

Statement of Common Ground [R6]

Colwell Farm, Haywards Heath

Miller Homes Limited

Appeal Reference: 6005786

LPA Planning Reference: DM/25/0445 / AP/26/0023

Appeal By Miller Homes Ltd

27 July 2026

Revision: 4

Signed:



NEIL MARSHALL

Partner – i-Transport LLP on behalf of Miller Homes Ltd

Date: 27/07/2026

Signed:

John Russell

On behalf of Protect Colwell Farm Action Group (Rule 6 Party)

Date:

Revision Record

Version	Comment	Date	Author
1	Draft	14/07/2026	Neil Marshall
2	2 nd Draft	21/07/2026	Neil Marshall & John Russell
3	3 rd Draft	24/07/2026	Neil Marshall & John Russell
4	Final	25/07/2026	Neil Marshall & John Russell

TOPIC SPECIFIC STATEMENT OF COMMON GROUND – TRANSPORT AND HIGHWAYS MATTERS

SECTION 1 INTRODUCTION

- 1.1 This Statement refers to the Section 78 Planning appeal against the Council's decision to refuse outline planning permission (Council reference: DM/25/0445) at a site known as Land at 'Colwell Farm, Lewes Road, Haywards Heath'. The agreed description of development is *"Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses"*.
- 1.2 This Statement addresses the specific matters relating to transport, access, and highways. It covers matters that are agreed between the Appellant and the Protect Colwell Farm Action Group (PCFAG) and includes:
1. Introduction
 2. List of relevant Development Plan policies relevant to highway matters
 3. List of relevant supplementary planning guidance published by the LPA and other material considerations.
 4. List of transport and highways reports and drawings submitted with the planning application that are for consideration.
 5. Matters of agreement.
 6. Matters of disagreement
 7. Potential planning conditions and obligations

All plans referenced in this SoCG are provided as Appendix A

Reason for Refusal 2

- 1.3 *"The site is considered to be an unsustainable countryside location where pedestrian access to the town centre would not be convenient or attractive for future residents, and this could not be sufficiently mitigated by the proposed off site works in this application. Therefore, the proposal would result in heavy reliance on the private car to address basic day to day needs from local services and shops. The proposal therefore conflicts with policy DP21 of the Mid Sussex District Plan 2014-2031 and the provisions of the NPPF which seeks to actively managing [sic] patterns of growth to make the fullest possible use of public transport."*

SECTION 2 LIST OF PLANNING POLICIES RELEVANT TO HIGHWAY MATTERS

- 2.1 The National Planning Policy Framework (NPPF) (2024) policies 110, 115(a) and 115(b).
- 2.2 The adopted Development Plan comprises:
- Mid Sussex District Plan 2014–2031 (adopted 28 March 2018) – hereafter the MSDP
 - Site Allocations Development Plan Document (DPD) (adopted 29 June 2022) – hereafter the SADPD
 - Haywards Heath Neighbourhood Plan (2016–2031) (made in 2016) – hereafter the HHNP
- 2.3 The following Mid Sussex District Plan 2014–2031 policies are considered relevant to transport/highways matters:
- DP21 (Transport) – referenced within Reason for Refusal 2.
- 2.4 On 15th May 2026, the site was included on the 'Long List' of sites which are being considered for allocation in the emerging Mid Sussex Local Plan.

**SECTION 3 LIST OF RELEVANT SUPPLEMENTARY PLANNING GUIDANCE PUBLISHED BY
THE LPA/LHA AND OTHER MATERIAL CONSIDERATIONS**

3.1 The following are relevant supplementary planning guidance and other material considerations to highway matters published by the LPA:

- Mid Sussex Supplementary Planning Document 'Development Infrastructure and Contributions'
- Haywards Heath Town Centre Masterplan Supplementary Planning Document (March 2021).

3.2 The following is other guidance relevant to highways matters:

- WSCC Active Travel Strategy 2024-2036
- WSCC Transport Plan 2022-2036
- Haywards Heath Town Centre Masterplan (2023)
- Cycle Infrastructure Design – Local Transport Note 1/20 (July 2020)
- Inclusive Mobility Guidance 2021
- National Design Guide, 2021
- Planning for Walking, 2015
- Planning for Cycling, 2014
- Guidelines for Providing Journeys on Foot, 2000
- Manual for Streets, 2007
- Manual for Streets 2, 2010
- 20 Minute Neighbourhoods, 2021

3.3 Planning Practice Guidance (PPG) is also a material consideration.

SECTION 4 LIST OF TRANSPORT / HIGHWAYS REPORTS AND DRAWINGS SUBMITTED FOR CONSIDERATION

- Transport Assessment (i-Transport report reference ITL19597-001A, dated 9 January 2025 (Core Document (CD) 1.19)
- Framework Travel Plan (i-Transport report reference ITL19597-006A, dated 9 January 2025). (CD1.20)
- Planning Application Highways Response (i-Transport report reference ITL19597-007, dated 26 March 2025).(CD 2.2)
- Planning Application Highways Second Response (i-Transport report reference ITL19597-009A, dated 2 June 2025). (CD 2.17)
- Proposed Site Access Arrangement from Lewes Road (A272) (Drawing No. ITL19597-GA-004 Rev H) (within CD 2.17)
- Wider dropped kerb and tactile paving package (Transport Assessment Figure 6.2). (within CD 1.19)
- Proposed footway improvements at Snowdrop Lane (Drawing No. ITL19597-GA-021 Rev A) (within CD 2.2).
- Potential Lewes Road footway improvements at existing lay-by (Drawing No. ITL19597-GA-018) (within CD 2.2).
- Proposed uncontrolled crossing across Lewes Road (Drawing No. ITL19597-GA-011 Rev B) (within CD 2.17).
- Plan showing local amenities and facilities (Transport Assessment Figure 6.1) (within CD 1.19).

