding the possibility that mature hedgerows could potentially be felled	1
Suggestion for the attenuation pond to be an irregular, natural shape with sensitive landscaping surrounding it	1
Clarity sought as to whether visitor parking spaces will be provided	1
There seems to be a lack of meaningful front gardens to the majority of the dwellings	1
Concerns about lack of privacy and over-looking due to minimal distance between front elevations and public footpaths	1

Clarity sought as to where household bins will be stored	1
Bins may end up being kept on permanent display detracting from any visual enhancements provided	1
Clarity sought as to where the cycle storage will be	1
Designated layby cycle and car parking could be provided alongside the entrance road	1
Clarity sought as to the location of EV points	1
The layout of the houses and open spaces is not unpleasant but could be improved	1
The development is too dense and cramped	1
Highways concerns relating to increased traffic, access,	1
Adequate onsite parking should be provided during construction	1
Construction works should be carried out in a controlled way to minimise disruption to residents	1

4.3 Response to comments

- 4.3.1 All comments received during the community consultation process have been reviewed and the applicant has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 As a response to the consultation, the number of dwellings proposed was reduced from 90 dwellings to 87 dwellings.
- 4.3.3 The project team noted that while some acknowledged the wider need for affordable housing, there were questions about whether the proposed homes would meet local needs in practice.
- 4.3.4 Many respondents raised concerns relating to the infrastructure, noting that schools, healthcare services and roads are already under pressure, and highlighted potential traffic, access and parking challenges. There was a general sense that Lindfield has seen significant recent growth.
- 4.3.5 It is worth noting that the outline permission is subject to contributions to address some of the concerns raised.
- 4.3.6 The impact on green space and the natural environment was also frequently mentioned. Residents raised concerns about flood risk, wildlife and biodiversity, and the loss of open countryside. Some suggested enhancements such as wildflower meadows, native planting and wetland features, while others expressed a preference for retaining the land in its current form.

- 4.3.7 Views on the proposed public open space were mixed. Some welcomed recreational provision, while others felt existing facilities should be improved instead. Suggestions included play areas, dog walking routes and cycle paths, alongside comments about ongoing maintenance and long-term management.
- 4.3.8 Practical design considerations were also raised, including sustainable building measures, parking provision, layout, density and ensuring the architectural style reflects the character of the village. Overall, the feedback reflects a desire for thoughtful planning, clear information and reassurance that any development would respond positively to local needs and constraints.
- 4.3.9 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- Copy of the community flyer
- Copy of the virtual exhibition boards

HIGH-QUALITY HOMES IN LINDFIELD

AFFORDABLE HOUSING, RECREATION SPACE,
AND A BIODIVERSITY NET GAIN



CONSULTING THE COMMUNITY

Market-leading housebuilder
Crest Nicholson is seeking to
develop Land at Scamps Hill,
Lindfield, West Sussex.

The team has a proven track record
across the region, and regarding this
latest project, sustainability and high-
quality will be at the forefront.

We are proposing up to 90 homes
including much-needed affordable
housing.

There will be a net gain in biodiversity
of at least 10% and promotion of
green travel, including cycle storage,
and electric vehicle charging points.
There will also be space for informal
recreation.

Outline planning permission has
already been granted to develop the
site we have chosen.

Before seeking full permission
– known as a reserved matters
application - we wanted to engage
with residents and other interested
parties.



OUR COMMUNITY DROP-IN

We are holding a drop-in session where you
can meet the project team, learn more about
the plans and leave feedback.

Date: Tuesday 10th February 2026

Time: 5:30pm to 7:30pm

Location: King Edward Hall, 24 High St,
Lindfield, Haywards Heath, RH16 2HH

Our proposals are also being displayed
online at - lindfield.your-feedback.co.uk
- with the opportunity to leave feedback up
until **Sunday 22nd February 2026.**

Delivering homes local people need

Up to 90 high-quality
new homes, including
affordable
housing



A greener, more sustainable place to live

At least 10% biodiversity
net gain, new
landscaping and
greener travel



A well-planned site ready for delivery

A sustainable scheme
on land already
approved
for development



DELIVERING KEY BENEFITS

Our vision for development on Land at Scamps Hill, Lindfield, will deliver a host of important benefits, including:



Delivering high-quality homes to help meet local needs



Giving local families better access to property, with much-needed affordable housing



Landscaping improvements including new walking routes, connecting to the wider network



A biodiversity net gain of at least 10%



Improved walking and cycling connections



Delivering sustainable drainage systems



Creating jobs during the construction phase



Contributions to upgrade local infrastructure



Scan QR code to visit our project website



CONTACT US



Leave a message on our freephone line, **0800 099 6712**, and our team will call you back



Email us at mail@your-feedback.co.uk

If you cannot access our project website, we would be happy to send printed consultation materials to you along with a feedback form that can be returned to our team free of charge.

