

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 March 2025 10:48:49 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/03/2025 10:48 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Colwell House 108 Lewes Road Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We are owners of Colwell House the Listed Grade II property directly adjacent to the proposed development to its northern side. We object to the development proposed on several grounds including: 1. its impact on the semi-rural setting of the Listed house and gardens including its obstruction of views from and towards the property. 2. Its impact on the natural environment of the area, the agricultural nature of the fields to the south of the house on which

the development is proposed and on the proposed destruction of the extensive ancient woodlands in the area, and;

3. its size and scale - which will undoubtedly place severe strain on the natural environment in the area, the surrounding road and infrastructure network and the local community and facilities, including GP services, which are already inadequate.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 March 2025 11:26:49 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/03/2025 11:26 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	North Colwell Barn Lewes Road Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	If members of the planning team came and spent an hour on the A272 where this proposed site is going to be built between 07.30-9am or 4-6pm, they'd understand why this is a ridiculous idea. The road is already more than busy. It's a main artery road through the centre of sussex, carrying commuter, workers and industrial traffic. The road has one pavement which is narrow and frightening to

walk a child or dogs along (which I do every day).

Traffic sometimes races along the road, on both sides, and I have seen cars and motorbikes top 80 mph at times on the straight stretch where the entrance to the estate will be.

With 80 properties being built I predict c 100 cars on the estate, and genuinely there isn't the capacity on the A272 to accommodate these cars coming in and out onto the road at key moments of the day (such as school run time). The only way to build something safe enough to prevent a serious accident on a regular basis would be putting traffic lights or a roundabout in, and there just isn't the space for such a junction given proximity of nearby houses.

It goes without saying local infrastructure (such as the local Drs surgery, which has a 1 month wait time for a routine GP appointment) won't cope with 250 extra people (again a rough guess of the capacity of the estate) but the road is the main worry for us locally.

To monitor what the danger of the road is like, come and have a look at the road kill every week. We have deer, badgers, foxes and local pets dead on this stretch pretty much every week.

Building an estate entrance onto arguably one of the fastest parts of the A272 is lunacy.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 March 2025 18:55:49 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/03/2025 6:55 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: 3 The Oaks, Marlow Drive, Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The Area can not support an more development until current infostructure plans get to completion, we have the worse 2 water companies in the country with S.E and Southern, not to mention Doctors, Dentist, shopping, schools and roads

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 March 2025 12:15:13 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/03/2025 12:15 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	3, Hurstwood Close Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to yet more housing in this area of Sussex. There has already been far too much development in this part of the country. This excessive urbanisation is changing, for the worst, the nature of the Sussex Weald. In particular there will be more damage to the environment, more light and visual pollution, more traffic to the B2112 and close the gap further between Wivelsfield and Haywards Heath. It will put more pressure on local residents access to the doctors in and around Haywards Heath. There will also be more pressure on water supplies, as evidenced

by the notices on the roundabout at the junction of Rocky Lane
and Foxhill/Wivelsfield Road.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 March 2025 08:59:00 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/03/2025 8:58 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Danefield Green Road Wivelsfield Green
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The development will add more damage to the environment, more light and visual pollution, more traffic to the B2112, close the gap further between Wivelsfield and Haywards Heath and put more pressure on Wivelsfield's residents access to the doctors at Northlands Wood.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 March 2025 16:14:09 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/03/2025 4:14 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Five Acres Theobalds Road Wivelsfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this application on the grounds of over-development of the area with no supporting infrastructure: local schools are over-capacity; there are no doctors or dentists with space for more patients; local water companies are already struggling to supply houses; the sewage systems are failing; roads are heavily congested.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 March 2025 12:34:54 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/03/2025 12:34 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	9 The Green Dial Post HORSHAM
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This planning application is absolutely inappropriate for the area and is once again destroying our green countryside. There is absolutely no provision being made for amenity services ie new Doctors surgery, additional hospital capacity, additional dentists or schooling. In addition the additional pressure on resources such as water is not factored in at all. Nor is any consideration being given as to how Net Zero is being taken into account ie are these properties going to be built with their own solar panels on rooves?

I would request that you would please reconsider this proposal carefully.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 March 2025 09:06:22 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/03/2025 9:06 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: Slugwash Gardens Slugwash Lane Wivelsfield Green

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The site is adjacent to historic Cain woods and will add more damage to the environment. Its prominence on a the high ridge, along which the A272 runs, will add more light and visual pollution across the valley below. It will add even more traffic to the B2112, already struggling to cope with the excess traffic from housing developments acorss the region and about to struggle to cope with the nearby Hurst Farm development (approved under the Local Development Plan). It will put more pressure on the doctors surgery at Northlands Wood, where long standing patients from

Wivelsfield are being removed with little change of finding any other doctors which is not already full. Nearby houses in the Spring Bank estate on Fox Hill remain unsold 2 years after completion - there is no need for this development.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 March 2025 12:20:29 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/03/2025 12:20 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	3, Hurstwood Close Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to yet more housing in this area of Sussex. There has already been far too much development in this part of the country. This excessive urbanisation is changing, for the worst, the nature of the Sussex Weald. In particular there will be more damage to the environment, more light and visual pollution, more traffic to the B2112 and further close the gap between Wivelsfield and Haywards Heath. It will put more pressure on local residents access to the doctors in and around Haywards Heath. There will also be more pressure on water supplies, as evidenced

by the notices on the roundabout at the junction of Rocky Lane
and Foxhill/Wivelsfield Road.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 19:00:10 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 7:00 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	21 Copley Drive Hassocks
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This is outrageous. Has the developer actually attended site - well in fact I know they have as I have seen them first hand clearing the land despite the rare wildlife that has been found on the land and the fact planning hasn't actually been given yet. To think the lewes road is walkable to Oathall school, it is not you would have to cross it 3 times in order to walk it and stay on pavements. No pelican or puffin crossings just a risk it and hope for the best crossing! The road is a 40 MPH limit at the junction they want over 100 cars turning in and out of all day long. Its

dangerous. The proposal for crossings where there isn't one. How does that work? There is no information on the type of dwelling they will build. how can they know they will offer affordable housing when they haven't any plans for the type of housing. Do the council allow adhoc building? I cant even get a garage door put on my garage without planning permission. How can we grant planning to a developer that hasnt even made their mind up what theyre building?

The local school and drs surgery are at almost full capacity. where will the children go to school? Who will they register for a GP? Lindfield surgery dont even offer appointments any more as they are so full and Northlands wood is over 99% subscribed. Who will buy these homes? Locals - no as all locals know how bad the Lewes Road is and wont risk life to pull out on it. City workers moving to the country - which means they will be using the road junction to get to and from the train station. Anyone with small children will likely be forced to find schooling in Scaynes Hill or Chailey so will need to drive there. The idea people will move there and walk to school and work is idealistic at best.

There will be no infrastructure for this development. It will just become another stain on Mid Sussex, a leech development, where the current residence suffer and the developers line their pockets and move on. The land owner sold up for a nice price and the developers so confident in getting an agreement have already started clearing the land at the furthest point .

Mid Sussex council declined A resident on Lewes road, who will become a neighbour to this development, the right to build a large shed on their land to house a double decker bus. It was declined because their neighbour (who will also now be a neighbour to the new development) would have been able to see the shed/barn from a port hole window on their staircase. So how can Mid Sussex approve 80 dwellings which will be seen by many many more neighbours and is significantly larger than a barn for a double decker bus. There are more than enough brownfield sites locally to redevelop to aid the housing demands.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 18:59:00 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 6:58 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	21 Copley Drive Hassocks
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This is outrageous. Has the developer actually attended site - well in fact I know they have as I have seen them first hand clearing the land despite the rare wildlife that has been found on the land and the fact planning hasn't actually been given yet. To think the lewes road is walkable to Oathall school, it is not you would have to cross it 3 times in order to walk it and stay on pavements. No pelican or puffin crossings just a risk it and hope for the best crossing! The road is a 40 MPH limit at the junction they want over 100 cars turning in and out of all day long. Its

dangerous. The proposal for crossings where there isn't one. How does that work? There is no information on the type of dwelling they will build. how can they know they will offer affordable housing when they haven't any plans for the type of housing. Do the council allow adhoc building? I cant even get a garage door put on my garage without planning permission. How can we grant planning to a developer that hasnt even made their mind up what theyre building?

The local school and drs surgery are at almost full capacity. where will the children go to school? Who will they register for a GP? Lindfield surgery dont even offer appointments any more as they are so full and Northlands wood is over 99% subscribed. Who will buy these homes? Locals - no as all locals know how bad the Lewes Road is and wont risk life to pull out on it. City workers moving to the country - which means they will be using the road junction to get to and from the train station. Anyone with small children will likely be forced to find schooling in Scaynes Hill or Chailey so will need to drive there. The idea people will move there and walk to school and work is idealistic at best.

There will be no infrastructure for this development. It will just become another stain on Mid Sussex, a leech development, where the current residence suffer and the developers line their pockets and move on. The land owner sold up for a nice price and the developers so confident in getting an agreement have already started clearing the land at the furthest point .

Mid Sussex council declined A resident on Lewes road, who will become a neighbour to this development, the right to build a large shed on their land to house a double decker bus. It was declined because their neighbour (who will also now be a neighbour to the new development) would have been able to see the shed/barn from a port hole window on their staircase. So how can Mid Sussex approve 80 dwellings which will be seen by many many more neighbours and is significantly larger than a barn for a double decker bus. There are more than enough brownfield sites locally to redevelop to aid the housing demands.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 March 2025 15:39:13 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/03/2025 3:39 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: Cumbrae Snowdrop Lane Lindfield, Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I see no merit whatsoever in this planning application. The location, with road access onto the A 272, will add to current high traffic volumes & associated vehicle noise. The A 272 is a narrow, already congested road, carrying significant numbers of large commercial & industrial vehicles on a daily basis. The road surface is already in very poor repair, in the wider vicinity of the exit onto the A272, from the planned development site. It is already generally acknowledged that essential services & the broader infrastructure in this area is already stretched to the absolute limit

of what is necessary to serve & protect residents & all users. Drainage, sewage disposal, consistent levels of electricity & gas supplies are already displaying shortcomings and additional spec building projects of this nature will increase the operational loadings on these utilities. This application should be rejected.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 March 2025 08:02:10 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/03/2025 8:02 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	45 Town Wood Close Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The EIA found the site to be of 'county importance' for one the UK's rarest mammals, the endangered Hazel Dormouse (<i>Muscardinus avellanarius</i>), as well as finding rare bats, birds and reptiles. Hazel Dormice are a conservation priority species in the UK, assessed by Natural England as being vulnerable to extinction. A licence from Natural England is required to disturb and monitor Hazel Dormice. The EIA found a living Hazel Dormouse and three Hazel

Dormouse nests in the species-rich hedgerows bordering the fields. After doing a brief survey, the developers deemed the site of "at least regional importance" for bats with a wide range of species, including IUCN endangered species' Leisler's bat and Barbastelle, and other species including Noctule, Serotine and Soprano Pipistrelle bats.

Not to mention the increased pressure on schools and GPs in the local area, who are already struggling to stay under capacity. This increase in traffic will also make the roads harder to maintain (if you can justify that they are even being maintained currently), alongside adding more cars to one of the busiest roads in Haywards Heath as it is.

We don't need anymore houses here, there's plenty going up in Burgess Hill to cover this area too.

Kind regards

Joanne Fisher

From: planninginfo@midsussex.gov.uk
Sent: 11 March 2025 22:32
To: Joanne Fisher
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 10:31 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	As a long time past resident of Scaynes Hill, I am writing to object to this planning application most strongly for a number of reasons: The impact on the local infrastructure - doctors, dentists, schools, etc. These are already stretched to bursting by all the new development going on between Haywards Heath, Lindfield and Great Wanstead. The access to the site is directly onto the already extremely busy A272. 80 properties is probably at least 120 cars accessing the entrance every day, both in and out. The additional noise and light pollution to the properties already situated on the A272 that this development will be behind, and the destruction of their views over the Weald. The inevitable usage of Cain Wood, an ancient woodland adjacent to the proposed site, by the new householders will no doubt cause damage to the habitat. Surely Mid Sussex is full now? If this development is approved, where will the next

application be as there can't be many more spare pieces of land to the north of the A272?
Will Wivelsfield Green eventually be merged into Haywards Heath as Lindfield has been?

