

Lindfield Parish Council

DRAFT SUBJECT TO THE APPROVAL OF PTTC ON 14th July 2026

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday 23rd June 2026 in the King Edward Hall, Lindfield.

PTTC Members:

Parish Councillors:

Mr D Lowman (Chair)*	Mr S Nisbett*
Mr T Webster (Vice-Chair)	Mrs V Upton*
Mrs A Beecroft	Mr I Wilson
Mrs I Burns	Mr D Woolley
Mrs A Matthews*	

* Denotes absence from the meeting

In attendance: No members of the Public
Mrs T Cruickshank (Deputy Parish Clerk)

The Meeting commenced at **19.45**.

In the absence of Cllr Lowman, it was agreed as Vice Chair Cllr Webster would chair the meeting.

17. Apologies

Apologies were received from Cllrs Lowman, Matthews, Nisbett and Upton.

18. Declarations of Interest

There were no declarations of interest raised at this point in the meeting.

19. Approval of Minutes

- 19.1 The draft Minutes of the Planning Transport and Traffic Committee meeting held on 2nd June 2026, having previously been circulated were **agreed** as a true and correct record of the meeting.

20. Public Forum

- 20.1 None

21. Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC), West Sussex County Council (WSCC) for consideration.

Appendix One shows the application details and agreed responses. For each application, the observations of the members who had studied the plans were read out and any public comments received, before discussion by the Committee, as summarised below (where applicable).

22. To note appeals lodged and appeal decisions made, to note any licencing applications

None pertaining to Lindfield Parish Council.

23. To receive and planning decisions made by Mid Sussex District Council (MSDC)

Reference	Address	MSDC	LPC
DM/26/0837	Porters 58 High Street	Permitted	No objection
DM/26/0887	5 Meadow Lane	Permitted	No objection
DM/26/0951	19 Meadow Lane	Permitted	No objection
DM/26 0908	12 Brook Lane	Permitted	No objection
DM/26/1111	Footpath rear of 208-214 The Welkin	Refused	No objection.
DM/25/2028	St Johns House, 151 The High Street (LBC)	Refused	No objection subject to the conservation officer's satisfaction.

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DM/25/2069	St Johns House, 151 The high Street	Refused	No objection subject to the conservation officer's satisfaction
DM/25/0923	4 Porstmouth Wood	Permitted	No objection
DM/26/0962	2 By Sunte	Permitted	No objection
DM/26/0607	16 Compton Road	Permitted	No objection
DM/26/0532	6 Chaloner Road	Permitted	No objection
DM/26/1014	5 Alder Way (LDC)	Permitted	No objection

The above planning decisions were **noted**.

24. Report on any issues addressed since the previous PTTC meeting to meet external deadlines and to consider further action required, if any;

The Deputy Clerk asked for delegated authority to submit comments on planning application DM/26/ 0157, 66 Meadow Drive, due to the quick turn around on the application.

Members **agreed** a response of 'No objection. To be ratified at the 14th July's PTTC meeting.

25. Budget Report

25.1 There had been no recent expenditure. Committee **noted** this item.

26. Action list

26.1 Committee Noted this item.

27. Transport and Traffic Working Group 2026

27.1 It was noted by Cllr Webster that it was necessary to get the application process underway to meet the 31st July deadline.

Cllr Woolley gave verbal report, he had been collating the responses to question 14 'Please give your reasons why you do or do not support the 20mph speed limit proposal' and was categorising the answers into groups. This will be shared at the next Transport and Traffic working group on the 10th of July.

The Deputy Clerk will share any responses received from stakeholders and community groups with the working group; these will form part of the application.

28. Matters Arising (for noting or deferral to a future meeting only)

None

The meeting closed at 20.15pm. The Committee next meets on Tuesday 14th July 2026.

