

Heatherlands  
Cansiron Lane  
Ashurst Wood  
RH19 3SD

16<sup>th</sup> June 2025

Dear Sir or Madam,

**Re: Application DM/25/1244 – land adjacent to 2 Reservoir Place, Lewes Road RH19 3TB**

I **object** to the application as the site lies outside the built-up area of Ashurst Wood and development is not supported by planning policy. In addition, the proposal would have a harmful impact on the character and appearance of the surrounding area.

The site adjoins the two dwellings created out of the former reservoir structure. It is now within the same ownership as number 2 Reservoir Place and the surrounding fencing gives the appearance that it is within the curtilage of the dwelling.

Permission to build the Reservoir Place houses was given under 09/0237/FUL. Previous attempts to demolish the reservoir structure and replace it with residential development were refused on the grounds that the site was outside the built-up area. Application 07/00664/FUL was refused by MSDC and the appeal dismissed. Earlier applications for residential development in the 1980s were also refused.

Permission was later given under 09/0237/FUL to retain the reservoir structure and convert it into two dwellings – the structure being regarded as previously developed land. The built form was contained entirely within the structure of the covered reservoir and the houses were almost completely screened from views from outside. That screening included what was referred to in 09/0237/FUL as: *a small parcel of land in the north east corner which is outside the curtilage of the site and its ownership is unknown. However this accommodates a large number of Oak, Ash, Birch and Sycamore trees which create the feel of a small woodland glade.*

This helped to contribute towards the sylvan setting of the site and the screening of the new development. Unfortunately, the trees on the site have all recently been removed, leaving an open and stark appearance. The Design and Access Statement says (2.5) that there are no trees located on the site, and that it is an underutilised parcel of land (2.8). This is not accurate. The land was previously an attractive wooded area which blended in well with trees and hedging along many frontages along the Lewes Road.

Although I understand that the trees were not protected, they were there for a long time and were a valuable visual amenity. I attach two screenshots: one shows the satellite view of the site with tree cover, the other shows the street view taken while the trees were in the process of being removed.

The application site remains outside the built-up area, despite nearby ribbon development along the A22 (much of which pre-dates the identification of settlement boundaries). It is not contiguous with the built-up area and is not an allocated site, therefore development is not supported by the Mid Sussex District Plan policy DP6, which contains the most recent policies regarding new housing development.

The proposed bungalow would be in a relatively modest plot and would have a very small garden. This would be out of keeping with the character and appearance of surrounding properties. The Lewes Road area is described in the Ashurst Wood Character Assessment (prepared as part of the evidence base for the Ashurst Wood Neighbourhood Plan) as follows: *with the exception of Wealden House, development is predominantly of detached dwellings which are set back from the road, set in substantial plots with front, side and rear gardens.*

For the reasons set out above, I object to the application.

Yours faithfully,

**Jenny Forbes**