

An Outline Planning Application for 725 houses to be built on part of Haywards Heath Golf Course has been submitted to Mid Sussex District Council ref: DM/20/0559

DO YOU WANT TO LOSE THIS?



PLEASE ACT NOW!

Submit a short objection letter - we have attached a guide to help you do this easily. You can do this in the following ways:

- Online at the MSDC planning portal (link below) using reference DM/20/0559 and clicking on "Make a Comment" <https://pa.midsussex.gov.uk/online-applications/>
- By email to planninginfo@midsussex.gov.uk ref DM/20/0559
- By post to Stephen Ashdown, Planning Officer, MSDC, Oaklands Road, Haywards Heath, RH16 1SS

Public meeting planned for 30th March now cancelled due to coronavirus situation – therefore objection letters of vital importance to show strength of public opposition.

Please share this information with family, friends and neighbours who may wish to object. Consider copying your objections to your MSDC Ward Councillors.

Deadline for objections Monday 6th April 2020 so don't delay!

If this application is approved it opens the way to a development the size of Bolnore Village (1000+ extra houses, 3000+ extra residents) being built in this beautiful location.

Please help us to stop this happening. Thank you for your support!

Guidance on writing your objection letter

Please **DO**:

- Refer to material considerations listed below and impact they will have on your life. Relevant MSDC District Plan Policies have been referenced (DP*) and National Policy Planning Framework statements (NPPF)

Please **DO NOT**:

- Copy and paste comments from another letter - your own words have greater impact
- Mention issues such as morals of the developer, developer track record, loss of view, or negative effect on the value of properties - not material considerations and will not impact the decision.

Here is a list of some issues identified, not exhaustive, which you might like to include in your letter. Choose those of most importance to you and add your own. Please expand and write them in your own words:

Specific and Material Planning Issues relating to the HHGC Development:

- **HHGC site (503) not allocated for development** on the MSDC Site Allocation (SHELAA) list - more suitable development sites identified to fulfil housing numbers required by MSDC to 2031. Not allocated for development in Lindfield and Lindfield Rural Neighbourhood Plan or the Mid Sussex District Plan.
- **Development outside Built-up Boundary** - contravenes policies DP6 and Neighbourhood Plan as >10 dwellings outside built-up area boundary of HH and Lindfield.
- **Strain on Local Services** - this application looks like phase 1 of a bigger development (not all available HHGC land included in this application) resulting in huge development of c.1100 units in medium term. Additional 3000+ people accessing local services e.g. local GP surgeries (already oversubscribed), PRH, local primary/secondary school - places stretched and many not walking distance or long walks (Lindfield Primary 28+ minutes, Blackthorns 27+ minutes Google Maps).
- **Site not accessible** - isolated location in relation to local services (GPs, schools, HH station, bus stops, recreation centres, shops etc) so access relies heavily on car. Walking times (Google Maps) - 30+ min to HH station, 40+ min to HH Town Centre, 25+ min to Lindfield High Street. Lack of viable cycle routes and hilly topography. Narrow footpaths to walk to schools/station etc.
- **Development not sustainable** – DP6 and NPPF para 103 encourage sustainable development by providing opportunity to live and work within local community, reducing need for commuting, and with choice of transport modes to decrease congestion and emissions. HHGC site not sustainable as transport links extremely limited (30+ minute walk to bus stops and essential services). Limited options to improve links. Therefore, likely detrimental effect on air quality from increased car use. Does not meet objectives of DP1, DP6 or DP21
- **Major Traffic issues** – 725 units resulting in c.1500 extra cars using local road network unsuited to large traffic volume. All nearby roads affected are C-class or narrow residential roads - High Beech Lane, College Road, Copyhold Lane, Portsmouth Lane, By Sunte, Sunte Avenue, Gander Hill, Mill Green Road, Summerhill Lane etc. High Beech Lane estimated 60-90% increase in traffic (from Fairfax submissions) and wider negative impact on HH traffic flow. Proposed diversion of road does nothing to mitigate negative impacts of increased traffic flow or congestion resulting from development.
- **Lack of Public Transport Capacity** – HH station trains full to standing in rush hour. Station car park at full capacity during week - no scope to extend due to existing foundations. No commuter parking space in surrounding streets. Limited bus service within walking distance.