WELCOME

LAND AT SCAMPS HILL, LINDFIELD



CONSULTING THE COMMUNITY

Market-leading housebuilder Crest Nicholson is seeking to develop Land at Scamps Hill, Lindfield, West Sussex.

The team has a proven track record across the region, and regarding this latest project, sustainability and high-quality will be at the forefront.

We are proposing up to 90 homes including much-needed affordable housing.

There will be a net gain in biodiversity of at least 10% and promotion of green travel, including cycle storage, and electric vehicle charging points. There will also be space for informal recreation.

Importantly, outline planning permission has already been granted to develop the site we have chosen.

Before seeking full permission - known as a reserved matters application - we wanted to engage with residents and other interested parties.

As a result, we are holding this consultation, and would welcome your feedback.

OUR EXHIBITION

We welcome comments from residents and other important local stakeholders and we are keen to share our vision for the proposal site on Land at Scamps Hill with you.

Our exhibition includes:

- Welcome
- About us and the site
- Our vision
- Environment and sustainability
- Key benefits
- Feedback and next steps



CREST NICHOLSON IS COMMITTED TO HIGH-QUALITY, SUSTAINABLE DEVELOPMENT

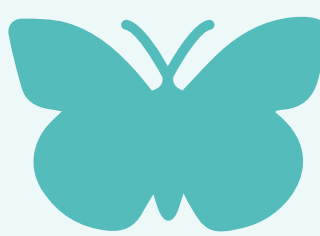
Delivering homes local people need

Up to 90 high-quality new homes, including affordable housing



A greener, more sustainable place to live

At least 10% biodiversity net gain, new landscaping and greener travel



A well-planned site ready for delivery

A sustainable scheme on land already approved for development



ABOUT US AND THE SITE

LAND AT SCAMPS HILL, LINDFIELD



THE CASE FOR CHOOSING THIS SITE

Britain continues to face a national housing crisis, with demand far outstripping supply.

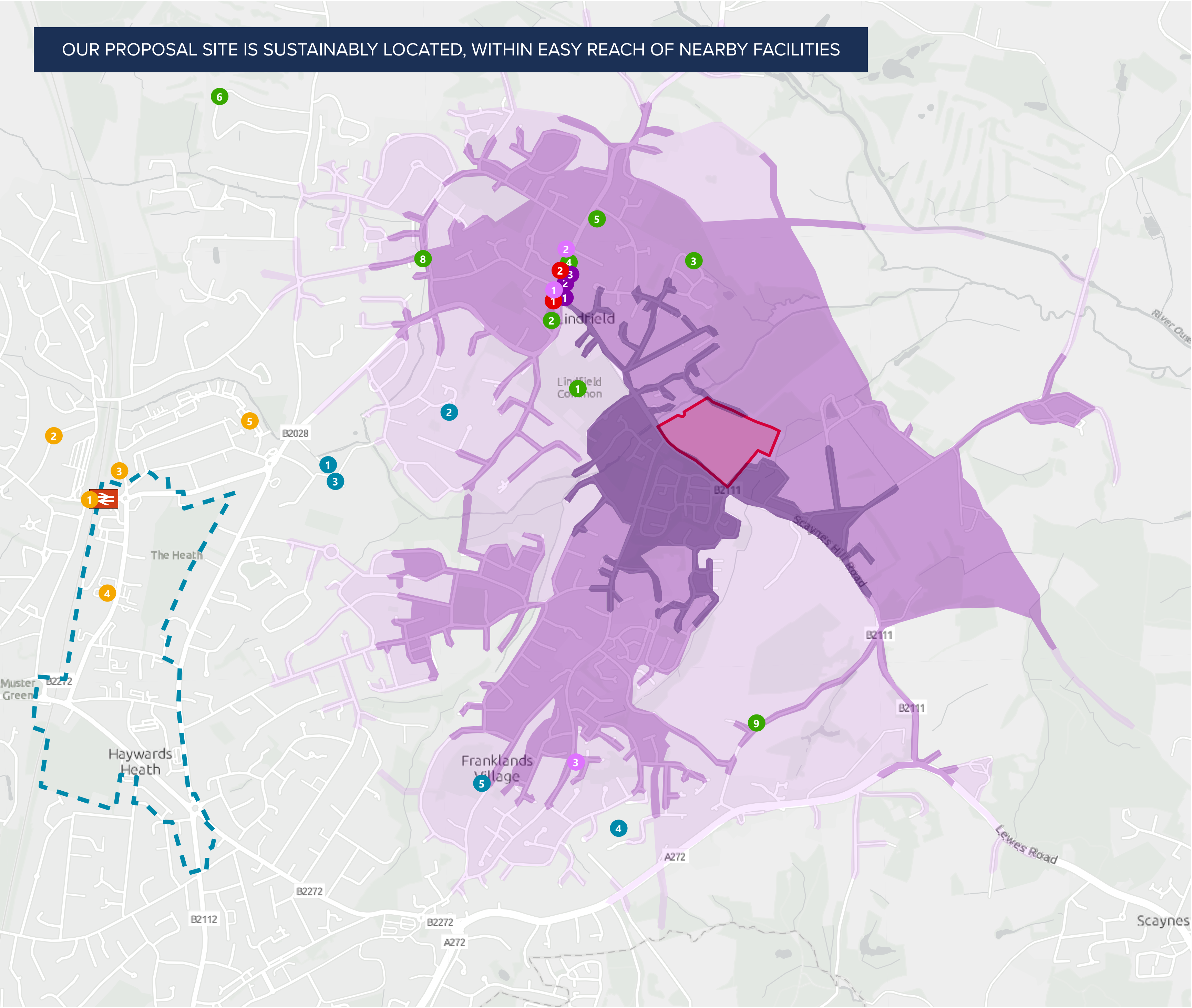
In Mid Sussex, there is a shortfall of both open-market and affordable homes, leaving many local people unable to find suitable housing. As a result, more development sites must be found.