SECTION 5 MATTERS OF AGREEMENT

5.1 The key matters agreed between the Rule 6 Party's transport consultant (John Russell Transport Planning) and the Appellant's transport consultant (iTransport) are agreed based on information provided in the agreed list of reports and drawings provided at Section 4, and from the following WSCC documents:

- Pre-application Consultation Response received 1st August 2024
- Updated Pre-application Consultation Response received 19th August 2024
- Additional Pre-application Consultation Response received 9th September 2024
- Consultation Response received 20th March 2025

5.2 MSDC has concluded that the site is in a sustainable location for the purposes of NPPF 110 and 115.

Local Transport Provision

5.3 The Rule 6 Party does not contest Section 4 of the submitted Transport Assessment.

Multi-Modal Trips

5.4 Section 5 and Section 7.5 of the submitted Transport Assessment provide a reasonable summary of the potential multi-modal trips to be generated by the Appeal site.

Services and Facilities

5.5 Section 6 of the submitted Transport Assessment provides an accurate summary of the location of public transport service provision and the associated timetables.

Distances on Foot and by Cycle

5.6 The shortest distances on foot or by cycle from the site access together with the shortest distances on foot from the midpoint of the site to the relevant services and facilities that will form part of the daily destinations for future occupiers of the site are provided in **Table 1**. The measurements all follow the most direct walking and/or cycling route from the site to the named location, using public highways and/or Public Rights of Way. Image 6.1 of the submitted Transport Assessment identifies the routes taken at the local level. Figure SOCG1 attached to this report shows this at the wider area. The Haywards Heath Town Centre Boundary is defined in the Mid Sussex District plan 2014-2031 Policies Map (and Policy DP2).

5.7 Whilst the application is in outline, with all matters reserved except for access, based on the indicative site layout, the first dwelling is located 130m from the site access, the furthest dwelling is located 480m from the site access. The midpoint of the Appeal site is 305m from the access to Lewes Road (this being the midpoint between 130m (the distance to the first dwelling shown on the Outline Masterplan (CD1.6) from Lewes Road) and 480m (being the furthest distance to a dwelling shown on the Outline Masterplan (CD 1.6))).

Table 1: Measured Distances from Site Access to Everyday Services and Facilities

Land Use	Name	Walking distance in metres from access to the Appeal Site on Lewes Road.		Walking Distance in metres from midpoint of Appeal Site		Cycling distance in metres from access to the Appeal Site on Lewes Road.
		Walking Distance utilising footpath HAH-29CU	Walking Distance utilising existing paved walking infrastructure	Walking Distance utilising footpath HAH-29CU	Walking Distance utilising existing paved walking infrastructure	
Education	Northlands Wood Primary Academy	570	880	875	1,185	950
	St Wilfrid's CofE Primary School	1,770	1,770	2,075	2,075	1,770
	St Joseph's Catholic Primary School	2,120	2,120	2,425	2,425	2,120
	Oathall Community College (secondary)	2500	2700	2,805	3,005	3,000
Leisure	Walnut Park and Forest Fields Play Area	580	750	885	1,055	750
	Post box	215	215	520	520	215
	Haywards Heath FC	1900	2300	2,205	2,605	2,400
	Dolphin Leisure Centre	3400	3400	3,705	3,705	3,600
Retail	Tesco Express	720	1010	1,025	1,315	1,200
	Shell Petrol Garage Shop	1,010	1,010	1,315	1,315	1,010
	The Co-op	1,530	1,530	1,835	1,835	1,530
	Boundary of Haywards Heath Town Centre	1,860	1,860	2,165	2,165	1,860
Health	Kamsons Pharmacy	710	1,200	1,015	1,505	1,200
	Northlands Wood Practice (GP)	760	1250	1,065	1,555	1,250
	Princess Royal Hospital and Emergency Room.	1,100	1,100	1,405	1,405	1,100
	Dentalessence Dental Surgery	2,120	2,120	2,425	2,425	2,120

Bus Stops

- 5.8 The nearest bus stops to the Appeal Site are located on Northlands Avenue have a provision of real time information, seating, and shelter. These are located:
- 770m from the access to the Appeal Site on Lewes Road utilising footpath 29CU
 - 1,075m from the midpoint of the Appeal Site utilising footpath 29CU

Rail

- 5.9 Haywards Heath Railway Station has 180 services a day and has cycle rack and park-and-ride provision.
- 5.10 Haywards Heath Railway Station is located 3,150m walk distance from the access to the Appeal Site on Lewes Road. This is approximately 3,455m walk distance from the midpoint of the Appeal Site.

Department for Transport Connectivity Tool

- 5.11 The site access has a Connectivity score of 53 (the Highways SoCG incorrectly states 43) and a Local Authority Banding of “B”. The Site score ranges from 41 to 53 at the site access.

Highways Safety

- 5.12 It is agreed that the Appeal scheme is acceptable in highways safety terms.
- 5.13 Automatic Traffic Counter (ATC) survey used for the highway designs was undertaken over a 7-day period from Thursday 7 December to Wednesday 13 December 2023 on Lewes Road adjacent to the proposed site access and recorded 85th percentile speeds used for visibility design of 41.3 mph eastbound and 42.5 mph westbound in the AM peak, and around 40.1mph eastbound and 41.2 mph westbound in the PM peak.
- 5.14 The proposed All Purpose Simple Priority Junction Access from Lewes Road (A272) (Drawing No. ITL19597-GA-004 Rev H) provides for safe access to the site for all users.
- 5.15 A Stage 1 Road Safety Audit has been undertaken of the access and the Appellant has satisfactorily responded to all recommendations of the auditor.
- 5.16 The visibility splays at the site access are achievable within the adopted highway and compliant with design standards (Drawing No. ITL19597-GA-004H).
- 5.17 The uncontrolled pedestrian crossing at the site access is appropriate and safe, with compliant pedestrian visibility splays and inclusion in the access design (Drawing No. ITL19597-GA-004H).
- 5.18 The off-site highway improvements agreed at determination provide the following mitigation:
- Dropped kerbs and tactile paving package (TA Figure 6.2).
 - Snowdrop Lane footway improvements (Drawing No. ITL19597-GA-021 Rev A).
 - Lay-by on footway on Lewes Road replaced by shorter loading bay (Drawing No. ITL19597-GA-018).
 - Birch Close footway widening and uncontrolled crossing (Drawing No. ITL19597-GA-011 Rev B).

