

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 December 2024 23:39:29 UTC+00:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2770

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/12/2024 11:39 PM.

Application Summary

Address:	Stumble Ridge Oldlands Avenue Balcombe Haywards Heath West Sussex RH17 6LP
Proposal:	Removal of existing outbuilding and holiday let building. Erection of detached dwelling with associated landscaping and access.
Case Officer:	Rachel Richardson

[Click for further information](#)

Customer Details

Address:	The Coppice Oldlands Avenue Balcombe
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I, Sandy Chen, and my wife, Carol Jarvest, are the owners of The Coppice, Oldlands Avenue in Balcombe. We object to the proposed planning application on 3 main grounds: (1) The proposed development will build into the High Weald National Landscape, and also into Ancient Woodland and Meadow which has endured for several centuries, (2) The claimed "shared ownership" of the farm track to the

proposed development is misleading. Stumble Ridge only own half of the farm track. For over a decade, on the request of the applicant, the annual road frontage fees for the access path have been jointly paid by the 7 property owners who share the rights of access, and

(3) The applicant has already not fulfilled an earlier obligation in an earlier planning application - severely undermining faith in their ability to honour future obligations.

Objection 1. The proposed development will build into the High Weald National Landscape, and also into Ancient Woodland and Meadow which has endured for several centuries,

Below is the link to an Ordnance Survey Map of 1830-80 in the National Library of Scotland database, overlaid with the current OS map of Oldlands Avenue, Balcombe.

<https://maps.nls.uk/geo/explore/#zoom=17.1&lat=51.05461&lon=-0.13240&layers=257&b=ESRIWorld&o=56>

The red rectangle shows that the proposed application would not only build a permanent 3/4 -bedroom, modern-styled house in meadowland that has endured for at least two centuries, it would also encroach into the Ancient Woodland of Upper Stumble Wood that has stood for millenia. This is also the High Weald National Landscape.

Objection 2. The claimed "shared ownership" of the farm track to the proposed development is misleading. Stumble Ridge only own half of the farm track. For over a decade, on the request of the applicant, the annual road frontage fees for the access path have been jointly paid by the 7 property owners who share the rights of access.

Taken from the n.j.a Town Planning Limited submission dated 13/11/2024 - "2.2 The application site comprises the shared access track between Stumble Ridge and Lamb Cottage to the west". Also, the Planning Design and Access Statement (sections 2.2, 6.35) and the Aboricultural Impact Assessment and Method Statement (sections 2.8, 2.10, 3.4, 3.6) state that the farm track is of "shared ownership". These statements are misleading.

The truth is that the two properties adjacent to the 10-foot wide, clay-ground farm track, Stumble Ridge and Lamb Cottage, each own half of the track, or 5 feet width up to the middle of the track.

In addition, Oldlands Avenue is an unadopted road, and when Stumble Ridge was contacted by the Oldlands Avenue Road Maintenance Organisation over a decade ago for their payment of their half of the road frontage for the farm track, they requested that the 7 property owners (from Stumble Ridge to Lamb Cottage

to The Coppice) who have shared access jointly pay for the road maintenance fee for their shared access to the farm track. This has continued for over a decade.

The 7 properties all use the shared access farm track and, by the continuing fact of their joint payment of the Oldlands Avenue Road Maintenance Organisation fee for that road frontage, all 7 properties have the right to access the farm track. Note that separately, the 6 properties who share the ancient meadowland (Lamb Cottage to The Coppice) have also paid for the upkeep of the meadow, including annual hay-cutting.

Objection 3. The applicant has already not fulfilled an earlier obligation in an earlier planning application - severely undermining faith in their willingness to honour future obligations.

In an earlier application, DM/24/1833 - Replacement of Blue Atlas Cedar with Deodar Cedar - the applicant proposed to remove a Blue Atlas Cedar (located within what is now the proposed building site) and to replace it with a Deodar Cedar. A Decision Notice of No Objection dated 23 August 2024 was issued and the Blue Atlas Cedar was removed. However, there has been no replacement with a Deodar Cedar and the current application does not reference the replacement tree.

Also, a Delegated Report on the holiday let dated 25 November 2020 noted concern over "the creation of a second planning unit on the site, capable of full-time habitation". The earlier planning decision on the holiday let imposed conditions to preclude permanent residence on the site and prevent the development of an independent residential dwellinghouse. The current proposal would manifestly violate these conditions. Indeed, the earlier planning approval had no access to the holiday let via the farm track, and it limited the number of visitors to 1-2 visitors; the current proposal for a 3-4 bedroom house with the additional requirement of parking for multiple cars and driveway access would be manifest violations of the earlier planning approval conditions.

If the applicant blatantly ignores or seeks to violate earlier planning approval conditions, it severely undermines faith in their willingness to honour future obligations.

Kind regards