

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 October 2025 20:17:33 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2478

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 27/10/2025 8:17 PM from . Haywards Heath Town Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/25/2478
Address:	Land Adj. To Great Haywards Wealden Way Haywards Heath West Sussex
Proposal:	Proposed erection of 1 No. detached self-build dwelling and single detached garage, with provision of a new access from Wealden Way.
Case Officer:	Caroline Grist

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Comments Details

Haywards Heath Town Council objects to this application for the following reasons:

- Comments:
1. Conflict with Planning Policies - The proposed development is contrary to the Mid Sussex Local Plan (DP38: Biodiveristy) and Policy E1 of the Haywards Heath Neighbourhood Plan. The site is designated as protected land, and further development would undermine its intended purpose and the integrity of the surrounding area.
 2. Precedent and Material Considerations - When Mid Sussex District Council previously approved the two houses on the site, a subsequent appeal for a third house was refused by the Inspector. The Inspector explicitly stated that this decision should be treated as a material consideration for future applications. The current

proposal disregards this precedent.

3. Biodiversity and Environmental Concerns - The site has significant biodiversity value and functions as a nature corridor linking Blunts Wood, Great Haywards, and Ashenground. There are concerns that obligations under the original Environmental Management Plan (condition of the 2007 permission) have not been fully implemented, raising doubts about the mitigation and management of biodiversity under this proposal. The Council has concerns regarding the fact that the Preliminary Ecological Appraisal was undertaken with limited site access and is of the view that the photographic and video footage of badger activity submitted in the report carried out by the Badger Trust – Sussex should be given greater weight.

4. Flooding and Drainage Issues - Flooding remains an issue on the site, which raises concerns regarding the suitability of the land for additional development and increasing flooding risks for neighbouring properties.

5. Loss of Open Space - The proposal would result in the loss of an important area of open space, reducing the integrity of land previously identified for nature management and community benefit.

6. Impact on nearby Listed Buildings - The proposed development would have an adverse impact on the setting of the adjacent listed building.

Kind regards