

From: Parish Clerk <clerk@lindfieldrural-pc.org.uk>
Sent: 21 September 2026 11:00:02 UTC+01:00
To: "MSDC Regulatory Services" <mpc@midsussex.gov.uk>
Cc: "Clive Laband" <CLaband@lindfieldrural-pc.org.uk>
Subject: Planning application consultations DM/26/1771 - Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex - LRPC Response

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Dear All,

Please find the attached response to planning consultation DM/26/1771 from Lindfield Rural Parish Council.

Would you kindly add it to the consultation replies please, as I am unable to do so on the portal:

Lindfield Rural Parish Council – Response to Reserved Matters Application DM/26/1771 Land at Scamps Hill, Lindfield Rural

1. Introduction

It's recognised that the current application is seeking Reserved Matters approval for those matters that were not approved through the outline planning consent provided by the appeal. There are additional aspects included within the current Reserved Matters application, notably a travel plan and construction management plan as well as details relating to the construction access. Both the travel plan and construction management plan (which will include the means of access) are covered by way of conditions on the outline planning consent. LRPC understand that these conditions will be the subject of separate discharge of condition applications.

Lindfield Rural Parish Council (LRPC) accepts the principle of development for up to 90 dwellings on the proposed site. We note the appeal decision APPEALS AP/24/0044 which includes the Planning Inspector's decision PINS Ref: 3350075

However, LRPC has significant concerns about the reserved matters application, particularly in relation to active travel, environmental impacts, affordable housing, and local infrastructure capacity, and the subsequent treatment of residual green space.

2. Highway Safety Concerns

LRPC notes that WSCC Highway Authority accepted the Road Safety Audit provided in their response to application DM/24/0446 dated 2 May 2024. We request a copy of this be provided to the LPA and published in the application audit trail for transparency.

LRPC believes that WSCC Highways has not addressed the implications of the existing 40 mph speed limit or the difficulty of slowing on the downhill approach towards Lindfield Parish, which borders the application site and as they simply confirm this is not a highways issue. This presents significant concerns about highway safety and pedestrian access for the community.

These concerns relate directly to the NPPF (17/08/2026) Vision-led approach to planning for transport Sections 15 TR1, TR3 1e, TR6 1b, and 2, TR8 1 and b. Cumulatively the NPPF requires safe and suitable access for all users and avoidance of unacceptable highway impacts.

3. Character and Design of access road

The proposed widening of the access conflicts with planning policy DP26 Character and Design and require the excessive removal of an extended section of established hedgerow. This would harm the visual amenity and rural character of the area and result in unnecessary biodiversity loss. The application does not adequately address these impacts or propose appropriate mitigation.

Traffic data relating to the site access has been shared with the LHA also referred to in HA response to LPA dated 2 May 2024 with 85%ile speeds informing the requirement to redesign the spine road priority junction and sight lines.

This change has caused the need to remove much more of the boundary hedge than outlined in the previous documents provided to the planning inspector at the planning appeal.

4. Sustainability and Environmental Performance

LRPC does not have specialist resources to provide detailed technical comments on the apparent lack of sustainable technologies intended to improve the development's environmental performance. Measures to reduce carbon emissions, including air source heat pumps, could provide greater resilience to the effects of climate change and should be accurately assessed.

The apparent constraints on water supplies in Mid Sussex also require careful consideration.

5. Affordable Housing Policy Compliance

The MSDC Principal Housing Officer has been unable to provide professional endorsement of the application because:

- The number of affordable homes proposed does not comply with MSDC policy.
- The proposed mix places undue emphasis on flats, contrary to policy requirements for a balanced mix.
- Affordable homes are not shown to be tenure blind or pepper potted throughout the development.

These policies exist to prevent the repetition of past developer led mistakes and to support a balanced, integrated community.

6. Cumulative Impact and Strategic Review

On balance, this reserved matters application reinforces the need for a strategic examination of the cumulative transport impacts arising from this and adjacent development. LRPC therefore requests a strategic, policy led review of travel infrastructure provision across the connected communities.