Highways Capacity

- 5.19 It is agreed that the Appeal scheme is acceptable in highways capacity terms
- 5.20 Section 7.6 of the submitted Transport Assessment summarised the operational analysis and indicates the access junction will operate within capacity with negligible queuing and delay.
- 5.21 Section 7.6 of the submitted Transport Assessment summarised the traffic modelling of the surrounding highway network, including the Birch Hotel Roundabout, and demonstrates that it will continue to operate within capacity with the development. No mitigation or upgrades are necessary to make the development acceptable in highway capacity terms

Highways Contributions

- 5.22 It is agreed that the Appeal scheme is acceptable in highways capacity terms.
- 5.23 The TRO process to seek extension of the 30mph limit east of the site access is desirable but not required for vehicular access acceptability. It will be progressed as a separate process, secured by S106, with delivery (if successful) via a s278 highway agreement.
- 5.24 Additional off-site improvement since determination include: a £10,800 financial contribution towards surfacing improvements to Public Footpath 29CU between Lewes Road and Cobbetts Mead to be delivered by WSCC.
- 5.25 The approved Framework Travel Plan will be secured through the Section 106 Agreement, including monitoring arrangements and agreed monitoring fee

SECTION 6 MATTERS OF DISAGREEMENT

6.1 The following matters are in disagreement between PCFAG and the Appellant.

- 1) Whether the site has good access by walking and other sustainable modes of travel to local services and facilities.
- 2) Whether the site has good access by walking and other sustainable modes of travel to local bus stops.
- 3) Whether the site has good access by walking and other sustainable modes of travel to Haywards Heath railway station.
- 4) Whether public footpath 29CU is, or can be made, a safe and suitable route for all users at all times.
- 5) Whether distances to local services, facilities and public transport provision should be taken from the site access on Lewes Road or from the midpoint of the site.
- 6) Whether the site is in a sustainable location for the purposes of access to services and facilities by reference to NPPF 110 and 115 (a)

