

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 January 2026 13:25:18 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0827

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 19/01/2026 1:25 PM from Haywards Heath Town Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/25/0827
Address:	Land East Of Lunce's Hill Fox Hill Haywards Heath West Sussex
Proposal:	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 highways information and amended plans received 15/12/2025.
Case Officer:	Steven King

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Comments Details

	<p>The Town Council maintains its objection to this application, reiterating the concerns raised in our previous submissions dated 29 April 2025 and 16 September 2025.</p>
Comments:	<p>The Town Council has reviewed the revised transport documentation and remains of the firm view that the proposal fails the tests set out in the National Planning Policy Framework (NPPF) and Mid Sussex District Plan Policy DP21.</p> <p>While the Town Council acknowledges the NPPF threshold for refusal, it is of the view that the scale of this proposal - generating substantial vehicle movements in a location already suffering from significant traffic stress - will result in a severe residual cumulative</p>

impact on the road network. The additional pressure on surrounding roads and neighbouring villages has not been sufficiently mitigated and will exacerbate existing congestion to an unacceptable degree.

The Council considers the Revised Travel Plan relies heavily on an existing bus network that is infrequent and lacks Sunday provision, thereby failing to provide a "high-quality" or realistic alternative to the private car as required by NPPF Paragraph 112. Furthermore, the absence of a dedicated bus layby on the B2112 is a significant design failure; stopped buses will lead to hazardous overtaking manoeuvres and "stop-start" congestion, further compromising highway safety and air quality.

The Town Council is of the view that the Travel Plan lacks the hard infrastructure necessary to support 130 new households. Without genuine enhancements to public transport frequency and safe, non-car connectivity, the development will remain an isolated, car-dependent enclave, causing severe detriment to the local transport network.

Should the Planning Authority be minded to approve the application, the Town Council suggests that concerns can be mitigated by introducing a consistent 30mph speed limit on the B2112 to safeguard traffic egressing from the site.

Kind regards