Yours faithfully,

A large black rectangular box redacting the signature of the sender.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 20:36:55 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 8:36 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	124 Lewes Road Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We first hand see the amount of wildlife that will be affected from this build, the sheer amount of traffic will make the already busy road considerably worse.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 19:44:02 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 7:44 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	11 Amberley Close Crawley
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Wildlife should be deemed number 1. We are destroying everything. I don't object to new builds, but to building on land that is so bio diverse and important for our wildlife

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 19:33:35 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 7:33 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	40 Sergison Close Haywards heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The destruction of our rural hedgerows and fields in favour of profit over protection of native and endangered wildlife is absolutely abhorrent. Please stop destroying our countryside! This development could go elsewhere, please look into brownfield sites rather than further destroying the habitats of native species in rural and semi rural areas.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 19:33:44 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 7:33 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	57 Colwell Gardens Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Too many areas of wild space are taken for development in this town and its surrounds already. Valuable wildlife habitats are being ignored and should be given far greater consideration.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 19:23:05 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 7:23 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	5 Rushwood Close Haywards Heath
----------	---------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to the proposed application for the following reasons:- Rare bats and dormice and other wildlife live on the site. Our wildlife should and must be protected. The area does not have the appropriate infrastructure for such a large development. I am a patient at Northlands Wood surgery and it is extremely

difficult to get a appointment currently without adding hundreds more patients.

Northlands Wood school is already at maximum capacity and cannot take any more pupils.

The roads are already congested without adding another 200/300 hundred cars.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2025 19:15:58 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 7:15 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	38 Harefield Avenue Worthing
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This development is outrageous. The site has been deemed extremely important to rare and endangered wildlife such as dormice, bats, reptiles and many others. There is so little landscape left this development must not go ahead and these important habitats must be protected, not destroyed. There is also not enough capacity in the local area such as schools and gps to deal with a new influx of houses.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 March 2025 13:57:08 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/03/2025 1:57 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Horse Shoe Cottage Green Rd Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Encroaches on woodland, destruction/disruption of mature hedges, more damage to the environment. Increased light and visual pollution. Increased traffic on A272 and traffic to the B2112. Could increase use of Slugwash Lane as a rat run (dangerous, narrow, high hedges with no verge, flooding and potholes). Closes the gap further between Wivelsfield and Haywards Heath (already threatened further by possible developments North of Wivelsfield Green.

Increased pressure on Wivelsfield's residents access to the doctors at Northlands Wood.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 March 2025 19:58:46 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/03/2025 7:58 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	12 Wellswood Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There are Hazel Dormice, rare bats, birds and reptiles in the area that would be put indoors danger. impacts of the proposed development: - An unrestricted road crossing across a 40mph section of the Lewes Road - 100+ more cars turning onto the Lewes Road each morning as

new residents travel to work/ drop their kids off at school

- More pressure on local GPs - 80 homes means approx 200 new patients at Northlands Wood Surgery, which already has one of the highest number of patients per GP in West Sussex (according to NHS data, Northlands Wood has 3171 patients per GP, in West Sussex the average is 2190 patients per GP - see <https://digital.nhs.uk/data-and-information/data-tools-and-services/data-services/general-practice-data-hub/workforce>)

- Dozens more children at Northlands Wood Primary school, which is already at 99% capacity (currently has 415 pupils, with an official capacity of 420 see: <https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/144453>)

Kind regards

Joanne Fisher

From: [REDACTED]
Sent: 12 March 2025 17:49
To: Joanne Fisher
Subject: Re planning number DM/25/0445 Land at Colwell Farm, Lewes Road

[REDACTED]

Dear Ms Fisher

[REDACTED]

I strongly object to the building of 80 homes on the land at Colwell Farm. My reasons are as follows:

1. The land has been unused for a number of years and as a result has become a wildlife sanctuary for a large number of wild animals, some of which are endangers. To destroy this opportunity to protect our important wildlife would be short sighted and unacceptable.
2. The proposed development would be an intrusion into the countryside. Current plans show development of similar high density properties all the way to Colwell Lane. Do we really want to develop east of Colwell Road? We are in danger of having an urban sprawl that puts tremendous pressure on the environment and a strain on local infrastructure.
3. The proposed development is adjacent to the Lewes Road conservation area and the access road is built on the Lewes Road conservation area. The Conservation area is designed to preserve the area it covers. The Lewes Road Conservation area is “characterised by low density development, and represents the gradual transition from the countryside to the town” In your planning document you say the following features make a particular contribution to the character of the Conservation area:
A The variety of age and style of buildings, most of which are large properties set well back from the road and in spacious grounds.
B presence of trees and hedges around and between buildings C the presence of grass verges, hedges and fingers of agricultural land between dwellings which contribute to the rural character boy the area D the low density of development which creates a gradual transition from the countryside to urban area The proposal is completely incompatible with the Lewes Road Conservation area and on that basis alone the proposal should be rejected.
- 4 If the Council feel pressured from Central Government to approve the development of this unique piece of land, the Council should ensure that the development is of similar properties to those in the Lewes road Conservation area ie low density development with spacious grounds and hedges. This would at least provide some respite for wildlife.

Best regards

[REDACTED]

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 March 2025 12:54:56 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/03/2025 12:54 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	41 Lewes Road Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We strongly oppose this planning application living directly opposite the proposed access road to the proposed development. There are many reasons as to why this should not be considered a viable proposition. 1) The EIA found the site to be of 'county importance' for one the UK's rarest mammals, the endangered Hazel Dormouse as well as finding rare bats, birds and reptiles. Hazel Dormice are a

conservation priority species in the UK, assessed by Natural England as being vulnerable to extinction.

The EIA found a living Hazel Dormouse and three Hazel Dormouse nests in the species-rich hedgerows bordering the fields. After doing a brief survey, the developers deemed the site of "at least regional importance" for bats with a wide range of species, including IUCN endangered species' Leisler's bat and Barbastelle, and other species including Noctule, Serotine and Soprano Pipistrelle bats. Building 80 (or any more) new dwellings on such an important area of Conservation land would cause irreparable damage to the wildlife.

2) The development's prominence on a high ridge, along which the A272 runs, will add more light and noise pollution.

3) The access road is due to be positioned on a stretch of the A272 which is already incredibly busy, providing key access to Haywards Heath and other areas from the East. Despite it being a 40mph zone, it is a straight section of road and thus the speed limit is rarely adhered to, and it is commonplace to see cars and particularly motorbikes travelling in excess of 70mph - there is no deterrent. The current speed warning sign which flashes has no impact and the only feasible solution to this is speed cameras.

4) Cars pulling out of private drives and side roads down this stretch of road already find it dangerous getting onto the main road due to excess traffic and speeding traffic and it's a regular occurrence for those who do follow the speed limit to be overtaken putting others at considerable risk. 80 New houses would mean up to a further c. 160 cars at various points coming in and out of this access road.

5) To think that residents of 80 new houses (c.200 people) will need to "play chicken" crossing this road to access local amenities is utterly irresponsible and will result in serious injury or death at some point.

6) There is only a single pavement along this very busy road and the pavement opposite the access road is already narrow. It is a very poorly lit pavement on which to walk and together with the pavement generally being narrow, significant improvements would need to be made. However, I cannot see how a pavement would be widened without encroaching onto property on the Northern side of the road as clearly narrowing the road is not an option. There is no space for a roundabout and the addition of traffic lights or similar crossings directly outside our and other properties and the additional light, noise and engine pollution this would generate would be unacceptable.

7) The vast majority of the windows from our property will look out to the new access road rather than the current matured woodland. This will be nature change the outlook and increase light, noise and engine pollution towards our property.

8) There is currently no suitable public bus stop along this road and if there were, it would present a considerable danger for children crossing the road as mentioned above.

9) The current pathways to the local shop and doctors' surgery are narrow, overgrown and not paved - they are no better than

country mud tracks and not fit for purpose.

10) The local infrastructure cannot cope with the current number of residents. Northlands Wood surgery has considerably more patients per doctor than the national average and waiting times for a standard appointment is already around 4 weeks.

11) It will add even more traffic to the B2112 and other local roads, already struggling to cope with the excess traffic from housing developments across the area and about to struggle to cope with the nearby Hurst Farm development.

Whilst we appreciate there is a need for new houses and MSDC are under pressure to approve planning, this particular proposal is ill-advised and reckless and should be rejected.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 10:56:19 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 10:56 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: 68 Appledore Gardens Lindfield Haywards Heath West Sussex

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I can only echo the well thought-out objection submitted by the occupant of 41 Lewes Road Haywards Heath on 13/3/25. The Committee should reject this application on the grounds of effects on wildlife alone.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 10:31:36 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 10:31 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	57 sunte avenue lindfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Please stop approving new developments in Sussex on green spaces, there have been so many and our environment is being destroyed, roads are already so busy and dangerous, full of potholes, schools over subscribed and doctors too. so many other places to build but its cheaper to just destroy our precious countryside, at what point is Sussex full and once we have destroyed the environment our wildlife will never recover as well as no investment in local services. please object.
-----------	--

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 06:52:06 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 6:52 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	34 Noahs Ark Lane Lindfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Hi, just wondering why on earth this land is to be built on after the survey found it teeming with wildlife including many rare types, those that make these decisions need to have a think, do they want to be responsible for the massive decline and extension of animals on our planet? Please use brown field sites instead if you must, this side of HH/Lindfield has had ridiculous amounts of development already.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 08:24:07 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 8:24 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	72 Fieldway Lindfield RH162DE
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	So sad to hear of yet another proposal to destroy our wildlife, cause more traffic disruption to our Village and put yet more demands on our over filled infrastructure. Shame on these developers and their lack of regard for others. Pure greed. Sadly I doubt any notice will be,taken.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 09:20:02 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 9:20 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	17 Beckworth Lane Lindfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this development. This area is at breaking point and cannot cope with any more development. Lindfield schools are over subscribed. The traffic during school runs is horrendous. I had to wait 2 months for my last doctor's appointment. And I've just read about all the rare wildlife in this area.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 14:40:09 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 2:40 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	20 Orchid Park Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to the proposal for 80 houses off the Lewes Road. This road is already extremely busy, particularly during the rush hour and school run times. Our house backs onto properties on the Lewes Road very close to the proposed access road, and the thought of more traffic is horrendous. Traffic frequently exceeds the speed limit along the long straight where the access is proposed, and I feel it would only be a matter of time before an

accident occurred involving a vehicle turning into or out of the development.

As others have also stated, the pavement is narrow and when using it, you are very close to fast moving traffic - it is not suitable for walking with children as you can only walk in single file. It is pretty much impossible to walk anywhere from the proposed development due to pavements and distance, so all journeys would be undertaken by cars, further adding to the existing congestion and pollution.

Another point is the presence of rare wildlife. Haywards Heath and Lindfield have seen so much destruction of areas used by wildlife (including in this case rare dormice and bats!).

Surely our wildlife must be preserved? There is already a lot of new development on this side of the town, involving the destruction of open fields and hedgerows.

Thirdly, there is the question of local amenities. The local doctor's surgeries are already full, with Northlands Wood Practice having a significantly higher number of patients to doctors than the average. There are long waits for appointments as it is! Northlands Wood school is also at capacity, and dentist appointments in the town are hard to come by too!

I feel that all these reasons combine to make it ludicrous to grant permission to build on this site. The dangerous increase in traffic alone, along with the dire impact on wildlife means that it should be refused.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 15:09:29 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 3:09 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	5 Primrose Way Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	https://www.sussexexpress.co.uk/community/rare-wildlife-including-hazel-dormice-and-barbastelle-bats-found-at-outskirts-of-haywards-heath-5028340 Let the wildlife live in peace! There's already plenty of traffic on the Lewes Road and another unrestricted road crossing across a 40mph section of the Lewes Road will be problematic for residents and commuters.

Let's not put more pressure on the local GP surgery and school-80 homes means ~250 new patients at Northlands Wood Surgery, which already has one of the highest number of patients per GP in West Sussex (according to NHS data, Northlands Wood has 3171 patients per GP, in West Sussex the average is 2190 patients per GP - see <https://digital.nhs.uk/data-and-information/data-tools-and-services/data-services/general-practice-data-hub/workforce>) Northlands Wood Primary school, is at 99% capacity (currently has 415 pupils, with an official capacity of 420 see: <https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/144453>)

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 15:17:20 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 3:17 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	8 Orchid Park Haywards heath
----------	------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Concerns over increased traffic disruption with extra junction needed to be created on A272. Destruction of beautiful countryside area, with well used public footpath. A large way out of town, so increase use of vehicles needed to live there. Area used by local wildlife.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 15:20:45 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 3:20 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Teagues Farm Lewes road Haywards heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This is an area full of bio diversity and endangered species. There is plenty of development happening in the area in particular burgess hill. This site does. It feel appropriate.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 09:34:49 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 9:34 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	22 Challoners Horsted Keynes
----------	------------------------------

Comments Details

Commenter Type:	Town or parish council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Build 80 must not happened we must save wildlife & woodland for wildlife protection.!! Build 1.5 million around the uk is so wrong on many levels that's destroyed our beautiful countryside & destroy wildlife.!! we want to save wildlife & countryside. wildlife are priority where they gonna go poor deer, rabbits etc. labour is disgusting & not think about wildlife etc!!

