

From: planninginfo@midsussex.gov.uk
Sent: 21 June 2026 20:38
To: Caroline Grist
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 21/06/2026 8:37 PM.

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:	1 The Cedars 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:	Dear Sir/Madam, I wish to register my objection to planning application DM/26/1315 for the construction of 49 dwellings and associated infrastructure on land west of Gatesmead, Wickham Way, Haywards Heath. My objection is based upon the following material planning considerations: 1. Undetermined Public Right of Way (DMMO 3/22) There remains an unresolved Definitive Map Modification Order application (DMMO 3/22) affecting the site. Until this process has been completed, the legal status, alignment and extent of the claimed right of way have not been established. Determining this planning application before that matter is resolved risks prejudicing both the rights-of-way process and any future enforcement. It would therefore be premature to grant permission before the

outstanding legal issues have been concluded.

2. Loss of Green Space, Biodiversity and Community Amenity

The development would result in the loss of approximately 11 acres of open countryside which contributes significantly to the character of the area and provides a valuable habitat for wildlife.

I regularly walk my dog on and around these fields. Through my own frequent use of the land, I have personally observed deer, rabbits and numerous bird species. The fields and their mature hedgerows clearly support a diverse ecosystem and provide an important green corridor for wildlife.

These fields have also been used by dog walkers and local residents for decades and represent a valued community asset, providing opportunities for exercise, recreation and wellbeing. The permanent loss of this open space would diminish the rural character of the area and adversely affect local amenity.

Given the ecological sensitivity of the site, I consider that further independent ecological assessment should be undertaken before any decision is made.

3. Highway Safety and Access Concerns

The proposed vehicular access through Gatesmead raises concerns regarding traffic generation, highway safety and the suitability of the surrounding road network. Gatesmead is a residential street not designed to accommodate the additional traffic associated with a development of this size. Increased vehicle movements, together with construction traffic and existing congestion during peak periods and school runs, would have a detrimental impact on safety and residential amenity.

4. Harm to Heritage Assets

The site lies adjacent to two Grade II* listed buildings, Wickham Farmhouse and Sunte House. Their historic significance derives not only from the buildings themselves but also from their rural setting. The National Planning Policy Framework requires great weight to be given to the conservation of designated heritage assets and clear and convincing justification for any harm. Development of this site would erode the historic setting of these important buildings and would fail to preserve their significance.

5. Pressure on Schools and Local Infrastructure

Local infrastructure, including schools, healthcare services, drainage systems and roads, is already under considerable pressure.

Several local primary schools are already operating at or close to capacity. Warden Park Primary Academy is currently above its intended capacity, while Bolnore Village Primary School is effectively full. In addition, Harlands Primary School has previously accommodated a bulge class without any corresponding expansion of its permanent buildings or facilities. This illustrates the pressure already being experienced within local education provision.

The application does not adequately demonstrate how the additional demand generated by 49 new dwellings will be accommodated, nor does it provide sufficient assurance that there is capacity within local schools and healthcare services. The cumulative impact of this and other developments in and around Haywards Heath should be fully assessed before any permission is granted.

6. Cumulative Impact

While 49 dwellings may appear modest in isolation, they must be considered alongside the cumulative impact of other housing developments in and around Haywards Heath. Incremental development without corresponding investment in infrastructure risks placing unacceptable pressure on roads, schools, healthcare provision and community facilities.

For the reasons outlined above, I respectfully request that Mid Sussex District Council refuse planning application DM/26/1315. In particular, the unresolved DMMO 3/22, the likely harm to biodiversity and heritage assets, and the lack of demonstrated infrastructure capacity indicate that approval would be premature.

Given the significance of these issues, I further request that the application be determined by the Planning Committee rather than under delegated powers.

Yours faithfully

A black rectangular box redacting the signature of the sender.

Kind regards