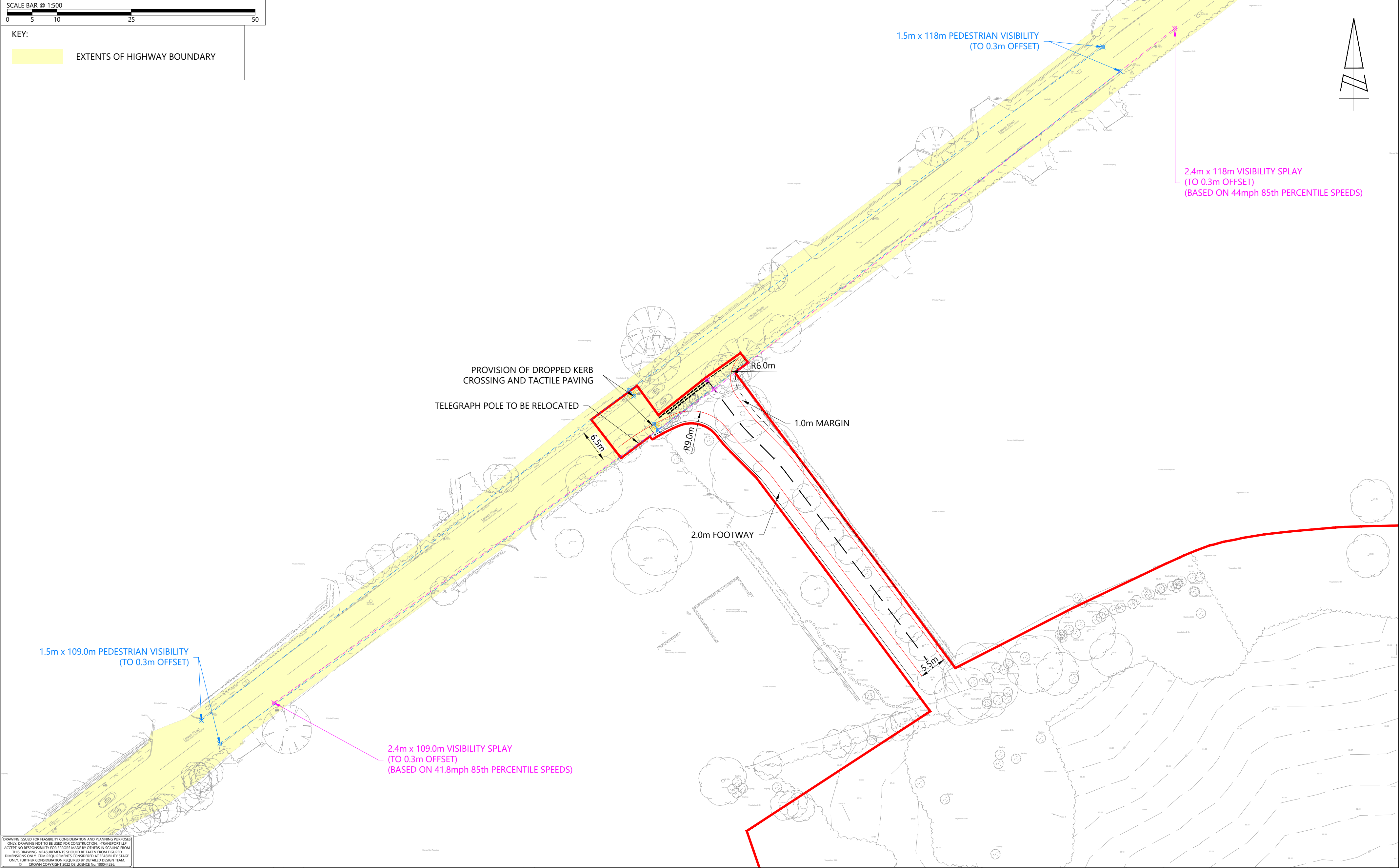
SECTION 7 PLANNING CONDITIONS AND SECTION 106 OBLIGATIONS

- Planning Conditions (agreed)
 - Site access from Lewes Road: no development shall commence until the vehicular access and informal crossing point has been constructed in accordance with drawing ITL19597-GA-004 Rev H.
 - Dropped kerbs and tactile paving: no dwelling shall be first occupied until the works shown on ITL19597 Figure 6.2 have been undertaken.
 - Footway improvements on Snowdrop Lane: no dwelling shall be first occupied until the works shown on ITL19597-GA-021 Rev A have been undertaken.
 - Footway improvements to lay-by on Lewes Road: no dwelling shall be first occupied until the works shown on ITL19597-GA-018 have been undertaken.
 - Informal crossing across Lewes Road (east of Birch Close): no dwelling shall be first occupied until the works shown on ITB19597-GA-011 Rev B have been undertaken.
 - Construction Management Plan: no development shall take place until a CMP has been submitted to and approved in writing by the LPA and thereafter implemented for the construction period.
- Section 106 Obligations (agreed)
 - Public Footpath 29CU surfacing: prior to commencement, the Appellant to pay a financial contribution of £10,800 for WSCC to deliver surface improvements between Lewes Road and Cobbetts Mead.
 - Travel Plan: the Appellant to pay Travel Plan monitoring fee of £3,950 (excluding VAT) and annex the Framework Travel Plan (ITL19597-006A) to the Section 106 Agreement.
 - Traffic Regulation Order (30mph extension): the Appellant to commence the TRO process (stated cost £10,205 as of 1 April 2025). If successful, the Appellant to design and deliver the TRO highway works under a s278 agreement to WSCC satisfaction covering all associated costs.



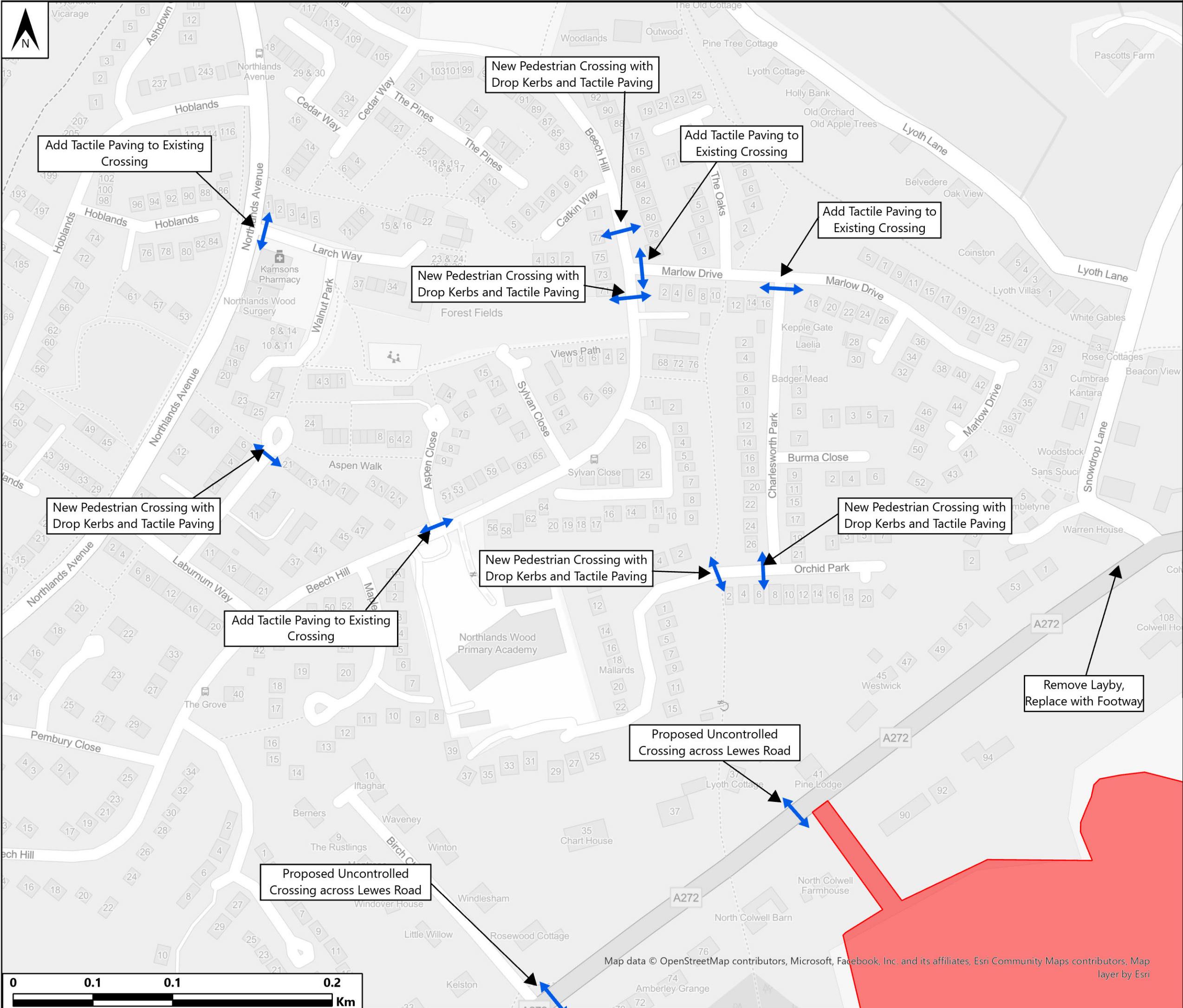
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EXTENTS OF HIGHWAY BOUNDARY