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 13:58:47 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 1:58 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

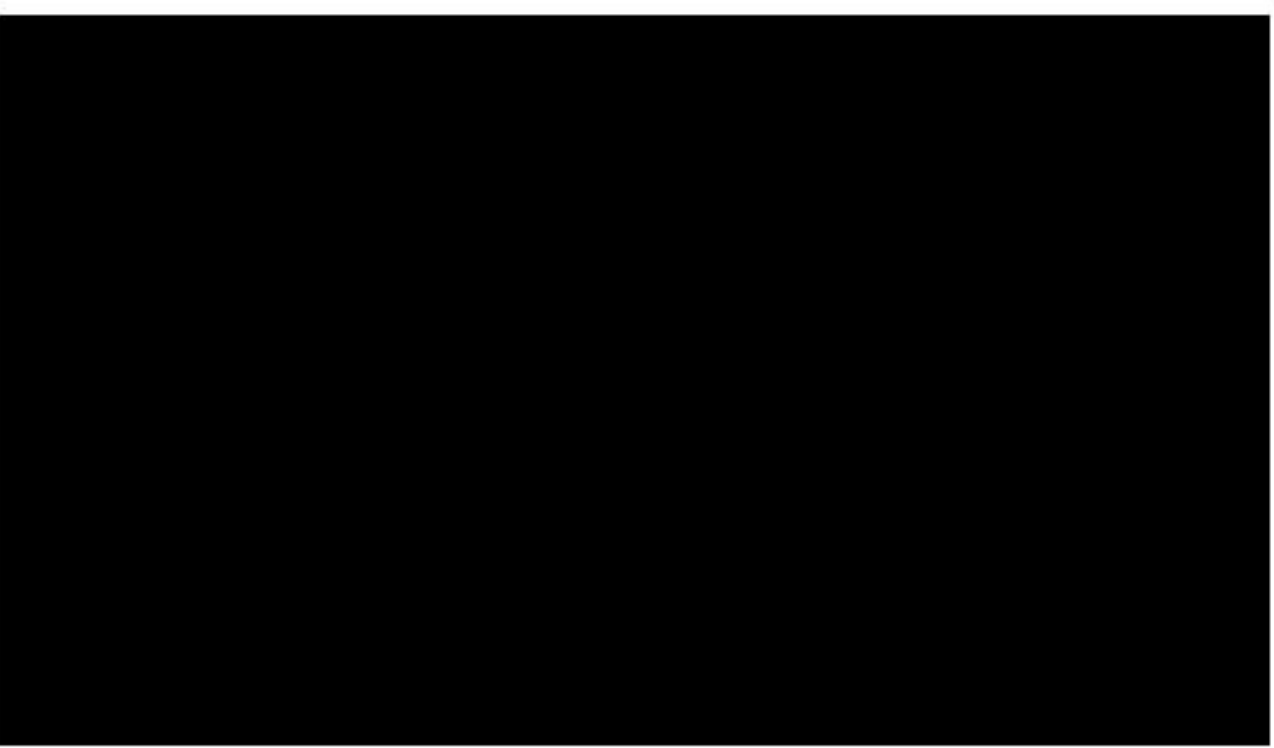
Address:	10 Birch Way Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This area is unable to support any more building. It is already difficult to get an appointment with a doctor at Northlands Wood Surgery for myself, my husband and my 94 year old mother. These people will be registering at this surgery as well so it will make it far more difficult. The Princess Royal hospital is already overstretched without the extra residents. We have to stop building in this area. The infrastructure cannot cope. In addition we have already seen a decline in wildlife in the area.

This will push even more wildlife away.
This has to be stopped

Kind regards



OBJECTION to planning application for development of land at Colwell Farm, Lewes Road, Haywards Heath. Application Reference DM/25/0445 Introduction

We live on the A272 and are directly affected by the proposed development. We strongly oppose the application for development and urge the council to reject it.

The proposed development site ("site") is nestled in untouched Meadowland un-farmed and left to nature for several decades. The site forms part of the land which had been used since Neolithic times for the production of charcoal and the smelting of iron. Slugwash lane which runs parallel to the site and derives its name from the production of iron 'slugs'. Ancient pathways traverse the nearby woods.

The site comprises a rare south facing microclimate and includes ancient woodland, ancient hedgerows and large mature trees within its boundaries. The part of the site which is proposed for access and therefore likely to be heavily used, irreparably damaged and polluted is within the Haywards Heath conservation area. The site is in open countryside with a vista stretching to the Southdowns and forms part of a green corridor which stretches from Ardingly, through Lindfield on to Scaynes Hill, Wivelsfield and beyond. It forms a natural green boundary between Haywards Heath, Lindfield and Scaynes Hill.

The site is a haven for natural wildlife, including numerous species of wild birds, mammals, reptiles and invertebrates, many of which endangered. The site is close to an unmade public footpath which provides local residents the amenity to enjoy open countryside and exercise dogs on a lead.

The site is in a flood risk area and any interference with natural water flows will severely damage adjoining woodland.

The site will access across the conservation area on to the A272 which is the main arterial road from Kent and East Sussex through Haywards Heath to the remainder of West Sussex and Hampshire. It is one of the busiest and consequently most dangerous roads in West Sussex handling numerous heavy HGV lorries, coaches, buses as well as cars, vans and more and more delivery vehicles. It is the main route for commuter traffic to the centre of Haywards Heath and its bus and rail terminals.

There are no continuous footpaths connecting the site to Haywards Heath, Lindfield or Scaynes Hill and no cycle paths in any direction. The Lewes road adjacent to the site is characterised by large properties with extensive grounds and gardens fronting the road. It provides a welcome introduction for those visiting Haywards Heath to the town's heritage. There are listed properties close to the site including an ancient Sussex barn close to the proposed access route and nineteen century villa directly opposite it.

It is evident from the summary above that the site is totally unsuitable for the type of development proposed and the planning application for the site ("application") should be rejected.

Our objection to the development in more detail is as set out below.

Notice and Consultation

The developers have made some comments to support the application based upon a consultation process they undertook. We wish to make it clear that neither we nor most of our neighbours on the A272 were invited to comment on the proposed development. Had we been made aware of the development we would certainly have made our objections known. Had the consultants ensured that its communications were received by all those affected by the proposed development we are sure there would have been more vocal opposition to the proposals.

We are also aware that a number of those closest to the proposed development and therefore most likely adversely affected by it are legally “gagged” from opposing it. We are aware that legally enforceable covenants prevent these residents from opposing the planning application. Local opposition is evident by the comments opposing the proposals now being aired on social media. It is certainly clear that 5/6 ie 83% of those actually consulted, opposed the development and the planning website.

Neither we nor our neighbours received notification from the Council of the development despite our proximity to the site. Given that the developers have had several years to write their proposal it is inequitable that local residents have been given only a few days to comment and less than that for those not informed of the development. We would request that the Council undertake further public consultation.

The application and its supporting submissions have all been commissioned by the developer and are not independent. Whilst factual data may be accurate, the comments and advice of the consultants is inevitably skewed in favour of the developer’s aims and requirements. We trust that the Council will take this into consideration in its assessment of the application and favour the interests of its residents and taxpayers above the interests of an outside developer who does not understand the needs of the area and is only interested in profit. A good example of the skewed nature of the consultants reports are the pictures taken along the A272 which are liberally displayed in the application submissions. These give a false impression of the density of traffic along its route and some have been taken nowhere near the site.

Openness of the Countryside

The application does not meet the statutory requirements or guidelines for development within the open countryside and should be refused. The proposed development will adversely impact upon the rural urban balance in the local area. Planning application reference number 05/01370/FUL on land adjoining the site was refused on the grounds that it would compromise the openness of the countryside. The site is in open countryside stretching to the Southdowns and the application should be refused on the same grounds.

The application, because of its sitting/scale would affect adversely the visual amenities of the locality in that it would be obtrusive in the landscape and prominent from surrounding view points and therefore conflicts with policy C12 of the adopted West Sussex Structure Plan 2001-2016 and the provisions of the Mid Sussex District plan 2021-2039.

Ancient Woodland

Part of the site incorporates ancient woodland. There are very few sites in the UK where ancient woodland still exists.

Paragraph 186 c) of the NPPF states that 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are **wholly exceptional reasons** and a suitable compensation strategy'

A development site which includes ancient woodland within its boundaries and proposes housing, roads, play areas and flood defences in very close proximity to it, is without doubt going to cause deterioration and very likely irreparable damage to the woodland. The site is currently secluded and free from public access, thus preserving the ancient woodland and its unique habitat. The proposed development will inevitably increase access to the woodland and result in extensive damage including from foot traffic, timber cutting, fires, and from pets hunting wildlife. We also understand that veteran trees including in the middle of the proposed access road will be felled as part of the development and those which are left will suffer irreparable damage to their root structures leading to their likely demise. Less than 2.5% of the UK’s natural ancient woodland remains and less than 7% of that ie 0.0017% is in good condition. (figures from the woodland Trust). We must preserve what we have left.

Wildlife Habitat and Biodiversity

The site is a “rare south facing micro-climate” the majority of this type of microclimate has been lost due to other development in this area. It is essential therefore that the microclimate is preserved at the site. The site encompasses an area with great biodiversity which will be lost for ever if the development is approved. The Council has a public duty to preserve biodiversity. **Birds**

The environmental report identified 865 records of 50 notable birds living in the area and species recorded at the site include Skylark, House Sparrows, Swallows, Kestrel, Starling, Songthrush, Yellow Wagtail, Linnet, Yellow Hammers, Cuckoo, Turtle Doves, Swifts, Gulls and Wrens. Using a bird call recognition app we ourselves recently counted 27 different species of wild bird living at the site these include Red Kite, Barn Owls, Gold Finches, Bull Finches, Brambling, Black Birds and Dunnark. The Lesser Red Pole, on the endangered list for British wildlife, has also been identified as living here. Many of these species of bird are on the red and amber list of endangerment and the number of all these species of birds are dwindling every year. We should do everything in our power to preserve the habitat which is vital to their survival in the UK. The introduction of domestic pets from a housing estate will decimate the bird life.

Mammals

The site is rich in mammalian life. It is home to a large population of Roe Deer, rabbits, squirrels, foxes, badgers, and mice including critically endangered Hazel Dormice which experts agree will not survive the development. Any development of the site would cause direct harm to the population of dormice and it would be a criminal offence contrary to the Conservation of Species and Habitat Regulations 2019 to permit such harm. The mitigation proposed is artificial, inadequate will not eliminate this irreparable harm. In particular the introduction of domestic pets to the site would eradicate the dormice population.

The site has hedgehogs which regularly roam over the fields and find homes in the ancient hedgerows. The artificial introduction of hedgehog boxes will soon rot, deteriorate or be stolen after the developers have destroyed the natural habitat and moved on to the next site. The artificial measures proposed to mitigate such destruction, are in no way a substitute for a natural environment in which these fast disappearing animals find a home in which to thrive.

There is a large badger sett on the site which will be disturbed and damaged by the proposed development. Even if the mitigation proposals are implemented the badgers are likely to be disturbed and their hunting ground for food will be greatly reduced. The human population from the housing estate which is proposed for the site will also cause great disturbance and distress to the animals. Roadkill is a constant feature of the A272 and too often badgers are seen dead on the side of the road. The increased access to the site will inevitably result in more badgers finding themselves on the A272, and meeting a sudden demise. The increased traffic from the housing estate will also cause major disruption to the badgers and likely cause them to be displaced. Under the Protection of Badgers Act 1992, it is an offence to damage, destroy or block access to a badger sett, or to disturb badgers in their setts. This is very likely to happen if the application is approved.

The numbers of deer causing accidents on the A272 is also on the increase. It is a common site to see deer carcasses rotting at the side of the road. There is a very large Roe Deer population at the site. If the proposed development is allowed to proceed these deer will inevitably find themselves on the A272 trying to find alternative land on which to graze and breed. The removal of habitat at the site will also cause the deer population to concentrate in larger herds and migrate onto neighbouring land causing damage to neighbours property.