- **Site Overdeveloped** - High density development proposed does not reflect low density, semi-rural character of adjoining residential lanes. Density of developed part of site is 34.5 houses/hectare compared to around 10 houses/hectare surrounding.
- **Site not suitable for residential development** – Noise pollution from railway line identified as major problem in properties to the west of the site by Environmental Health Officer – impacting enjoyment of properties and gardens. Potential problem with subsidence/slope stability of site – land stability study required for development site on opposite (east) side of High Beech Lane due to geological concerns raised.
- **Detrimental effect on character of landscape and village.** Greenfield, rural site borders ancient woodland and semi-natural woodland (Wickham Wood, Birchen Wood, Sugden Wood, Staver's Copse). Bordering and visible from High Weald Area of Outstanding Natural Beauty. Site in area designated as Countryside Area of Developmental Restraint by MSDC. No justification for creating high density development here. Urbanising impact on currently relatively undeveloped landscape which gives semi-rural character to this edge of Lindfield. Contravenes aims of National Planning Policy Framework (NPPF) – harmful development that would not maintain or enhance quality of rural character (NPPF Section 15 and NPPF paragraph 170)
- **Loss of access to countryside walks** across golf course, used extensively by ramblers and dogwalkers. MSDC walk leaflet says “public footpath leading to Ardingly Reservoir (approx. 6 miles/9.6 kilometres round trip), crossing the Haywards Heath Golf Course. This is considered to be one of the nicest walks in Mid Sussex.” <https://www.midsussex.gov.uk/media/1557/haywards-heath-circular-town-walk-and-map.pdf>
- **Loss of Sporting and Social Facilities** - loss of excellent 18-hole golf course for local residents. Much-used, recreational facility e.g. kids' golf lessons etc. Loss of HHGC clubhouse bar and catering - much used, good-value venue to hire for local community and businesses to host functions and meetings. Contrary to NPPF para 97 to preserve existing sport/recreational facilities.
- **Unsuitability of Lindfield Golf Club (LGC) for relocation of HHGC.** LGC inferior quality to HHGC. Issues with deliverability of improved golf course and clubhouse at LGC as located in High Weald AONB - restrictions on development (see withdrawn planning application DM/19/3113). Parts of LGC in flood zone 3 area by River Ouse. Poor accessibility down narrow country lanes. No current contractual agreement between HHGC and Fairfax to relocate club.
- **Good viability of HH Golf Club** – HHGC has thriving membership, longer and higher standard golf course than Lindfield GC. HHGC could expand easily - owns unused Academy Field. Alternative option (if lease renewal successfully refused) to use land for alternative Sports Facility/Country Club/Parkland e.g. Brighton and Hove Council Jan 2020 rewilded the council owned Waterhall Golf Course to chalk grasslands.
- **Problems with Deliverability of site** – benefit of Restrictive Covenants owned by several adjoining landowners over much of HHGC site restrict use of land to golf/agriculture – believed to be enforceable. HHGC has statutory rights regarding renewing their lease of the land when current lease expires in Dec 2022. These two issues are potential obstacles to deliverability of site.
- **Ecological damage** – loss of habitat predicted to affect bats, breeding birds, dormice, great-crested newts, reptiles and hedgehogs (Environmental statement vol 1). Light pollution affecting nocturnal animals, birds and bats– currently no street lighting in roads in immediate vicinity to golf course (Roundwood Lane and Sandridge Lane) so very dark at night. Owls regularly heard here. Loss of enjoyment of night sky - meteor showers and Milky Way currently visible from HHGC on a clear night. Loss of green, wildlife corridors across golf course linking the woods and surrounding countryside. Risk to wildlife from traffic and noise pollution in development once built.
- **Tree destruction** – Of 572 trees on site, 294 (>50%) earmarked to be removed including high-value mature oak (predating golf course) and other class A trees from golf course. Many ornamental trees on course are very old as planted up to 100 years ago when golf club opened.
- **Flooding of local properties/roads** - ongoing issues with flooding and run off on High Beech Lane/By Sunte and north Roundwood Lane gardens. (Add photos if available).