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Key

Site Boundary

Pedestrian Crossing

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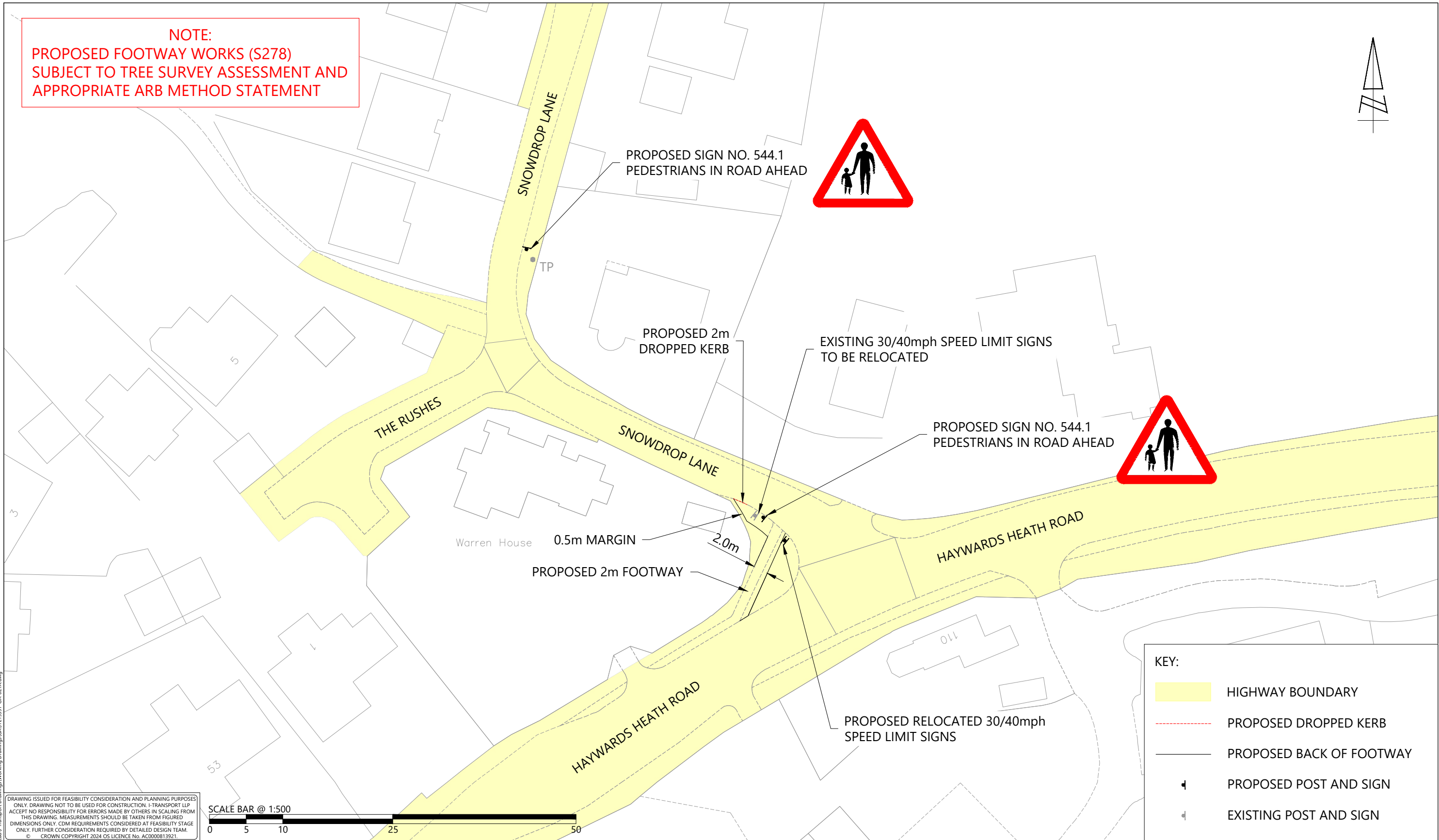
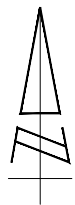
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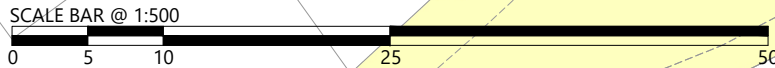
Project: **North Colwell Farm**

Project Number: ITL19597	Figure Number: Figure 6.2	Revision: -
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NOTE:
PROPOSED FOOTWAY WORKS (S278)
SUBJECT TO TREE SURVEY ASSESSMENT AND
APPROPRIATE ARB METHOD STATEMENT