Bats

The bat population is impressive and undeniably of local, regional (and in our view national) importance at the site. If you sit near the area at night you will see huge quantities of bats flying

around. We understand the bat types include Pipistrelle, Noctule Bat, Bechsteins Bat, Nyactlus Bat, Common Pipestrelle, Soprano Pipestrelle, Natters Bat, Wiskered Bat, Daubentons Bat, Nathussis Bat, Long Eared Bat, Barastelle Bat, Leisters, Plectus Bat, Brandts Bat, Serotine Bat, Myotis Bats. The Serotine Bat, Nathus Pipestrille, Leislars Bat and Barbastelle Bats are rare and endangered species. These bats thrive amongst the natural undisturbed woodland and hedgerows on the site. They thrive on the insects which live in abundance on the site, all of which will disappear or be radically reduced if the proposed development is allowed to proceed. Under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) it is a criminal offence if to deliberately disturb a bat at roost. Bats do roost at the site so any development of the site will cause them disturbance.

Reptiles

There are large numbers of lizards, slow worms, grass snake and even adders living at the site. The UK's adder population is in decline. Habitat loss is thought to be the leading factor in this extremely worrying trend. The destruction of suitable habitat such as at the site is causing Adder populations to become fragmented and isolated. The species is fully protected by law. Under The Conservation of Habitats and Species Regulations 2017 it is an offence to damage or destroy the breeding sites and resting places of snakes and lizards living at the site. Local councils are required to take measures to protect our native reptile population.

Amphibians

The site contains a large population of amphibians, including toads, frogs, newts (both Palate and smooth). It is also likely that Great Crested Newts also live at or significantly near the site. The environmental report discloses that there are numerous ponds within the locality of the site and several directly connected to the site as well as ditches with areas of standing water at the edges of the site. The report also states that these ponds and wet areas are "suitable" although not perhaps perfect for Great Crested Newts to breed and thrive. The absence or presence of Great Crested Newts has NOT been confirmed in the report due amongst other things to inability to survey some ponds but ponds are likely to contain breeding populations of Great Crested Newts ponds due to the suitability of the ponds and the presence of Great Crested Newts in the local area. We have seen Great Crested Newts in the area. Great Crested Newts are designated and protected as European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence to: deliberately kill, injure, DISTURB or capture them. The proposed development will negatively impact upon the population of Great Crested Newts in the area and will inevitably disturb them. The environmental report which has been commissioned by and is biased toward the developer describes this as an "Amber" impact however it is likely to be, in our view, Red.

Flora

The site contains numerous species of woodland, including Yew, Oak, Sycamore, Ash, Silverbirch, Willow, Birch and Hazel. The proposed development will cause a number of these trees to be cut down and the natural habitat they provide destroyed forever. In addition, the hedgerows which have been growing for hundreds of years provide shelter and food for the numerous species of wildlife referred to above. The artificial mitigation proposed will never provide the same level of habitat as the existing hedgerow and trees. Immature saplings will take decades to reach any adequate level of shelter and food for the natural wildlife in the area by which time they will have disappeared.

The open meadows provide a wide variety of natural green areas which support much of the local wildlife. The varieties of grass disclosed by the report include Locksfoot, Yorkshire fog, Annual Meadow Grass and False Oat Grass as well as rushes. In addition wildflowers such as the Meadow Buttercup, Birdsfoot Trefoil, Meadow Foxtail, Mouseear Chickweed, Red Clover, White Clover, Cinquefoil and German Speedwell. The environmental report does not disclose however the bluebells, primroses, snowdrops, wild garlic and orchids which regularly flower on the site. All the wildflowers are protected under Section 13 of the Wildlife and Countryside Act (1981). The orchids may have special protection under the Act. Meadow land which has been un-farmed for

years with this rich diversity of wild flowers and grasses deserves to be protected and preserved. The environmental report itself states that there will be a significant loss of habitat caused by the proposed development. BNG credits do not provide protection do not benefit the local area and its natural flora and fauna, and are no substitute for the real thing.

Access

Access to the site is proposed across a narrow band of grassland with mature trees. The grassland provides a green space forming part of the Haywards Heath conservation area. The land forms part of the characteristic street scene of green spaces, large houses, historic buildings and open spaces which the council has strived to preserve along the entrance corridor to Haywards Heath. If the conservation area and preservation of the characteristic of the street scene has any value or meaning then the development should NOT be approved.

Headlights and foundation damage

The cars turning right out of the access road at night will cause light pollution to the house directly opposite. The house is very old and it is likely to have shallow foundations which are likely to be damaged by cars accelerating to join heavy traffic and any traffic stopped or changing speed at the proposed pedestrian crossing.

Traffic disruption

The sweep paths proposed for heavy goods lorries, fire appliances, garbage lorries and delivery lorries are inadequate for access from or to a major thoroughfare such as the A272. The lorries will need to cross onto the other side of the access road when accessing the site from the east or possibly leaving the site to head west. This will inevitably cause traffic chaos on the A272 and the access road as the lorries and emergency vehicles try to manoeuvre around traffic entering or leaving the site at peak times. The Fire Brigade should be asked to confirm that the sweep path is adequate for large scale firefighting equipment. The current assessment by the developer appears to be calculated using a desk based analysis without the benefit of on the ground measurements.

Pedestrian Crossing

An uncontrolled pedestrian crossing will provide very limited protection for pedestrians including young children crossing the A272. Drivers are not required to stop at an uncontrolled crossing point. The pedestrian must wait at the kerb until there is a suitable gap in traffic to allow them to cross and should only then cross with due care and attention. This is not appropriate for children or disabled people on an extremely busy main road, even with an extension of the 30 mph limit. We understand that the site is being marketed to families with young children given the proposed play areas and disabled persons with the specific disability facilities. The pedestrian crossing will not provide sufficient safe space for wheelchairs and mobility scooters to harbour when crossing each side of the carriageway.

The application has only one pedestrian crossing proposed to the immediate west of the access road. However the latest plan of 19/02/2025 also shows a pedestrian crossing to the east of Birch Close opposite Rosewood Cottage. Is this a mistake or are two crossings proposed? The application is not clear and the traffic proposals must be clarified. The application states that the highway authority is “supportive” of the proposals which we consider highly unlikely as they will rarely give positive indications of support. The applicant should disclose copies of submissions to and responses from the highways authority or the highways authority should be requested to provide their views and recommendations in relation to the application.

Street lighting

The street lighting along the Lewes road is sparse and inadequate for large numbers of pedestrians or cyclists traversing and having to cross the A272 in order to keep on the pathways. The existing lighting which does exist does not adequately illuminate the pathways, it only gives some partial illumination to the roadway. There is no additional lighting proposed at the

uncontrolled crossing or at Birch Close where pedestrians must cross without the benefit of any traffic control measures. There is no lighting on the public footpath to Northlands Wood.

Traffic density and speed

The pictures taken along the A272 which are liberally displayed in the application submissions give a false impression of the density of traffic along its route and we trust will be disregarded and taken as an indication of the lack of independence and bias towards the development of the developer commissioned reports and submissions.

If you ask any person living on the A272 they will complain about the excessive densities of traffic and traffic speed. This is evident even by the response to consultation provided by the developer. We would recommend the planning committee visit the site and experience the noise, fumes and frightening speeds of the traffic at first hand. The Transport Assessment ("Assessment") gives a very false indication of traffic density and speed. This may be due to the timing of the data collection ie during the holiday period in December 2023 or simply out of date or inaccurate data. We have undertaken a traffic count at peak times between 8.30am and 9.30am and between 4.00pm and 5.00 pm and it is 30% higher per hour than that set out in the Assessment. We cannot accurately measure traffic speeds but we estimate that speeds are in excess of the speed limit at least 20% of the time. We recommend the Assessment be revised. The Assessment also does not adequately distinguish between cars and heavy commercial vehicles. The number and size of the commercial vehicles is a significant factor in the unsuitability of the A272 for increased traffic density, for crossing the road or (where available) walking along unlit narrow pathways and for cycling without cycle paths.

The proposed development will inevitably increase congestion, excessive traffic noise and exhaust pollution for residents along the A272. In addition for all users of the A272 there will be highway damage such as potholes and increased danger for all drivers, cyclists and pedestrians. There are 80 houses and flats proposed at the development. Given the remote location of the site it is highly likely that each household will need at least one car. There have also been long-term increases in the proportion of households in the UK with access to more than one car since 1971, with 34% of households having two or more cars in 2022 compared to 8% in 1971. Applying this government statistic of the 80 households there will be 107 cars entering and leaving the site each day. Assuming two trips per day such as for school runs and shopping trips and work commutes that will result in 428 residents cars entering and leaving the site each day. In addition to residents cars there are likely to be numerous work vans for tradesmen visiting the site, social visitors, postmen and service vehicles. Assuming one visit per household that is 160 vehicles entering and leaving the site. A characteristic of modern life is that each household now has numerous deliveries per day including postal services, take away food, supermarket shopping, Amazon, Evri, DPD, and a number of other delivery services. Assuming two deliveries per day, that would mean a further 320 vehicles entering and leaving the site. As a conservative estimate therefore there will be 908 cars into and out of the site every day. This is not sustainable and is hazardous to all users of the A272.

The A272 is one of the main routes for ambulances, police cars and fire engines attending emergencies in Haywards Heath and the surrounding areas. The increased congestion caused by traffic turning into or emerging from the site will inevitably delay the emergency services from reaching their destinations in time.

The traffic is likely to cause more damage to road surfaces increasing costs for the council for pothole repair. Traffic lights on the A272 due to water leakage have been in place since November 2024. These have still not been repaired.

There is a clear risk of dangerous traffic "surging" resulting from the pedestrian crossing and the close proximity of cars entering and exiting the site.

Sustainability

The application pays lip service to the development requirements for sustainability with cycle racks and pathways on and in the immediate vicinity of the site. Whilst these are appropriate

within the development they do not address the inherent unsuitability of the site for sustainable development. **Pathways**

There is no pedestrian access from or to the site by any pathway on the south side of the A272 whether towards the east or the west. Therefore pedestrian access to the site is only possible by crossing the A272 via the proposed uncontrolled pedestrian crossing. As explained above, the Council would be putting the potential residents of the site, including young children and disabled people at serious risk of injury if the development were to be permitted.

The site has no pedestrian access from or to the east ie from Lindfield, Walstead or Scaynes Hill for any purpose including pleasure or employment via any continuous pathways. All pathways on both sides of the A272 stop at the boundary of Haywards Heath on the south side and Lyoth Lane on the north. There are no pathways along Lyoth Lane

Once pedestrians have risked their lives to cross the road they can either walk to the muddy pathway heading towards Northlands Wood or walk in single file (if you walk two abreast you are in danger of being clipped by the wing mirrors of heavy goods vehicles or walking into overgrown hedges) a hundred metres or so to where the westbound footpath abruptly stops. To continue towards Haywards Heath and the hospital, pedestrians would need to recross the A272 without (unless two crossings are proposed) the aid of any crossing, dangerously close to the bend in the road around which dense heavy traffic emerges at high speeds. The risk to life and limb would be immense for residents of the development. It will be close to impossible for young children and disabled persons to safely recross the road at this point without another controlled crossing. Once crossed to the south side of the A272, if pedestrians wish to continue their journey to the hospital they would need to cross the A272 again in order to reach the Birch hotel pathway and then again at the Franklands road junction or cross the very busy junction at the by-pass.

The pathway to Northlands Wood is a narrow muddy path overgrown in parts by brambles and hedging. The pathway has no lighting and is pitch black in winter. Traversing the pathway is only safely possible using a torch. In winter the path is almost impassable due to ice or flooding unless wearing walking boots or wellingtons. It is mainly used by dog walkers wishing to take advantage of the rural setting close to the site. It is totally inappropriate and impractical for potentially 160 adults with children to commute to any School, doctor's surgery or shop in Northlands Wood. There is no convenient passing point and walking single file would be essential. The path is not accessible by wheelchairs, cycles or disabled people. Once crossed into Northlands Wood the access back towards Haywards Heath is not direct and is an arduous walk uphill entirely unsuitable except for the fittest of people.

Cycle paths

There are no cycle paths connecting to the site in any direction. Any cyclists would need to cycle along the busy A272 and cross the carriageway to reach the site from the west. There are currently very few cyclists who attempt to cycle on the road due to high traffic density and speeds. As the A272 is single carriage way in both directions it is necessary for the traffic to transfer to the opposite carriageway to overtake any cyclists. This is very dangerous for all concerned (particularly given the impatience of drivers at peak times) and also as there are blind bends which snake toward the Birch hotel.

