



DITCHLING PARISH COUNCIL

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Mid-Sussex
Planning

Department

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By Email

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DM/25/0827| Land East of Lunce's Hill. Outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access). Additional information and amended plans received 03/09/2025.

Ditchling Parish Council objects to the proposed development which is considered unsustainable in light of the lack of accessible and regular public transport. The likelihood of increased traffic through Ditchling will impact adversely upon the road layout in our rural village which is already ill-equipped to handle current traffic volumes. The additional vehicles during construction by workforce and after by residents' commutes, delivery and service vehicles would further strain the infrastructure, exacerbating congestion, road safety concerns and noise levels within our community.

This particular application comes at a time when many other residential developments are being planned on sites in Hassocks, Burgess Hill, Haywards Heath and Wivelsfield. All of these will add further traffic to the existing highway network, some of which will inevitably go through Ditchling Westmeston and Streat: from Wivelsfield and Haywards Heath to the north, it will go towards Brighton and Lewes; from Hassocks and Burgess Hill to the west, it will go towards Lewes and east Brighton.

These environmental impacts are required to be considered by the planning authority, as set out in paragraph 109f) of the NPPF. (In the parish council's view, this paragraph is engaged, and not paragraph 116 as the latter refers to preventing or refusing development on highways grounds, whereas the council's objection relates to the negative environmental impact on adjoining settlements of increased traffic.)

The Parish Council has voiced concerns on several occasions that there appears to be no consideration by the local planning authorities, for the cumulative effect that these individual developments will have upon nearby rural villages. If planning consent is granted for this particular development, the parish council requests that S106 contributions be secured to fund measures to mitigate this traffic impact by supporting road safety improvements and traffic calming measures in our parish.

Yours faithfully

T J Euesden
T J Euesden (Mrs)
Parish Clerk