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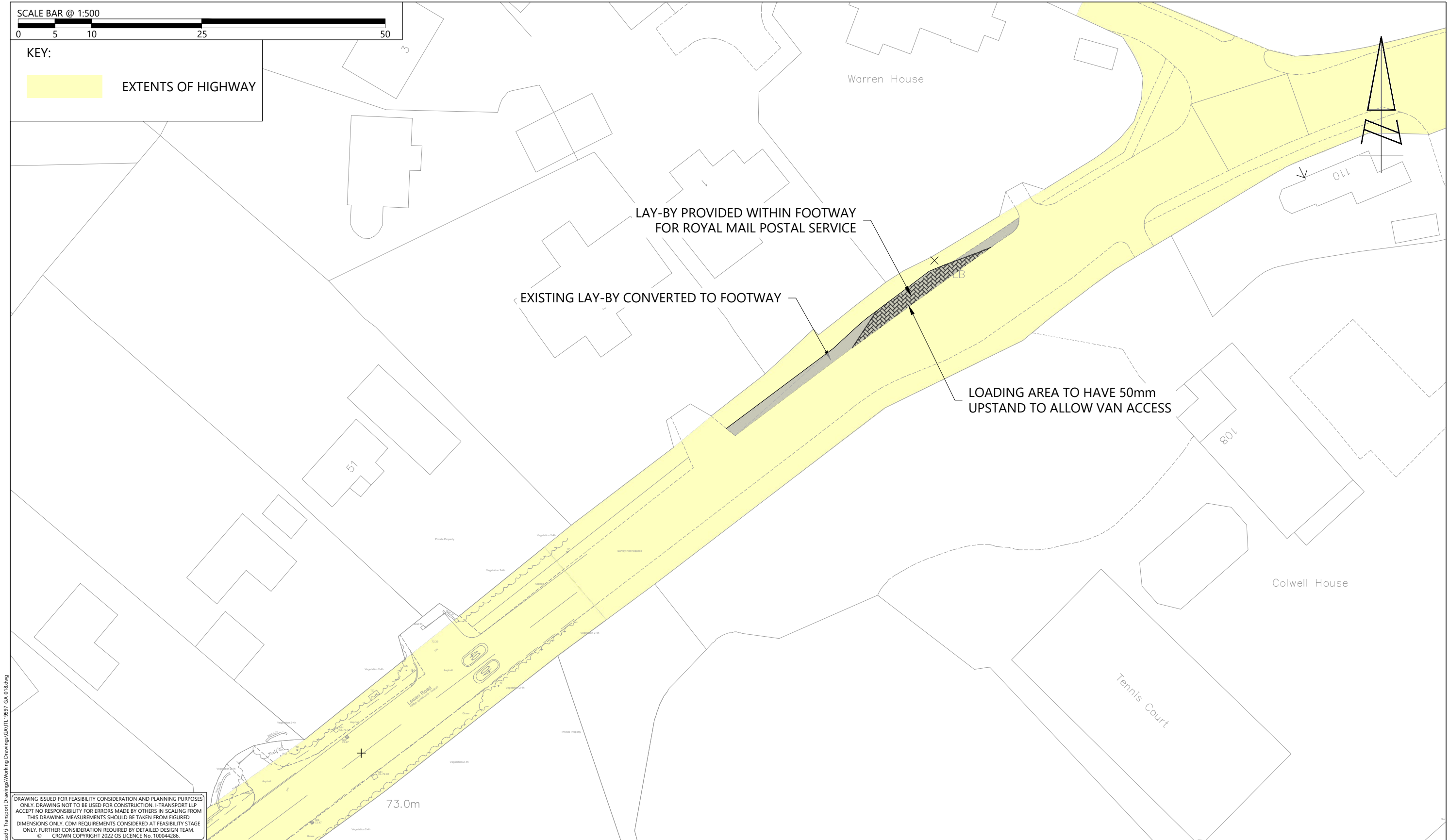
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TITLE:		PROPOSED FOOTWAY IMPROVEMENTS AT SNOWDROP LANE	
PROJECT:		LAND AT NORTH COLWELL FARM	MILLER HOMES

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 The Square, Basing View, Basingstoke, Hampshire, RG21 4EB Tel: 01256 898366 www.i-transport.co.uk							TITLE: POTENTIAL LEWES ROAD FOOTWAY IMPROVEMENTS AT EXISITNG LAY-BY		DRAWN: SH	CHECKED: BC	APPROVED: BC				
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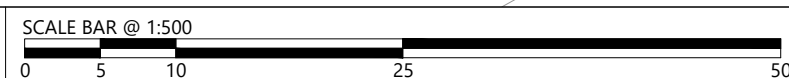
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HIGHWAY BOUNDARY



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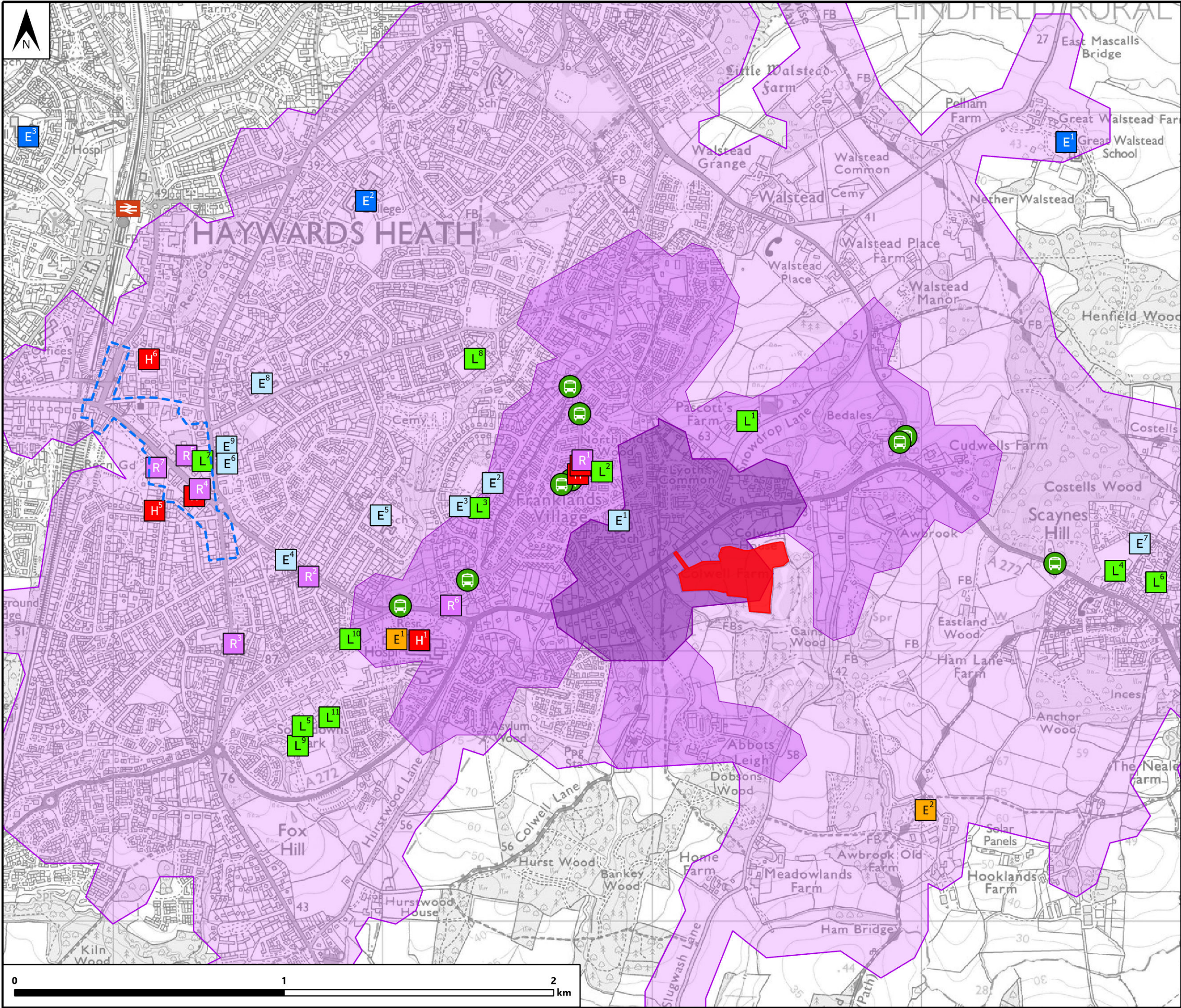