There is no room for cyclists to travel on the footpaths without endangering pedestrians.

Local Employment and public amenities

Other than the hospital, there are very few opportunities for local employment within walking distance of the site therefore it is likely that most residents will need to commute to places of work. One of the attractions of Haywards Heath is the train station and the proximity of the A23. It is very likely therefore that potential residents at the site would either commute by vehicle to their place of work or the train station, this will greatly increase traffic congestion and pollution in and around Haywards Heath. The developer has cited local employment during construction. There are no

guarantees of this and it is very unlikely given that the developers are from Southampton and as far as we are aware employ no local persons.

There are no shops or amenities close to the site and therefore commuting by car for shopping and recreation is the only practical option.

Bus routes

There are no bus routes along the A272 from Bedales corner through to the hospital. There are no footpaths which join the site to Bedales corner and therefore walking to this stop is impractical. Walking to the hospital from the site would take 15 to 20 minutes (longer with children) and would involve crossing the A272 twice with danger to life and limb. Walking to the bus routes via Northlands Wood is also a long trek particularly when returning uphill and is impractical due to the unsuitability of the pathway as explained above.

Local amenities

There are no amenities available close to the site for potential residents.

Schools

The application refers to the availability of schools at Northlands Wood, St Joseph's, St Wilfrid's, Warden Park, Great Walsted (a private fee paying school) and Oathall. Other than Northlands Wood it would be necessary for children to be taken by car to each of the schools. Travel by bus is not possible and travel by walking or cycling is far too dangerous. I am aware that Northlands Wood school is over subscribed each year and there are very few places which have become available this year. Further children would mean existing residents would not be able to send their children to their local school. Any development in the area must therefore include provision for the building of a new primary school. We are not aware of capacity for new children at other schools but this should be investigated before any decision is taken regarding the site.

Doctor's surgery

The doctor's surgery at Northlands Wood has no capacity for taking on new patients. It is currently extremely difficult for existing patients to get an appointment with a doctor at this practice.

Dentist surgery

There are very few dentists in the area accepting new NHS patients and none close to the site.

Hospital (Princess Royal)

The application refers to doctor services being available at the hospital as though this is a routine facility. This is fundamentally incorrect. The hospital is only available for accidents, emergencies and doctor referrals. Waiting times at the A&E are often 4 hours or more due to excessive demand.

Recreational Facilities

Play areas in and around Haywards Heath are limited and often crowded. Country walks are being interrupted and made more unpleasant by developments such as those proposed at the site. Contrary to statements in the application there is no cinema, theatre, public swimming pool or other similar public recreational facilities at or near the site. The St Francis facilities are private and require fee paying membership. Claire hall has been closed for many years. The nearest public house is the Snowdrop Inn to which there are no footpaths or cycle ways. Access requires commuting by car or walking on a roadway.

Flooding

The site is in a flood risk area it absorbs a great deal of natural rainfall and surface water flows. There are water courses within 20 meters of the site and the flood risk report shows areas of

medium to high risk of flooding. The building of roadways and housing will increase the run off of water from the site causing damage to the neighbouring land. Water drains to the south and east and the increased water flow and inevitable pollution from petrochemicals used in construction of roads and houses and from vehicles will flow down to a) the ancient woodland disturbing and damaging root structures and b) will cause nuisance and damage to neighbouring land to the east of the site by increased water flows along ditches and streams with polluting contaminants. The increase water flows will also damage the watercourses along Slugwash Lane. The streams which are fed by the water draining from the site often wash out onto Slugwash Lane damaging the road surface and causing disruption to local residents. These instances of wash out and damage will be increased by development of the site.

Although measures have been proposed to retain some surface water on the site, the measures cannot hold all run off water and it is a fact known to all that water will find its own level. The flood report states that excess water will flow to the south and the east of the site. The polluted retained water and the excess surface water will eventually find its way into the water courses and onto neighbouring land and roadways. This nuisance and damage will only get worse with increased rainfall resulting from climate change.

Construction disruption

The inevitable light pollution, air pollution and contamination from dust and fumes, the noise pollution from excavation, pile driving, site traffic, construction equipment and construction workers, the site construction traffic on the A272 with extracted soil and debris and delivery of materials will be of extremely disruptive of every day life for all immediate neighbours of the site and indeed for all residents of Haywards Heath using the A272.

Emergency Services

The new development will place increasing strain on emergency services. The police rightly object to the application as they will not be able to fund extra policing requirements. The Hospital facilities, Ambulance service and Fire Brigade will also be placed under increased pressure. At some point the scale of development in the area will result in such an overload of stress on these already cash strapped services that there will be a consequent loss of life. The out of county developers provide no cash funding to these essential local services.

Services

There is no mention in the application of the requirements for gas, electricity, water and telecommunications. The pipeline pressure along the A272 for both gas and water have severely reduced over recent years as a result of housing developments. We have had to have gas regulators fitted to control the gas pressure fluctuations. Water pressure in the morning can be low and water pumps may have to be fitted. The number of BT lines available for the copper final mile will not be adequate for all the residents at the development although we do not know if cable is available. We understand that a pumped connection to the existing mains sewer system is required, will this cause damage or overload to the system? These questions should be addressed.

Summary

We submit that the council should reject the application for the multitude of reasons specified above including:

1. failures to protect the interests and meet the needs of the existing local community;
2. failures to provide for the safety and needs of any potential new residents;
3. failure to protect the environment;
4. failure to protect wildlife, including endangered species;
5. failure to protect native flora;
6. failure to protect ancient woodland;
7. failure to preserve and enhance the inherent characteristics of the locality;

8. failure to provide protection from congestion and pollution for residents of Haywards Heath;
9. inadequate regard for highway safety;
10. failure to protect the visual amenity of Haywards Heath residents;
11. breach of planning guidelines regarding openness of the countryside; to the existing public infrastructure.
12. overload

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 11:34:50 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 11:34 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: 132 Lewes Road HAYWARDS HEATH WEST SUSSEX RH177TB

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Impact on the local area, from wildlife to habitat would be disastrous. A272 is not suitable for the additional number of vehicles estimated to use the site. Only residents at the site would add at least 100 vehicles a day to what is already a very busy road. The drainage system on the A272 is problematic as it stands, roadworks have been in place for at least 5 months to attend to a faulty drain. How would the outflows from this site impact on what seems to be an overstretched resource already.

There aren't any suitable local facilities for new residents, from shops to schools, dentists, doctors, and entertainment without car travel.

A poorly thought out proposal which is opportunistic at best, down right dangerous at worst.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 12:01:10 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 12:01 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	25 Swallow Rise Scaynes Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to the proposed development on the following grounds: 1. failures to protect the interests and meet the needs of the existing local community; 2. failures to provide for the safety and needs of any potential new residents; 3. failure to protect the environment; 4. failure to protect wildlife, including endangered species; 5. failure to protect native flora;

6. failure to protect ancient woodland;
 7. failure to preserve and enhance the inherent characteristics of the locality;
 8. failure to provide protection from congestion and pollution for residents of Haywards Heath;
 9. inadequate regard for highway safety;
 10. failure to protect the visual amenity of Haywards Heath residents;
 11. breach of planning guidelines regarding openness of the countryside;
 12. overload to the existing public infrastructure which is already overloaded.
-

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 06:37:03 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 6:37 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	43 The Nightingales Haywards Heath
----------	------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2025 22:00:20 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2025 10:00 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Charlwood Road Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There will be no countryside left at this rate! Will cause too much disruption and will be severely damaging to the environment, ecosystem and locals

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2025 21:48:41 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2025 9:48 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	39 Ridgeway Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to the increase of the proposed houses, due to the current volume of traffic and how that would be managed it is already difficult to get on to the bypass to go into HH. there is no local shop, damage to the environment and wildlife. No facilities for doctors, schools, dentists etc. The volume of traffic is a nightmare already without building another 80 houses getting out on the bypass between 8am and 9.30am is horrendous and the same at school pick ups and at the end if the working day.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2025 21:39:30 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2025 9:39 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Kent House Green Road Wivelsfield green
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Yet another housing estate with no infrastructure. That road is already busy. It will impact on Slugwash Lane which can't take cars at the best of times as full of potholes and single track.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2025 21:18:57 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2025 9:18 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Ferndale Green Road Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Over development of the area Not in keeping with character Loss of natural environment/countryside Detrimental effect on wildlife Increased traffic Lack of infrastructure- schools, doctors etc Loss of rural landscape of the area

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2025 19:22:11 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2025 7:22 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Merryfields Lewes Road Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	OBJECTION to planning application for development of land at Colwell Farm, Lewes Road, Haywards Heath. Application Reference DM/25/0445 Introduction We live on the A272 and are directly affected by the proposed development. We strongly oppose the application for development and urge the council to reject it.

The proposed development site ("site") is nestled in untouched Meadowland un-farmed and left to nature for several decades. The site forms part of the land which had been used since Neolithic times for the production of charcoal and the smelting of iron. Slugwash lane which runs parallel to the site and derives its name from the production of iron 'slugs'. Ancient pathways traverse the nearby woods.

The site comprises a rare south facing microclimate and includes ancient woodland, ancient hedgerows and large mature trees within its boundaries. The part of the site which is proposed for access and therefore likely to be heavily used, irreparably damaged and polluted is within the Haywards Heath conservation area. The site is in open countryside with a vista stretching to the Southdowns and forms part of a green corridor which stretches from Ardingly, through Lindfield on to Scaynes Hill, Wivelsfield and beyond. It forms a natural green boundary between Haywards Heath, Lindfield and Scaynes Hill.

The site is a haven for natural wildlife, including numerous species of wild birds, mammals, reptiles and invertebrates, many of which endangered. The site is close to an unmade public footpath which provides local residents the amenity to enjoy open countryside and exercise dogs on a lead.

The site is in a flood risk area and any interference with natural water flows will severely damage adjoining woodland.

The site will access across the conservation area on to the A272 which is the main arterial road from Kent and East Sussex through Haywards Heath to the remainder of West Sussex and Hampshire. It is one of the busiest and consequently most dangerous roads in West Sussex handling numerous heavy HGV lorries, coaches, buses as well as cars, vans and more and more delivery vehicles. It is the main route for commuter traffic to the centre of Haywards Heath and its bus and rail terminals.

There are no continuous footpaths connecting the site to Haywards Heath, Lindfield or Scaynes Hill and no cycle paths in any direction. The Lewes road adjacent to the site is characterised by large properties with extensive grounds and gardens fronting the road. It provides a welcome introduction for those visiting Haywards Heath to the town's heritage. There are listed properties close to the site including an ancient Sussex barn close to the proposed access route and nineteenth century villa directly opposite it.

It is evident from the summary above that the site is totally unsuitable for the type of development proposed and the planning application for the site ("application") should be rejected.

Our objection to the development in more detail is as set out below.

Notice and Consultation

The developers have made some comments to support the application based upon a consultation process they undertook. We wish to make it clear that neither we nor most of our neighbours on the A272 were invited to comment on the proposed development. Had we been made aware of the development we would certainly have made our objections known. Had the consultants ensured that its communications were received by all those affected by the proposed development we are sure there would have been more vocal opposition to the proposals.

We are also aware that a number of those closest to the proposed development and therefore most likely adversely affected by it are legally "gagged" from opposing it. We are aware that legally enforceable covenants prevent these residents from opposing the planning application. Local opposition is evident by the comments opposing the proposals now being aired on social media. It is certainly clear that 5/6 ie 83% of those actually consulted, opposed the development and the planning website.

Neither we nor our neighbours received notification from the Council of the development despite our proximity to the site. Given that the developers have had several years to write their proposal it is inequitable that local residents have been given only a few days to comment and less than that for those not informed of the development. We would request that the Council undertake further public consultation.

The application and its supporting submissions have all been commissioned by the developer and are not independent. Whilst factual data may be accurate, the comments and advice of the consultants is inevitably skewed in favour of the developer's aims and requirements. We trust that the Council will take this into consideration in its assessment of the application and favour the interests of its residents and taxpayers above the interests of an outside developer who does not understand the needs of the area and is only interested in profit. A good example of the skewed nature of the consultants reports are the pictures taken along the A272 which are liberally displayed in the application submissions. These give a false impression of the density of traffic along its route and some have been taken nowhere near the site.