This application does not include an opportunity to comment on iTransport Residential Travel Plan ITS210865-003 included in the application Residential Travel plan ITS210865-003 "builds on Framework Travel Plan by Ashley Helm Associates". Together with Northlands Wood PA and Blackthorns PA residents of the development will always need to cross from the north side of the B2111 to the south side of the road. Lindfield Primary Academy (PA) is missing from relevant state school catchment listing.

The proposed crossing with only tactile paving close to the junction with Gravelye Lane must be upgraded in line with the Transport Initiative Lindfield Connectivity Study. Active Travel Crossing of Lewes Rd from the development to the north side of Lewes Road and Gravelye Lane. (Refer to Transport Initiatives Study – Plan 16 -page 39)

7. Safe Pathways and Active Travel

LRPC is particularly concerned by the absence of a safe, continuous pedestrian and cycle route between the site, the nearby developments at Walstead Park, Heathwood Park, Lindfield Meadows, and Lindfield village. Along parts of the route there is no pavement, leaving pedestrians with no safe alternative to walking beside a busy rural road. This is contrary to NPPF principle DP3 2d "Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport; " and the broader intent of TR1, TR3 and TR4, which requires developments to prioritise pedestrian and cycle movements, and to LTN 1/20, which sets minimum standards for safe, coherent active travel networks.

Without safe active travel routes, future residents will be dependent on private transport, contrary to the principles of sustainable development and sustainable transport.

8. Infrastructure Requirements and Section 106 Contributions

To address local infrastructure deficits, improve road safety and strengthen sustainable transport connections, LRPC requests that MSDC secure Section 106 contributions aligned with the MSDC Infrastructure Delivery Plan (IDP). LRPC specifically requests:

- Funding or part funding for a mini roundabout at the junction of Lewes Road, Gravelye Lane and Scamps Hill on the B2111.
- Strategic alignment with the proposed 20 mph limit being pursued through a Traffic Regulation Order by the neighbouring Parish Council, which LRPC fully supports.

These measures would improve connectivity between communities, support journeys to nearby primary and secondary schools, and provide access to local bus services.

9. Green space and Wildlife corridors

Given Crest Nicholson's history of disposing of land designated for green space and wildlife corridors into private ownership after development completion, it is essential that any planning consent includes a specific and enforceable condition to prevent the same outcome on this site. All land identified within the approved Landscape Masterplan as green space, wildlife corridors, ecological buffers, or otherwise surplus to residential development should be protected from private disposal and transferred, at no cost, to a residents' management company owned collectively by the residents.

This measure would secure the long-term integrity of the site's environmental infrastructure, safeguard biodiversity, and habitat connectivity, and ensure that land intended to deliver ecological and community benefits remains protected in perpetuity.

10. Dark Sky Policy Compliance

Any permission granted must ensure compliance with the Lindfield Rural Parish Council Dark Sky Policy. The reserved matters application does not address this issue. MSDC policies also apply in this respect.

11. Conclusion

LRPC remains committed to constructive engagement with MSDC (LPA) and WSCC (HA)- The Council respectfully requests that the concerns and recommendations set out in this response are fully considered before any reserved matters approval is granted.

Link to Transport Initiatives draft "Lindfield Connectivity Study" for Lindfield Rural Parish Council

= <https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublic.3.basecamp.com%2F%2FsAoRPGo1JNS4VDuBoS1Kijcq&data=05%7C02%7Cmpc%40midsussex.gov.uk%7Cbf4eb8291bd4814b62808df17c71cde%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639255816153169075%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtMiIsIkFOIjoiTWFpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=gZF%2BBaUGRsvaQv9A1rD2iHAznJiEZhJoJEy%2FXFszH3s%3D&reserved=0>.

NB - The newly revised NPPF was published on 17th August 2026 "The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication"

Santi Gil

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 29 July 2026 16:16

To: Parish Clerk <clerk@lindfieldrural-pc.org.uk>; planningsystemssupport@midsussex.gov.uk

Subject: Planning application consultations DM/26/1771 - Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex

Please find attached a consultation letter from Mid Sussex District Council Ref. DM/26/1771. This is sent from an unmonitored email address. Please do not respond to email address.

Regards

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