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PROJECT:		COLWELL FARM, LEWES ROAD, HAYWARDS HEATH	
CLIENT:		MILLER HOMES	

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Key

Site Boundary	Hanbury Stadium
Bus Stop	St Francis Rangers Football Club
Town Centre	St Francis Social and Sports Club
Haywards Heath Train Station	St Francis Bowls Club
Education	
Northlands Wood Primary Academy	Retail
Snowdrop House Montessori Nursery	Tesco Express
Treetops Day Nursery	The Co-op
Primrose House Montessori Nursery	Sainsburys Local
St Wilfrid's CoFe Primary School	Parade of Shops on South Road and St. Josephs Way
St Paul's Pre School	Marks and Spencer
St Augustine's CoFe Primary School	Shell Petrol Garage
Warden Park Primary Academy	Iceland
St Joseph's Catholic Primary School	Health
Great Walstead School	Princess Royal Hospital and Emergency Room
Oathall Community College	Northlands Wood Practice
Haywards Heath College	Kamsons Pharmacy
Leisure	
Snowdrop Inn Pub	Boots
Walnut Park and Forest Fields Play area	S3 Dental
Haywards Heath Scout Hut	Newton Heath Centre
Scaynes Hill Recreation Ground	Employment
St Francis Swimming Pool	Princess Royal Hospital
St Augustine's Church	Ham Lane Businesses
Switch Gym	Walking Isochrones
	0.8 km
	1.6 km
	3.2 km

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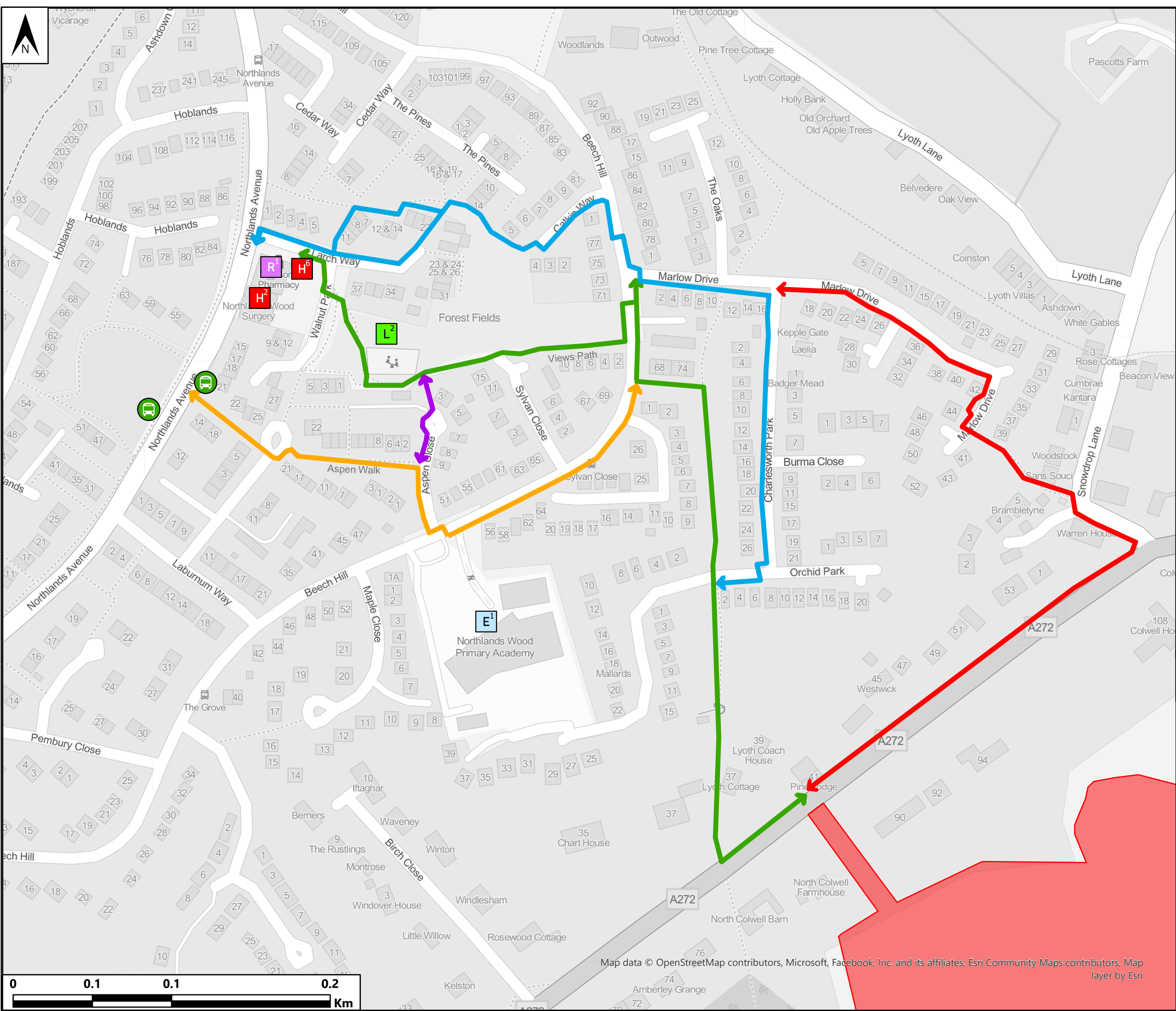
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Solent: 0331 6300366

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Title: **Local Facilities Plan**

Project: **North Colwell Farm**

Project Number: ITL19597	Figure Number: Figure 6.1	Revision: -
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Key