Openness of the Countryside

The application does not meet the statutory requirements or guidelines for development within the open countryside and should be refused. The proposed development will adversely

impact upon the rural urban balance in the local area. Planning application reference number 05/01370/FUL on land adjoining the site was refused on the grounds that it would compromise the openness of the countryside. The site is in open countryside stretching to the Southdowns and the application should be refused on the same grounds.

The application, because of its sitting/scale would affect adversely the visual amenities of the locality in that it would be obtrusive in the landscape and prominent from surrounding view points and therefore conflicts with policy C12 of the adopted West Sussex Structure Plan 2001-2016 and the provisions of the Mid Sussex District plan 2021-2039.

Ancient Woodland

Part of the site incorporates ancient woodland. There are very few sites in the UK where ancient woodland still exists.

Paragraph 186 c) of the NPPF states that 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy'

A development site which includes ancient woodland within its boundaries and proposes housing, roads, play areas and flood defences in very close proximity to it, is without doubt going to cause deterioration and very likely irreparable damage to the woodland. The site is currently secluded and free from public access, thus preserving the ancient woodland and its unique habitat. The proposed development will inevitably increase access to the woodland and result in extensive damage including from foot traffic, timber cutting, fires, and from pets hunting wildlife. We also understand that veteran trees including in the middle of the proposed access road will be felled as part of the development and those which are left will suffer irreparable damage to their root structures leading to their likely demise. Less than 2.5% of the UK's natural ancient woodland remains and less than 7% of that ie 0.0017% is in good condition. (figures from the woodland Trust). We must preserve what we have left.

Wildlife Habitat and Biodiversity

The site is a "rare south facing micro-climate" the majority of this type of microclimate has been lost due to other development in this area. It is essential therefore that the microclimate is preserved at the site. The site encompasses an area with great biodiversity which will be lost for ever if the development is approved. The Council has a public duty to preserve biodiversity.

Birds

The environmental report identified 865 records of 50 notable birds living in the area and species recorded at the site include Skylark, House Sparrows, Swallows, Kestrel, Starling, Songthrush, Yellow Wagtail, Linnet, Yellow Hammers, Cuckoo, Turtle Doves, Swifts, Gulls and Wrens. Using a bird call recognition app we ourselves recently counted 27 different species of wild bird living at the site these include Red Kite, Barn Owls, Gold Finches, Bull Finches, Brambling, Black Birds and Dunnark. The Lesser Red Pole, on the endangered list for British wildlife, has also been identified as living here. Many of these species of bird are on the red and amber list of endangerment and the number of all these species of birds are dwindling every year. We should do everything in our power to preserve the habitat which is vital to their survival in the UK. The introduction of domestic pets from a housing estate will decimate the bird life.

Mammals

The site is rich in mammalian life. It is home to a large population of Roe Deer, rabbits, squirrels, foxes, badgers, and mice including critically endangered Hazel Dormice which experts agree will not survive the development. Any development of the site would cause direct harm to the population of dormice and it would be a criminal offence contrary to the Conservation of Species and Habitat Regulations 2019 to permit such harm. The mitigation proposed is artificial, inadequate will not eliminate this irreparable harm. In particular the introduction of domestic pets to the site would eradicate the dormice population.

The site has hedgehogs which regularly roam over the fields and find homes in the ancient hedgerows. The artificial introduction of hedgehog boxes will soon rot, deteriorate or be stolen after the developers have destroyed the natural habitat and moved on to the next site. The artificial measures proposed to mitigate such destruction, are in no way a substitute for a natural environment in which these fast disappearing animals find a home in which to thrive.

There is a large badger set on the site which will be disturbed and damaged by the proposed development. Even if the mitigation proposals are implemented the badgers are likely to be disturbed and their hunting ground for food will be greatly reduced. The human population from the housing estate which is proposed for the site will also cause great disturbance and distress to the animals. Roadkill is a constant feature of the A272 and too often badgers are seen dead on the side of the road. The increased access to the site will inevitably result in more badgers finding themselves on the A272, and meeting a sudden demise. The increased traffic from the housing estate will also cause major disruption to the badgers and likely cause them to be displaced. Under the Protection of Badgers Act 1992, it is an offence to

damage, destroy or block access to a badger sett, or to disturb badgers in their setts. This is very likely to happen if the application is approved.

The numbers of deer causing accidents on the A272 is also on the increase. It is a common site to see deer carcasses rotting at the side of the road. There is a very large Roe Deer population at the site. If the proposed development is allowed to proceed these deer will inevitably find themselves on the A272 trying to find alternative land on which to graze and breed. The removal of habitat at the site will also cause the deer population to concentrate in larger herds and migrate onto neighbouring land causing damage to neighbours property.

Bats

The bat population is impressive and undeniably of local, regional (and in our view national) importance at the site. If you sit near the area at night you will see huge quantities of bats flying around. We understand the bat types include Pipistrelle, Noctule Bat, Bechsteins Bat, Nyactlus Bat, Common Pipestrelle, Soprano Pipestrelle, Natters Bat, Wiskered Bat, Daubentons Bat, Nathussis Bat, Long Eared Bat, Barastelle Bat, Leisters, Plectus Bat, Brandts Bat, Serotine Bat, Myotis Bats. The Serotine Bat, Nathus Pipestrille, Leislars Bat and Barbastelle Bats are rare and endangered species. These bats thrive amongst the natural undisturbed woodland and hedgerows on the site. They thrive on the insects which live in abundance on the site, all of which will disappear or be radically reduced if the proposed development is allowed to proceed. Under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) it is a criminal offence if to deliberately disturb a bat at roost. Bats do roost at the site so any development of the site will cause them disturbance.

Reptiles

There are large numbers of lizards, slow worms, grass snake and even adders living at the site. The UK's adder population is in decline. Habitat loss is thought to be the leading factor in this extremely worrying trend. The destruction of suitable habitat such as at the site is causing Adder populations to become fragmented and isolated. The species is fully protected by law. Under The Conservation of Habitats and Species Regulations 2017 it is an offence to damage or destroy the breeding sites and resting places of snakes and lizards living at the site. Local councils are required to take measures to protect our native reptile population.

Amphibians

The site contains a large population of amphibians, including toads, frogs, newts (both Palate and smooth). It is also likely that

Great Crested Newts also live at or significantly near the site. The environmental report discloses that there are numerous ponds within the locality of the site and several directly connected to the site as well as ditches with areas of standing water at the edges of the site. The report also states that these ponds and wet areas are "suitable" although not perhaps perfect for Great Crested Newts to breed and thrive. The absence or presence of Great Crested Newts has NOT been confirmed in the report due amongst other things to inability to survey some ponds but ponds are likely to contain breeding populations of Great Crested Newts ponds due to the suitability of the ponds and the presence of Great Crested Newts in the local area. We have seen Great Crested Newts in the area. Great Crested Newts are designated and protected as European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence to: deliberately kill, injure, DISTURB or capture them. The proposed development will have a negative impact upon the population of Great Crested Newts in the area and will inevitably disturb them. The environmental report which has been commissioned by and is biased toward the developer describes this as an "Amber" impact however it is likely to be, in our view, Red.

Flora

The site contains numerous species of woodland, including Yew, Oak, Sycamore, Ash, Silverbirch, Willow, Birch and Hazel. The proposed development will cause a number of these trees to be cut down and the natural habitat they provide destroyed forever. In addition, the hedgerows which have been growing for hundreds of years provide shelter and food for the numerous species of wildlife referred to above. The artificial mitigation proposed will never provide the same level of habitat as the existing hedgerow and trees. Immature saplings will take decades to reach any adequate level of shelter and food for the natural wildlife in the area by which time they will have disappeared.

The open meadows provide a wide variety of natural green areas which support much of the local wildlife. The varieties of grass disclosed by the report include Locksfoot, Yorkshire fog, Annual Meadow Grass and False Oat Grass as well as rushes. In addition wildflowers such as the Meadow Buttercup, Birdsfoot Trefoil, Meadow Foxtail, Mouseear Chickweed, Red Clover, White Clover, Cinquefoil and German Speedwell. The environmental report does not disclose however the bluebells, primroses, snowdrops, wild garlic and orchids which regularly flower on the site. All the wildflowers are protected under Section 13 of the Wildlife and Countryside Act (1981). The orchids may have special protection under the Act. Meadow land which has been un-farmed for years with this rich diversity of wild flowers and grasses deserves to be protected and preserved. The environmental report itself states that there will be a significant loss of habitat caused by the proposed development. BNG credits do not provide protection do

not benefit the local area and its natural flora and fauna, and are no substitute for the real thing.

Access

Access to the site is proposed across a narrow band of grassland with mature trees. The grassland provides a green space forming part of the Haywards Heath conservation area. The land forms part of the characteristic street scene of green spaces, large houses, historic buildings and open spaces which the council has strived to preserve along the entrance corridor to Haywards Heath. If the conservation area and preservation of the characteristic of the street scene has any value or meaning then the development should NOT be approved.

Headlights and foundation damage

The cars turning right out of the access road at night will cause light pollution to the house directly opposite. The house is very old and it is likely to have shallow foundations which are likely to be damaged by cars accelerating to join heavy traffic and any traffic stopped or changing speed at the proposed pedestrian crossing.

Traffic disruption

The sweep paths proposed for heavy goods lorries, fire appliances, garbage lorries and delivery lorries are inadequate for access from or to a major thoroughfare such as the A272. The lorries will need to cross onto the other side of the access road when accessing the site from the east or possibly leaving the site to head west. This will inevitably cause traffic chaos on the A272 and the access road as the lorries and emergency vehicles try to manoeuvre around traffic entering or leaving the site at peak times. The Fire Brigade should be asked to confirm that the sweep path is adequate for large scale firefighting equipment. The current assessment by the developer appears to be calculated using a desk based analysis without the benefit of on the ground measurements.

Pedestrian Crossing

An uncontrolled pedestrian crossing will provide very limited protection for pedestrians including young children crossing the A272. Drivers are not required to stop at an uncontrolled crossing point. The pedestrian must wait at the kerb until there is a suitable gap in traffic to allow them to cross and should only then cross with due care and attention. This is not appropriate for children or disabled people on an extremely busy main road, even with an extension of the 30 mph limit. We understand that the site is being marketed to families with young children given the proposed play areas and disabled persons with the specific disability facilities. The pedestrian crossing will not provide sufficient safe space for

wheelchairs and mobility scooters to harbour when crossing each side of the carriageway.

The application has only one pedestrian crossing proposed to the immediate west of the access road. However the latest plan of 19/02/2025 also shows a pedestrian crossing to the east of Birch Close opposite Rosewood Cottage. Is this a mistake or are two crossings proposed? The application is not clear and the traffic proposals must be clarified. The application states that the highway authority is "supportive" of the proposals which we consider highly unlikely as they will rarely give positive indications of support. The applicant should disclose copies of submissions to and responses from the highways authority or the highways authority should be requested to provide their views and recommendations in relation to the application.

Street lighting

The street lighting along the Lewes road is sparse and inadequate for large numbers of pedestrians or cyclists traversing and having to cross the A272 in order to keep on the pathways. The existing lighting which does exist does not adequately illuminate the pathways, it only gives some partial illumination to the roadway. There is no additional lighting proposed at the uncontrolled crossing or at Birch Close where pedestrians must cross without the benefit of any traffic control measures. There is no lighting on the public footpath to Northlands Wood.

Traffic density and speed

The pictures taken along the A272 which are liberally displayed in the application submissions give a false impression of the density of traffic along its route and we trust will be disregarded and taken as an indication of the lack of independence and bias towards the development of the developer commissioned reports and submissions.

If you ask any person living on the A272 they will complain about the excessive densities of traffic and traffic speed. This is evident even by the response to consultation provided by the developer. We would recommend the planning committee visit the site and experience the noise, fumes and frightening speeds of the traffic at first hand. The Transport Assessment ("Assessment") gives a very false indication of traffic density and speed. This may be due to the timing of the data collection ie during the holiday period in December 2023 or simply out of date or inaccurate data. We have undertaken a traffic count at peak times between 8.30am and 9.30am and between 4.00pm and 5.00 pm and it is 30% higher per hour than that set out in the Assessment. We cannot accurately measure traffic speeds but we estimate that speeds are in excess of the speed limit at least 20% of the time. We recommend the Assessment be revised. The Assessment also

does not adequately distinguish between cars and heavy commercial vehicles. The number and size of the commercial vehicles is a significant factor in the unsuitability of the A272 for increased traffic density, for crossing the road or (where available) walking along unlit narrow pathways and for cycling without cycle paths.

