

Peter Davies

From: [REDACTED]
Sent: 21 June 2026 19:36
To: planninginfo
Subject: Application No DM/26/1306

[REDACTED]
Application No: DM/26/1306

Pascotts Farm, Snowdrop Lane, Lindfield, Haywards Heath

Formal comment on this application

Impact on Character

The two proposed buildings, although of an attractive design, do not look like they would fit in with the rural style of many of the older naturally developed habitations along Snowdrop Lane and down Lyoth Lane.

The construction site is the frontage of the farm house and a small part of a field used for grazing sheep.

Design

The quality of the design

The proposed two houses are sited in front of an existing property which would appear incongruous and out of keeping. I do not consider them to be appropriate to the site in terms of their scale, form and appearance. The front garden of the farm house does not seem to be a suitable location for two large houses.

Loss of Residential Amenity

I believe that, for some properties near that corner, there will be significant overbearing impact and loss of outlook

The rural land alongside Lyoth Lane and Snowdrop Lane combine to make up a much used countryside buffer between Lindfield and Haywards Heath, much used by walkers, runners and cyclists.

Highways, Traffic, and Parking

I appreciate that both Lyoth and Snowdrop Lane don't have a highways accident record but there would be significant increased traffic with the combined properties accommodating possibly 16 people and 8 cars which would unavoidably increase the traffic on both lanes, that along most of their length, don't have the width to safely accommodate a vehicle and a pedestrian.

At this junction between Lyoth and Snowdrop Lane there are often a number of vehicles parked at the side of the road, both domestic and business, suggesting there is insufficient off-road parking. Space for parking 4 vehicles off road for 8 residents may not be sufficient capacity, especially when there may be at times additional visitors and trade vehicles to accommodate.

Heritage, Conservation, and Ecology

The loss of two interestingly shaped mature oak trees and pruning of others will have a negative impact on the character and feel of the lane as well as impact on the wildlife.

This particular stretch has been left to naturalise and is particularly attractive because of the minimum maintenance of the hedgerow and trees as well as the two ponds, which undoubtedly attract and support a large and wide range of wildlife.

The development appears to require the loss of some 80m of hedgerow as well as an area of bramble scrub on the southwest corner of the site.

I feel sure that the development will have an unavoidable impact on the existing wildlife when converting from a naturally overgrown area into a cultivated garden. I am not sure that the new residents, if they have young children, would want to retain the ponds as natural habitats.

I doubt whether the farm house's existing waste and effluent disposal processing plant would have sufficient capacity to process the waste from an additional 16 people and would want greater reassurance that effective processing takes place through the sewage treatment plant located in the northeast field before the treated effluent is discharge into the nearby watercourse.

Conflict with Local Planning Policy

This land is under an agricultural occupation condition

The proposed development is outside the built up area boundary of Lindfield and Haywards Heath.

It is therefore necessary that all development in the countryside, defined as the area outside of built up area boundaries, must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside. The proposed development does not meet these criteria.

Pascotts farm appears to comprise of only 4 fields and this development encroaches on one of them.

My understanding is that the farm has already developed several fields reducing the rural nature of this area and that they wish to have the boundary revised to allow for the erection of 30 houses on the remaining part of the farm and 50 houses on the site opposite to this proposed development.

I feel that this present application is another stepping stone towards a further major development and I wish to resist any further loss of the rural nature of the area that still exists.


Oak View, Lyoth Lane, Lindfield RH16 2QA