- Site Boundary
- Northlands Wood Primary Academy
- Walnut Park
- Tesco Express
- Northlands Wood Practice
- Kamsoms Pharmacy
- Bus Stop
- Quickest route to Tesco/Doctors/Park
- Alternative route to Tesco/Doctors/Park
- Alternative route to bus stops / Primary School
- Connection to bus stops from park route
- Alternative route to Tesco/Doctors/Park avoiding PROW, with cycling on carriageway

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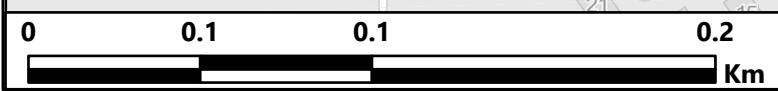
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Routes to Walnut Park Area

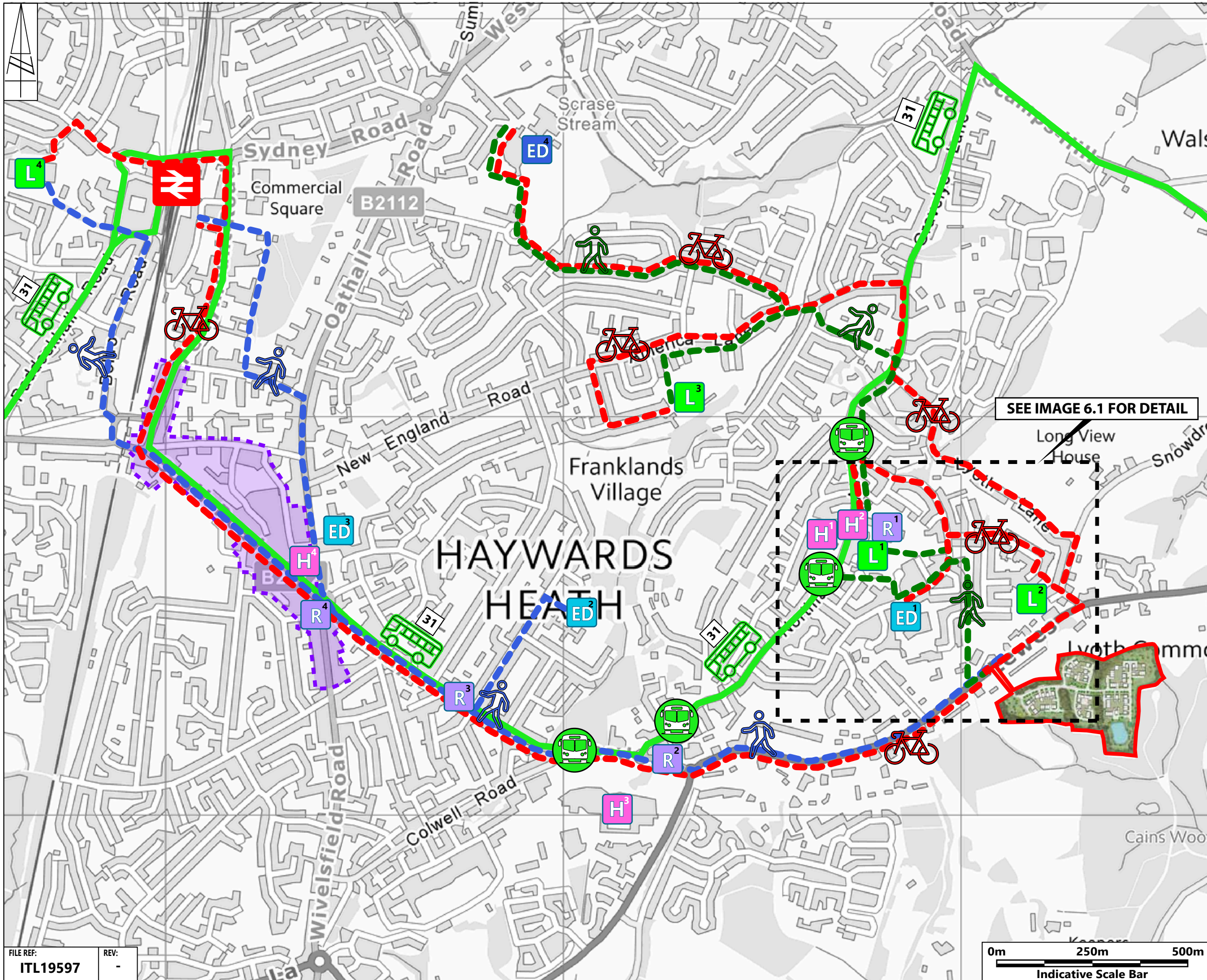
Project:

North Colwell Farm

Project Number:	Figure Number:	Revision:
ITL19597	Image 6.1	-



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- KEY**
- Site Boundary
 - Haywards Heath Railway Station
 - Town Centre Boundary
 - Bus Stop
- EDUCATION**
- ED¹ Northlands Wood Primary Academy
 - ED² St Wilfrid's CofE Primary School
 - ED³ St Joseph's Catholic Primary School
 - ED⁴ Oathall Community College (secondary)
- LEISURE**
- L¹ Walnut Park and Forest Fields Play Area
 - L² Post box
 - L³ Haywards Heath FC
 - L⁴ Dolphin Leisure Centre
- RETAIL**
- R¹ Tesco Express
 - R² Shell Petrol Garage Shop
 - R³ The Co-op
 - R⁴ Boundary of Haywards Heath Town Centre
- HEALTHCARE**
- H¹ Kamsons Pharmacy
 - H² Northlands Wood Practice (GP)
 - H³ Princess Royal Hospital and Emergency Room
 - H⁴ Dentalessence Dental Surgery

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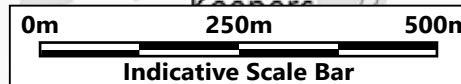
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TITLE:
LAND AT NORTH COLWELL FARM, HAYWARDS HEATH ACCESSIBILITY PLAN

FIGURE No:
FIGURE SOCG 1

FILE REF:
ITL19597

REV:
-



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