Approved.....Chair

Date

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Appendix One – Responses to Planning Applications received from Mid Sussex District Council

Item	Year	Ref	Property	Street	Proposal
1	2026	1145	41	Brookway	Rear single storey extension (LDC)
Response: Lindfield Parish Council has no comment.					
2	2026	1205	Little White Gates	Back Hill	Proposed front/highway boundary fence.
Response: Lindfield Parish Council has no objection to this application.					
3	2026	0412	Barrington House	Portsmouth Wood Drive	Proposed ground mounted PV solar panels. Additional Information received on 21.05.2026.
Response: Lindfield Parish has no objection to this application.					
4	2026	1049	Esmeralda Cottage/43	West Common	Proposed first floor side extension, roof extension and alterations (Amended plans received 02.06.2026)
Response: Lindfield Parish Council has no objection to this application.					
5	2026	1329	61	Denmans Lane	(T1) Oak - remove epicormic growth to main branch break
Response: Lindfield Parish Council has no objection to this application.					
6	2026	1365	235	The Welkin	3 x Oak Trees - 5m crown lift on all three trees and reduce lateral branches back to previous cut points. Remove epicormic growth.
Response: Lindfield Parish Council has no objection to this application.					
7	2026	0336	36	Blackthorns	Two storey front extension, including canopy porch, first floor side extension, two storey rear extensions, solar panels to rear roof slopes and replacement windows. (Tree information received 13.05.2026, revised description agreed 01.06.2026, revised plans received 01.06.2026 and 02.06.2026)
Response: Lindfield Parish Council has no objection to this application.					
8	2026	1355	Crosskeys,76	High Street	Construction of a single-storey extension to the rear elevation, attached to the existing property by means of a glazed link. Fenestration alterations to include the addition of a porch canopy to the rear elevation, replacement of all existing windows with double glazed units, insertion of roof lantern at first floor level, and roof windows at second floor level. Renewal of existing pitched and flat roof coverings. Internal alterations throughout the ground, first, and second floors. Extension of existing detached Garage to provide a Gym/Games Room. Construction of a detached Workshop and Storage outbuilding to the rear of the garden. Associated hard and soft landscaping works to comprise new terracing and planting

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Item	Year	Ref	Property	Street	Proposal
Cllr Beecroft declared a personal interest in this application and took no part in the discussion. Response: Lindfield Parish Council has no objection to this application.					
9	2026	1356	Crosskeys,76	High Street	As above (LBC)
Response: Lindfield Parish Council has no objection to this application.					
10	2026	1380	12	Old School Court	Goat Willow (Salix Caprea) - Fell to ground level
Response: Lindfield Parish Council has no objection to this application.					
11	2026	1388	Old Dairy Cottage, 1B	Backwoods lane	T1 Ash - Fell. T2 Sycamore - Fell. T3 Horse Chestnut - Fell
Response: Lindfield Parish Council defers to the MSDC Tree Officer but ask that the following points are considered. The proposed felling of three trees is not supported by a clear statement from a qualified tree surgeon. A brief reference to honey fungus in one tree is not backed by any expert evidence. Apart from one dead stem on the chestnut, these mature native trees appear healthy and make an important contribution to the character and heritage of the common. Their removal would significantly alter the street scene and could set a precedent for further loss of trees along this row, harming the area's visual amenity.					
12	2026	1439	1	Portsmouth Wood	Removal of Condition No: 1 relating to Planning Application DM/21/2017 - to remove the time restriction from the planning permission so that the fence can stay permanently in place
Response: Lindfield Parish Council has no objection to this application.					
13	2026	1460	Mulberry Cottage, Old Place	High Street	Replacement of rooflight with conservation rooflight. Removal of dormer and replacement with a conservation rooflight. Construction of new dormer window to match existing dormer windows. Replacement of modern timber doors with Crittall style doors and reinstatement of original gates. Replacement of casement windows to match existing. Reconfiguration of internal layout. Removal of modern plasterboard ceiling to expose roof structure. Installation of roof insulation at rafter level. Replacement of garage doors. Minor landscaping works. New electric car charging point.
Response: Lindfield Parish Council has no objection subject to the satisfaction of the conservation officer.					
14	2026	1461	Mulberry Cottage, Old Place	High Street	As above (LBC)
Response: Lindfield Parish Council has no objection subject to the satisfaction of the conservation officer.					