Regarding our proposed location, it is 6.62 hectares and comprises three fields. Their boundaries consist of a variety of trees and hedgerows and the site generally rises from the northwest to the southeast.

The site benefits from strong connectivity, with a new 3m-wide combined cycleway/footway proposed along the site frontage linking to a safe crossing point at the edge of the 30mph limit, helping provide convenient walking and cycling access to Lindfield's local facilities, with Haywards Heath also close by for a wider range of services and public transport connections.

Fields and trees are located to the northeast including Little Walsted Wood, which is designated Ancient Woodland. Our scheme is designed to respect its setting.

Crucially, outline permission was granted by the Planning Inspectorate last year (2025) for the site to be developed with 90 homes. Our proposals comprise up to 90, slightly fewer than the amount already approved, and we are seeking full permission to deliver the scheme.



Key	Convenience	Health
Site Location	Co-Operative Food, Lindfield	Selby Pharmacy
Haywards Heath Town Centre	Morrisons Daily, Lindfield	Lindfield Medical Centre
Haywards Heath Railway Station	Tesco Express, Walnut Park	
Leisure	Education	Employment
Lindfield Common	Hedgehogs Nursey School	Haywards Heath Town Centre
Lindfield Pond	Blackthorns Community Primary Academy	Burrell Road Business Park
The Limes Play Area	Oathall Community College	Mill Green Road Business Park
The Red Lion Public House	Northlands Wood Primary Academy	Perrymount Road
That's Amore Italian Restaurant	Snowdrop House Montessori Group	Bridge Road Industrail Estate
Haywards Heath Gold Club		
The Witch Inn		
The Snowdrop Inn		
Retail	Walking Catchment	
Truffles Bakery	800m (10min) Walking Distance	
Cottenham's of Lindfield - Butchers	1,600m (20min) Walking Distance	
Paul's Greengocers	2,000m (25min) Walking Distance	



ABOUT CREST NICHOLSON

As a leading UK housebuilder, at Crest Nicholson we have a clear approach.

We build new homes and communities primarily in the South and the Midlands, focusing on the mid-premium segment.

By combining architectural excellence with an efficient development process, we create not just homes, but sustainable communities, consistently delivering value.



DELIVERING MUCH-NEEDED AFFORDABLE HOMES

Our team recognises that Mid Sussex has an urgent need for more affordable housing.

With our proposed scheme at Lindfield, we aim to deliver up to 90 dwellings including much-needed affordable homes. We will also provide a host of other significant benefits including payments towards local infrastructure and a biodiversity net gain of at least 10%.

The site is well connected to local facilities, with a new 3m-wide walking and cycling route proposed to link into the surrounding network and provide safe access towards Lindfield, alongside generous public open space and landscaped green routes around the stream.

We will also promote greener travel by delivering cycle storage and electric vehicle charging points.