The proposed development will inevitably increase congestion, excessive traffic noise and exhaust pollution for residents along the A272. In addition for all users of the A272 there will be highway damage such as potholes and increased danger for all drivers, cyclists and pedestrians.

There are 80 houses and flats proposed at the development. Given the remote location of the site it is highly likely that each household will need at least one car. There have also been long-term increases in the proportion of households in the UK with access to more than one car since 1971, with 34% of households having two or more cars in 2022 compared to 8% in 1971. Applying this government statistic of the 80 households there will be 107 cars entering and leaving the site each day. Assuming two trips per day such as for school runs and shopping trips and work commutes that will result in 428 residents cars entering and leaving the site each day. In addition to residents cars there are likely to be numerous work vans for tradesmen visiting the site, social visitors, postmen and service vehicles. Assuming one visit per household that is 160 vehicles entering and leaving the site. A characteristic of modern life is that each household now has numerous deliveries per day including postal services, take away food, supermarket shopping, Amazon, Evri, DPD, and a number of other delivery services. Assuming two deliveries per day, that would mean a further 320 vehicles entering and leaving the site. As a conservative estimate therefore there will be 908 cars into and out of the site every day. This is not sustainable and is hazardous to all users of the A272.

The A272 is one of the main routes for ambulances, police cars and fire engines attending emergencies in Haywards Heath and the surrounding areas. The increased congestion caused by traffic turning into or emerging from the site will inevitably delay the emergency services from reaching their destinations in time.

The traffic is likely to cause more damage to road surfaces increasing costs for the council for pothole repair. Traffic lights on the A272 due to water leakage have been in place since November 2024. These have still not been repaired.

There is a clear risk of dangerous traffic "surging" resulting from the pedestrian crossing and the close proximity of cars entering and exiting the site.

Sustainability

The application pays lip service to the development requirements for sustainability with cycle racks and pathways on and in the immediate vicinity of the site. Whilst these are appropriate within the development they do not address the inherent unsuitability of the site for sustainable development.

Pathways

There is no pedestrian access from or to the site by any pathway on the south side of the A272 whether towards the east or the west. Therefore pedestrian access to the site is only possible by crossing the A272 via the proposed uncontrolled pedestrian crossing. As explained above, the Council would be putting the potential residents of the site, including young children and disabled people at serious risk of injury if the development were to be permitted.

The site has no pedestrian access from or to the east ie from Lindfield, Walstead or Scaynes Hill for any purpose including pleasure or employment via any continuous pathways. All pathways on both sides of the A272 stop at the boundary of Haywards Heath on the south side and Lyoth Lane on the north. There are no pathways along Lyoth Lane

Once pedestrians have risked their lives to cross the road they can either walk to the muddy pathway heading towards Northlands Wood or walk in single file (if you walk two abreast you are in danger of being clipped by the wing mirrors of heavy goods vehicles or walking into overgrown hedges) a hundred metres or so to where the westbound footpath abruptly stops. To continue towards Haywards Heath and the hospital, pedestrians would need to recross the A272 without (unless two crossings are proposed) the aid of any crossing, dangerously close to the bend in the road around which dense heavy traffic emerges at high speeds. The risk to life and limb would be immense for residents of the development. It will be close to impossible for young children and disabled persons to safely recross the road at this point without another controlled crossing. Once crossed to the south side of the A272, if pedestrians wish to continue their journey to the hospital they would need to cross the A272 again in order to reach the Birch hotel pathway and then again at the Franklands road junction or cross the very busy junction at the bypass.

The pathway to Northlands Wood is a narrow muddy path overgrown in parts by brambles and hedging. The pathway has no lighting and is pitch black in winter. Traversing the pathway is only safely possible using a torch. In winter the path is almost impassable due to ice or flooding unless wearing walking boots or wellingtons. It is mainly used by dog walkers wishing to take advantage of the rural setting close to the site. It is totally inappropriate and impractical for potentially 160 adults with

children to commute to any School, doctor's surgery or shop in Northlands Wood. There is no convenient passing point and walking single file would be essential. The path is not accessible by wheelchairs, cycles or disabled people. Once crossed into Northlands Wood the access back towards Haywards Heath is not direct and is an arduous walk uphill entirely unsuitable except for the fittest of people.

Cycle paths

There are no cycle paths connecting to the site in any direction. Any cyclists would need to cycle along the busy A272 and cross the carriageway to reach the site from the west. There are currently very few cyclists who attempt to cycle on the road due to high traffic density and speeds. As the A272 is single carriage way in both directions it is necessary for the traffic to transfer to the opposite carriageway to overtake any cyclists. This is very dangerous for all concerned (particularly given the impatience of drivers at peak times) and also as there are blind bends which snake toward the Birch hotel.

There is no room for cyclists to travel on the footpaths without endangering pedestrians.

Local Employment and public amenities

Other than the hospital, there are very few opportunities for local employment within walking distance of the site therefore it is likely that most residents will need to commute to places of work. One of the attractions of Haywards Heath is the train station and the proximity of the A23. It is very likely therefore that potential residents at the site would either commute by vehicle to their place of work or the train station, this will greatly increase traffic congestion and pollution in and around Haywards Heath. The developer has cited local employment during construction. There are no guarantees of this and it is very unlikely given that the developers are from Southampton and as far as we are aware employ no local persons.

There are no shops or amenities close to the site and therefore commuting by car for shopping and recreation is the only practical option.

Bus routes

There are no bus routes along the A272 from Bedales corner through to the hospital. There are no footpaths which join the site to Bedales corner and therefore walking to this stop is impractical. Walking to the hospital from the site would take 15 to 20 minutes (longer with children) and would involve crossing the A272 twice with danger to life and limb. Walking to the bus routes via Northlands Wood is also a long trek particularly when returning

uphill and is impractical due to the unsuitability of the pathway as explained above.

Local amenities

There are no amenities available close to the site for potential residents.

Schools

The application refers to the availability of schools at Northlands Wood, St Joseph's, St Wilfrid's, Warden Park, Great Walsted (a private fee paying school) and Oathall. Other than Northlands Wood it would be necessary for children to be taken by car to each of the schools. Travel by bus is not possible and travel by walking or cycling is far too dangerous. I am aware that Northlands Wood school is over subscribed each year and there are very few places which have become available this year. Further children would mean existing residents would not be able to send their children to their local school. Any development in the area must therefore include provision for the building of a new primary school. We are not aware of capacity for new children at other schools but this should be investigated before any decision is taken regarding the site.

Doctor's surgery

The doctor's surgery at Northlands Wood has no capacity for taking on new patients. It is currently extremely difficult for existing patients to get an appointment with a doctor at this practice.

Dentist surgery

There are very few dentists in the area accepting new NHS patients and none close to the site.

Hospital (Princess Royal)

The application refers to doctor services being available at the hospital as though this is a routine facility. This is fundamentally incorrect. The hospital is only available for accidents, emergencies and doctor referrals. Waiting times at the A&E are often 4 hours or more due to excessive demand.

Recreational Facilities

Play areas in and around Haywards Heath are limited and often crowded. Country walks are being interrupted and made more unpleasant by developments such as those proposed at the site. Contrary to statements in the application there is no cinema, theatre, public swimming pool or other similar public recreational facilities at or near the site. The St Francis facilities are private

and require fee paying membership. Claire hall has been closed for many years. The nearest public house is the Snowdrop Inn to which there are no footpaths or cycle ways. Access requires commuting by car or walking on a roadway.

Flooding

The site is in a flood risk area it absorbs a great deal of natural rainfall and surface water flows. There are water courses within 20 meters of the site and the flood risk report shows areas of medium to high risk of flooding. The building of roadways and housing will increase the run off of water from the site causing damage to the neighbouring land. Water drains to the south and east and the increased water flow and inevitable pollution from petrochemicals used in construction of roads and houses and from vehicles will flow down to a) the ancient woodland disturbing and damaging root structures and b) will cause nuisance and damage to neighbouring land to the east of the site by increased water flows along ditches and streams with polluting contaminants. The increase water flows will also damage the watercourses along Slugwash Lane. The streams which are fed by the water draining from the site often wash out onto Slugwash Lane damaging the road surface and causing disruption to local residents. These instances of wash out and damage will be increased by development of the site.

Although measures have been proposed to retain some surface water on the site, the measures cannot hold all run off water and it is a fact known to all that water will find its own level. The flood report states that excess water will flow to the south and the east of the site. The polluted retained water and the excess surface water will eventually find its way into the water courses and onto neighbouring land and roadways. This nuisance and damage will only get worse with increased rainfall resulting from climate change.

Construction disruption

The inevitable light pollution, air pollution and contamination from dust and fumes, the noise pollution from excavation, pile driving, site traffic, construction equipment and construction workers, the site construction traffic on the A272 with extracted soil and debris and delivery of materials will be of extremely disruptive of every day life for all immediate neighbours of the site and indeed for all residents of Haywards Heath using the A272.

Emergency Services

The new development will place increasing strain on emergency services. The police rightly object to the application as they will not be able to fund extra policing requirements. The Hospital facilities, Ambulance service and Fire Brigade will also be placed

under increased pressure. At some point the scale of development in the area will result in such an overload of stress on these already cash strapped services that there will be a consequent loss of life. The out of county developers provide no cash funding to these essential local services.

Services

There is no mention in the application of the requirements for gas, electricity, water and telecommunications. The pipeline pressure along the A272 for both gas and water have severely reduced over recent years as a result of housing developments. We have had to have gas regulators fitted to control the gas pressure fluctuations. Water pressure in the morning can be low and water pumps may have to be fitted. The number of BT lines available for the copper final mile will not be adequate for all the residents at the development although we do not know if cable is available. We understand that a pumped connection to the existing mains sewer system is required, will this cause damage or overload to the system? These questions should be addressed.

Summary

We submit that the council should reject the application for the multitude of reasons specified above including:

1. failures to protect the interests and meet the needs of the existing local community;
 2. failures to provide for the safety and needs of any potential new residents;
 3. failure to protect the environment;
 4. failure to protect wildlife, including endangered species;
 5. failure to protect native flora;
 6. failure to protect ancient woodland;
 7. failure to preserve and enhance the inherent characteristics of the locality;
 8. failure to provide protection from congestion and pollution for residents of Haywards Heath;
 9. inadequate regard for highway safety;
 10. failure to protect the visual amenity of Haywards Heath residents;
 11. breach of planning guidelines regarding openness of the countryside;
 12. overload to the existing public infrastructure.
-

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2025 11:10:50 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2025 11:10 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Clearwater Ridge Scaynes Hill Haywards Heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Whilst acknowledging the need for housing the environmental impact is unacceptable. I am also very concerned that developers are experts at avoiding implementing environmental measures once consent has been given.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 March 2025 08:40:32 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/03/2025 8:40 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	54 Lewes Road Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

The road is already dangerous with many drivers speeding along the stretch and as a main route this makes it difficult for home owners on the Lewes Road to pull out of drives and onto the road safely. As a residential road there are currently not footpaths along both side which endangering pedestrian safety, there are no pedestrian crossings at any point and increased traffic from any new development will only create further danger for pedestrians. The road surface along the stretch of the A272 in question is in a

poor state with traffic lights having been up for most of 2025, this has created congestion and as a main route to the Princess Royal hospital, delays could already be life threatening for ambulances trying to ferry ill patients and extra traffic from more housing will increase this danger.

The area in question is a natural habitat to a number of wildlife which need to be protected.

There is simply not the infrastructure in place to support anymore new homes with a need for additional schools, doctors, dentists etc to be built. Promises to provided this infrastructure by developers of other nearby sites have not delivered and services are already significantly stretched.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 March 2025 07:44:37 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/03/2025 7:44 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	33 Beech Hill Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	With all due respect, the amount of houses already being built in this area is already too many for the infrastructure we have in place. We have more houses being built just down in Walstead, which will cause influx on traffic on the road, schools and doctors, and then we have the other development that is now going ahead down the back of Hurst wood lane and Fox Hill. This is in incredibly close proximity to all other developments and also we must take into consideration the nature put at risk, they

have already lost a lot of land in the area, but also more importantly the strain on our water supplies. We are already living in a water scarce area, and the south east is struggling to keep up with demands.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 17:36:27 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/03/2025 5:36 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	24 Rushwood Close Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This an area of outstanding beauty and we do not need to destroy more countryside. This will directly impact the environment - noise , light and chemical pollution will increase and you will be destroying more of our natural flora and fauna. I also know that water supply could be an issue and our emergency services are already struggling with water pressure. We do not have the infrastructure in place to support 80 houses, equating to at least 160 people. Local Schools, Doctors and care

homes are already over-subscribed. Roads around the area are in dreadful condition and adding more traffic will only make this worse.