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Item	Year	Ref	Property	Street	Proposal
15	2026	1140	Rear of 129 & 133	High Street	T1 - Hazel: Reduce/coppice by 3m. T2- Prunus: Reduce by 2.5m. T3 - Oak: Crown lift to 3m lowest limbs. T4 - Willow: Reduce by 4m to suitable pruning points. T5 - Cedar: Crown lift to 4m. T6 - Conifer: Remove. T7 - Yew: Remove lowest 3 limbs.
Response: Lindfield Parish Council has no objection to this application.					
16	2026	1478	Chestnut Cottage, 131	High Street	T1 - Horse chestnut: Repollard back to previous points at 2m from height and cardinal point. T2: Portuguese Laurel - Fell. T3 - Holly - Fell
Response: Lindfield Parish Council has no objection to this application.					
Application in neighbouring Towns and Parishes					
17	2026	1315		Land West of Gatesmead, Wickham Way Haywards Heath	Proposed 49 new homes together with open space and associated infrastructure.
Response: Objection - See below.					
Notes: 1. Lawful Development Certificate (LDC) applications (“...an application to establish whether the development is lawful...”) - no response will normally be provided. 2. Where application addresses are listed more than once with different reference numbers but the same description, this indicates that more than one type of planning application is required for the work (e.g., both a Householder or Full application and Listed Building Consent)					

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Objection to Planning Application DM/26/1315 Land West of Gatesmead, Wickham Way, Haywards Heath

Loss of Green Space, Biodiversity and Environmental Harm

The proposal would result in the loss of approximately 11 acres of open grassland, causing significant and irreversible harm to local character and biodiversity.

Local residents have recorded the presence of several notable and protected species on the site, including:

- Black redstart (Schedule 1 protected species; fewer than 100 breeding pairs in the UK)
- Slow worm (protected under wildlife legislation)
- Additional species including green and great spotted woodpeckers, buzzards, sparrowhawks and red kites

Given the ecological sensitivity of the site, the applicant's submitted ecological assessment should be subject to independent verification to ensure accuracy and completeness.

Further concerns arise regarding:

- Potential pollution of the adjacent watercourse through site run-off
- The site's proximity to the railway embankment
- Increased noise, air and light pollution, adversely affecting both wildlife and residential amenity
- A comprehensive Flood Risk Assessment is essential, particularly given past concerns regarding the presence of natural springs in this area, which may increase the risk of groundwater flooding and place additional pressure on local drainage infrastructure

These impacts are contrary to:

NPPF Chapter 15 Conserving and Enhancing the Natural Environment

Mid Sussex District Plan Policy DP12 Protection and Enhancement of Countryside

Access and Highway Safety

The development relies entirely on vehicular access via Gatesmead, a narrow and quiet residential road not designed to accommodate the traffic associated with a development of this scale.

The application fails to adequately address:

- Highway safety risks, including pedestrian safety
- Junction capacity and visibility splays
- The impact of construction traffic
- Suitability for refuse and emergency vehicles

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- Existing congestion, particularly during the school run

In its current form, the proposal raises significant concerns regarding safe and suitable access.

Pressure on Local Infrastructure

Existing local infrastructure is already under considerable strain, including:

- School capacity
- GP and healthcare provision
- Drainage and sewerage systems

Given recent warnings from Southern Water advising reduced water use during hot weather to manage shortages, this proposal would exacerbate existing pressures on local water infrastructure, an issue that does not appear to be being adequately addressed in planning for new developments across the South East.

The application does not provide robust or credible evidence demonstrating that the additional demand arising from 49 new dwellings can be accommodated without further degradation of services for existing residents.

Undetermined Public Right of Way (DMMO 3/22)

A Definitive Map Modification Order (DMMO 3/22) affecting this site has been outstanding with West Sussex County Council since 15 November 2021, a period now exceeding four and a half years.

Until this application is determined, the legal status of the claimed Public Right of Way (PRoW) across or adjoining the site remains unresolved. Determining the present planning application in advance of this decision would risk prejudicing the outcome of the DMMO process and could lead to irreversible harm should the route be confirmed.

Accordingly, the application should be deferred until the DMMO has been properly determined.

Conclusion and Request

For the reasons set out above, Lindfield Parish Council objects strongly to this application.

Should the case officer be minded to approve the development, it is formally requested that the application be referred to the Mid Sussex District Council Planning Committee for full and transparent determination.