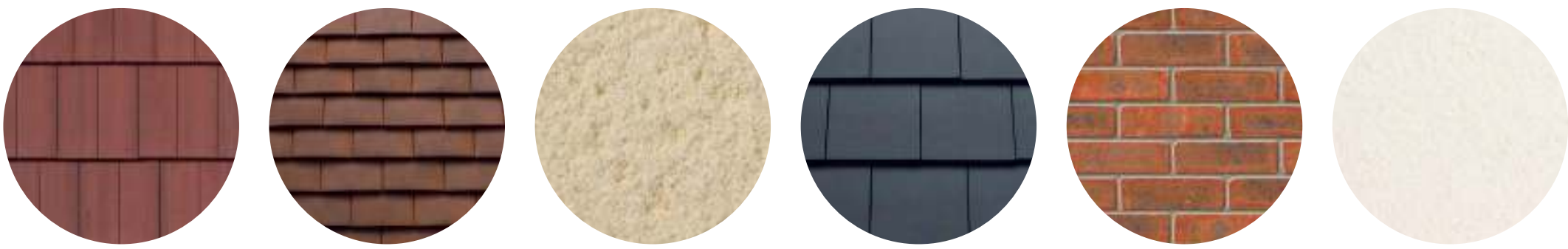
Overall, we aim to create a community that is attractive, sustainable, green, and provides much-needed affordable housing for local families on a site already identified for development.



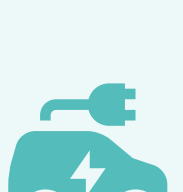
HIGH-QUALITY DESIGN AND MATERIALS

At Crest Nicholson, we take great pride in the properties and the community benefits that we provide.

We use market-leading designers and high-quality materials to ensure the homes are attractive both inside and out. We also use energy-efficiency construction methods to minimise the carbon footprint of developments. As a result, our schemes aim to be greener, cleaner, and better.



OUR PROPOSALS AT A GLANCE

- Our sustainable development at Lindfield includes:
-  A total of up to 90 homes including affordable housing
 -  Contributions to improving local infrastructure
 -  Informal recreation space
 -  Landscaping and biodiversity improvements
 -  Promoting greener travel including cycling
 -  Electric vehicle charging points
 -  New footpaths to improve connectivity
 -  Using energy efficient construction methods and materials
 -  Sustainable drainage systems



LAND AT SCAMPS HILL, LINDFIELD

OUR GREEN VISION

Our proposals at Lindfield will lead to a significant amount of public open space being created.

Additionally, a biodiversity net gain of at least a 10% will be delivered. We will also plant greenery, retain mature trees and hedgerows where possible, and deliver sustainable drainage systems.

The site will be well connected to local services via a new 3m-wide walking and cycling link, and will include generous public open space with green routes for recreation and wellbeing.

Other sustainable features include cycle storage along with electric vehicle charging points. Parking will also be provided to prevent overspill into neighbouring areas, while vehicular access will come from Scamps Hill.

Coupled with our environmental and landscaping improvements, we will deliver a scheme that is attractive, pleasant, green, and sustainable.

DELIVERING SUSTAINABLE DRAINAGE

As part of submitting a planning application, we will include a robust Flood Risk Assessment.

The document will demonstrate that once construction is complete, the potential flood risk at the site and nearby will not increase. We will also comply with existing national and local standards relating to minimising flood risk.

Our proposals will also demonstrate how Sustainable Drainage Systems (SuDS) will be delivered at the site.



KEY BENEFITS



LAND AT SCAMPS HILL, LINDFIELD

DELIVERING KEY BENEFITS

Our vision for development on Land at Scamps Hill, Lindfield, will deliver a host of important benefits, including:



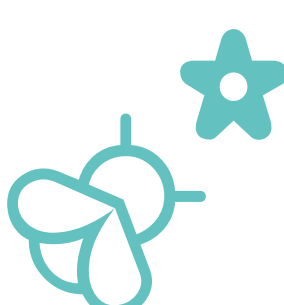
Delivering high-quality homes to help meet local needs



Giving local families better access to property, with much-needed affordable housing



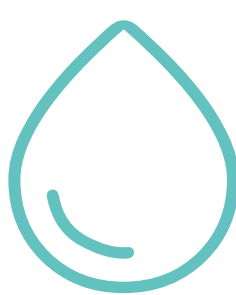
Landscaping improvements including new walking routes, connecting to the wider network



A biodiversity net gain of at least 10%



Improved walking and cycling connections



Delivering sustainable drainage systems



Creating jobs during the construction phase



Contributions to upgrade local infrastructure



FEEDBACK & NEXT STEPS

LAND AT SCAMPS HILL, LINDFIELD



NEXT STEPS

Thank you for viewing our proposals regarding sustainable development on Land at Scamps Hill, Lindfield.

Once this consultation closes, our project team will go through the feedback received from residents and other interested parties and take this into consideration before refining our plans and submitting them to Mid Sussex District Council.

Thank you for your time.



FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to Freepost, Fairthorn Consultancy.

No stamp is required.



YOUR FEEDBACK

Our team believes the views of residents and other important local stakeholders are important.

Complete the feedback form on our website, lindfield.your-feedback.co.uk or scan the QR code to the right

Email us at mail@your-feedback.co.uk

Call **0800 099 6712**, leave a message, and our project team will ring you back