
From: lewesplanningcomments [REDACTED]
Sent: 06 January 2026 15:44
To: lewesplanningcomments [REDACTED]
Subject: FW: Comments for Planning Application <LW/24/0820> Customer objects to the Planning Application

From: [REDACTED]
Sent: Tuesday, January 6, 2026 3:44:00 PM (UTC) Coordinated Universal Time
To: lewesplanningcomments [REDACTED]
Subject: Comments for Planning Application <LW/24/0820> Customer objects to the Planning Application

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/01/2026 3:43 PM from Mr Paul Vidler - Clerk to Westmeston Parish Council.

Application Summary

Address: Land South Of Green Road Wivelsfield Green East Sussex

Proposal: Outline application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road

Case Officer: Mr James Smith

[Click for further information](#)

Customer Details

Name: Mr Paul Vidler - Clerk to Westmeston Parish Council

Address: 162 Havelock Road Brighton

Comments Details

Commenter
Type: Town Parish Council

Stance: Customer objects to the Planning Application

Reasons for
comment:

- Building in Countryside
- Contextual Significance
- Contrary to Policy
- Lack of Infrastructure
- Out of Character
- Outside Planning Boundary
- Traffic Generation

Comments: Westmeston Parish Council reiterates its previous objections to the application, which are not addressed by the submitted amendments to the proposals.

The Parish Council's previous objections are as follows:

Westmeston Parish Council objects to this development on the following grounds.

Housing development outside of the settlement boundary:

The site is not allocated for development in either the Lewes District Council Local Plan Part 2 (LPP2) or the Ditchling, Streat and Westmeston Neighbourhood Plan (DSWNDP).

The site is located outside the planning boundaries, as set out in LLP2 Policy DM1, where the distinctive character and quality of the countryside will be protected, and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated.

The development strategy in the DSWNDP seeks to preserve the character of the plan area through the careful control of development. Westmeston is identified as a rural parish unsuitable for significant new development. Development should generally only be allowed within Ditchling's settlement boundary. Development in Westmeston should only be allowed in exceptional circumstances.

DSWNDP Policy DS1 sets out the exceptional circumstances where development will be permitted outside of the settlement boundary, where it complies with relevant policies in the development plan. In particular, within Westmeston parish:

(a) The site is not allocated for development or safeguarded for the proposed housing use as part of the development plan.

(b) Whilst affordable housing is proposed as part of the development, its location is not identified.

(c) The proposal is not for the replacement or extension of existing dwellings.

(d) The development is not small scale which supports an existing rural business.

(e) Low-key countryside recreation and tourism is not proposed.

(f) Community infrastructure is not proposed.

(g) This is not a previously developed site.

Even if the proposals did comply with the exceptional circumstances set out in Policy DS1, it is considered they would not comply with other relevant development plan policies.

Impact on landscape and biodiversity, including West Wood:

Policy CONS2 of the DSWNDP requires new development to be of a high standard of design in harmony with the distinctive character of the area, including that natural and local landscape features are protected.

Figure 3.7/2 of the DSWNDP identifies West Wood as a local landscape feature. Policy CONS6 requires the distinctive landscape of the plan area to be conserved and enhanced.

West Wood is identified in Figure 3.7/4 as a deciduous ancient woodland forming part of the local ecological network. Policy CONS9 requires the protection of habitats and biodiversity and for proposals to give regard to the core elements of local ecological networks identified in Figure 3.7/4.

West Wood is also identified in Figure 3.7/10 as a notable area of green infrastructure in the plan area. Policy CONS12 requires the safeguarding of the existing infrastructure network from the adverse effects of new development.

There is a public footpath between Eastern Road and Hundred Acre Lane across the south-western part of the application site and through West Wood, identified as a notable green link in Figure 3.7/12. Policy CONS13 requires proposals for developments that lie on or adjacent to footpath links not to prejudice the retention and enhancement of these routes.

The development of the four distinctive open fields with hedgerow boundaries in the south-western part of the site within Westmeston, which currently provides a large area of open land to the south of Wivelsfield Green village, would have a significant adverse impact on the setting of the West Wood ancient woodland and the landscape of this part of the DSWNDP area. Whilst the proposals include a buffer zone between the proposed housing and West Wood, the nearest part of the developed area would be only 40m from the northern boundary of the ancient woodland at its nearest point, thereby destroying the open character of the four fields and the setting of West Wood, identified in the DSWNDP as a local landscape feature, part of the local ecological network and a notable area of green infrastructure in the plan area.

Whilst there is an existing public footpath through West Wood, its usage would be significantly increased by residents of the proposed 150 houses. Improved public access to West Wood and a landscaped buffer zone are proposed as part of the development. However, these are not considered to be sufficient to effectively manage increased footfall to West Wood and protect the ancient woodland from future harm and damage. Whilst protection and enhancement measures can be provided to mitigate the impact of increased usage of the public footpath within the application site, this would not be possible within West Wood, which lies outside the applicant's ownership.

Traffic impacts:

The most direct vehicular route between the new development and Westmeston parish is along Hundred Acre Lane. This is a dangerous, narrow country lane which is unsuited to the increased traffic levels which would result from the proposed development of 150 houses on the site.

Not only will traffic to Westmeston use Hundred Acre Lane, but southbound traffic will also use this Lane, Middleton Common Lane and Spatham Lane in part to avoid the severe Ditchling bottleneck. The bottleneck would get worse and tailbacks increase significantly.

Infrastructure impacts:

Several new housing-estates have been built on the south side of Burgess Hill and in Hassocks. This will stress infrastructure and facilities such as roads, health facilities and schools which are already under strain.

Kind regards