There is an enormous amount of building already taking place in the area, Burgess Hill, Hassocks and Haywards Heath. Then you go north into Crawley / Horsham and down onto the coast. There will be nothing of Sussex in a few years apart from an urban scrawl of housing with no amenities to support. We do not need another 80 houses. Where are all the people coming from?

I also do not believe that 'affordable' housing will be offered, as a single parent, I struggled to find something that I could afford in the local area. Houses will be marketed as 'luxury, exceptional and outstanding' all to keep the prices up. I strongly object to this request. We need to develop already existing buildings and areas that are not being used and STOP destroying our countryside.

Kind regards



16 March 2025

Re: Outline application for Land at Colwell Farm Lewes Road under reference DM/25/0445

Dear Ms Fisher,

I write in connection with the above planning application. My family live in one of the properties close to the site.

In this letter, I will be focusing on the Ecological Impact Assessment (EclA) and BNG Habitat Management & Monitoring Plan (BNG/HMMP). I will be sending you a separate letter on the Transport Assessment and Framework Travel Plan at a later date.

By way of background, I have a First Class Degree in Biological Sciences from the University of Oxford. I have had a lifelong interest in nature and regularly attend courses with the Sussex Wildlife Trust (including recent courses on the Ecology of the Hazel Dormouse, and Native Reptile Ecology and Surveying).

To prepare this response to the EclA and BNG/HMMP, I have consulted with:

- The Ecology Co-op – these are environmental consultants, who prepared a Preliminary Ecological Appraisal of the Land at Colwell Farm in February 2022 – a copy of which the Council already holds.
- Two senior ecologists who work with local wildlife/conservation organisations and visited the site in March 2025.

I write to **object** to the application by Miller Homes on the basis that the proposal is incompatible with various paragraphs of the National Planning Policy Framework, the Natural Environment & Rural Communities Act (2006), the Conservation of Habitats & Species Regulations (2017), the Wildlife & Countryside Act (1981) and the Protection of Badgers Act (1992).

Key facts about this development:

- 1) The proposed development would cause significant harm to the following sites of biodiversity value, despite the mitigation measures proposed by the applicant, which are inadequate. **Therefore it does not meet National Planning Policy Framework (NPPF) paragraph 174a.**
 - a. Regional Wildlife Site – the EclA states in 4.3.6 that the site is of “*at least 'Regional' importance for bats*”
 - b. County Wildlife Site – the EclA states in 4.7.4 that the site is of “*County value for Dormice*”. However, the EclA methodology was insufficient to determine population size, therefore a full survey may deem the site of higher value.
 - c. Possible Wildlife Site for birds – the EclA only did 4, rather than the recommended minimum 6 bird surveys and therefore does not have enough data to categorise the site.
 - d. Possible Wildlife Site for reptiles – the EclA estimates the site is of “*Local Value*”, but EclA methodology was insufficient to determine population size, therefore a full survey may deem the site of higher value

- e. Possible Wildlife Site for Great Crested Newts – the EclA only surveyed 2 out of the possible 7 ponds near the site and therefore does not have complete information on the presence/absence of GCN.
- 2) The planning application has failed to enhance the natural and local environment. It has not recognised the intrinsic character and beauty of the countryside and has not recognised the wider benefits from natural capital and ecosystem services.
Therefore it does not meet NPPF 174b.
- 3) The planning application has failed to provide net gains for biodiversity. The proposed development would cause significant harm to the coherence of the ecological network, despite the mitigation and compensation measures proposed by the applicant. **Therefore it does not meet NPPF 174d.**
- 4) The proposed development would cause significant harm to the wildlife in the neighbouring South Downs National Park and the High Weald Area of Outstanding Natural Beauty (AONB). Local ecologists have stated that the site provides a vital wildlife corridor between the South Downs National Park and High Weald AONB as it has ancient, unimproved high-diversity meadows and is one of the few remaining south-facing sites that has not been developed. **Therefore it does not meet NPPF 176.**
- 5) The planning application has made inadequate efforts to mitigate harm on-site first, before jumping to the proposed off-site compensation. **Therefore it does not meet NPPF 180a.**
- 6) The proposed development would have an adverse effect on the Site of Special Scientific Interest (SSSI) at Chailey Common (1.5 miles from the proposed site). **Therefore it does not meet NPPF 180b.**
- 7) The proposed development would cause deterioration of the following irreplaceable habitats: ancient woodland and ancient trees. The EclA states: "*there is ancient woodland present south east of the site...Ancient trees have additionally been identified north east and north west of the site.*" There are no exceptional reasons to justify this deterioration. **Therefore it does not meet NPPF 180c.**
- 8) There are inadequate biodiversity improvements in and around the proposed development, to secure net gains for biodiversity. **Therefore it does not meet NPPF 180d.**
- 9) The planning application has not adequately limited the impact of light pollution from natural light on nature conservation. **Therefore it does not meet NPPF 185c.**
- 10) The proposed development will have an adverse effect on a habitat of principal importance for conserving biodiversity in England. The EclA admits "*the use of machinery on site could result in the damage of mature trees and boundary hedgerows/ woodland through root compaction*" and "*The proposed plans will require removal of sections of hedgerow/ mature trees.*". The proposed development will have an adverse effect on various species of principle importance for conserving biodiversity in England, including:
 - a. Barbastelle bat
 - b. Brown long-eared bat
 - c. Noctule bat
 - d. Soprano Pipistrelle bat
 - e. Hazel Dormice
 - f. Grass Snake
 - g. Common Lizard
 - h. Slow Worm
 - i. Dunnock
 - j. Song Thrush

Therefore it does not meet section 41 of the Natural Environment & Rural Communities Act 2006.

- 11) The proposed development would kill or disturb a number of protected species or damage/destroy its breeding site or resting place, and this would be detrimental to the maintenance of the species population at a favourable conservation status.

Species impacted include:

- a. 11 species of bats including Annex II Species Barbastelle. The EclA states: *"The works will result in a loss of foraging resources (grassland/ scrub) and any disruption to commuting routes (from external lighting and loss of portions of hedgerow) would likely have a **moderate adverse impact** at the **Regional** level of significance"*
- b. Hazel Dormouse (*Muscardinus avellanarius*). The EclA states: *"some areas of suitable habitat will require removal in order to deliver the development (trees/ scrub)... This will have a **moderate adverse impact** at the **County** level of significance."*

Therefore it harms species protected by the Conservation of Habitats & Species Regulations.

- 12) The proposed development would impact various species covered by the Wildlife & Countryside Act 1981.

- a. The proposed development would kill or injure wild birds or destroy/ damage its eggs. The EclA states: *"some scrub and trees require removal. This has the potential to directly impact nests and/or create disturbance if undertaken during the bird nesting season. Therefore it is considered the development will result in a **minor adverse impact**..."*
- b. The proposed development would kill or injure bats or disturb them while they are occupying a structure or place they use for shelter or protection, or obstruct access to it. The EclA states: *"The works will result in a loss of foraging resources (grassland/ scrub) and any disruption to commuting routes (from external lighting and loss of portions of hedgerow) would likely have a **moderate adverse impact** at the **Regional** level of significance"*
- c. The proposed development would kill or injure Hazel Dormice or disturb them while they are occupying a structure or place they use for shelter or protection, or obstruct access to it. The EclA states: *"some areas of suitable habitat will require removal in order to deliver the development (trees/ scrub)... This will have a **moderate adverse impact** at the **County** level of significance."* Millers Homes have already removed some areas of hedge and bramble within the site (see 7.2 in this document)
- d. The proposed development would kill or injure Grass Snakes, Slow Worms and Common Lizards. The EclA states: *"Slow Worms, Common Lizards and Grass Snakes...will be directly impacted upon by the proposed development.... This will have **moderate adverse impact**..."*

Therefore it harms species protected by the Wildlife & Countryside Act 1981.

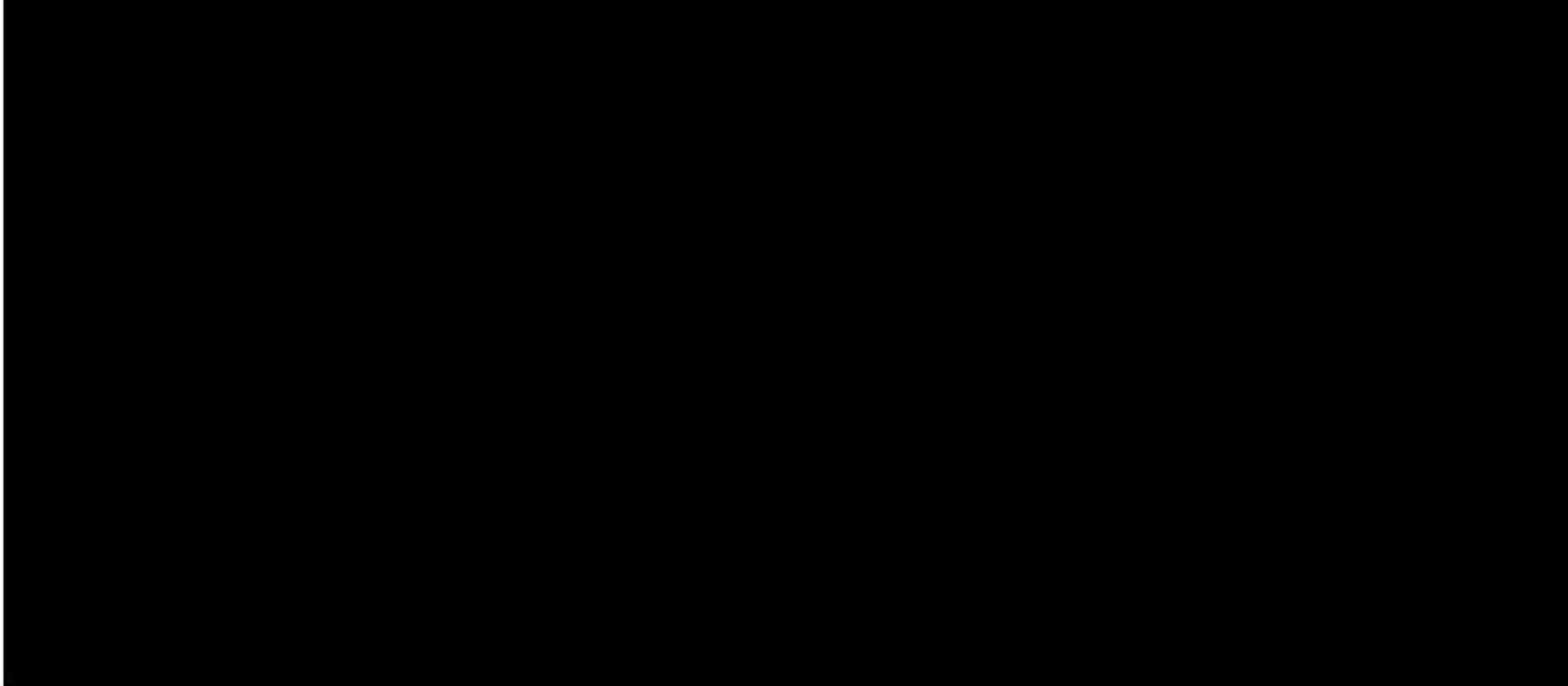
- 13) The proposed development would obstruct access to a Badger's sett and disturb it while it is occupying a sett. The EclA states: *"the site is considered to hold confirmed presence of a Badger sett and foraging and commuting Badgers,"*. **Therefore it does not meet the Protection of Badgers Act (1992).**

- 14) The UK is committed to the Convention on Biological Diversity (CBD) and the Kunming-Montreal Global Biodiversity Framework (GBF), aiming to halt and reverse biodiversity loss by 2030, including protecting 30% of land and sea by 2030.

Developing this site, will reduce biodiversity and have an impact on the UK's ability to meet its commitment to the CBD and the Kunming-Montreal GBF.

I have provided further detail and evidence to support the above points in the attached report.

Yours faithfully



From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 08:55:05 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 8:55 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	50 Marlow Drive Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Please do NOT approve of this application of '80' houses ruining and stealing more of our wonderful countryside, affecting our innocent wild life. It will start at 80, but won't end there. We do NOT need anymore housing developments in our town! Ameneties -Of all developments buiilt so far we have only had one new school built. No doctors surgerys which are needed. Also the area wanting to be built on, no busses serve that route and the a272 isnt the best road for pedestrians to be walking on, not enough street lighting, I walk it often, and at points it is pitch black.

I would not live there, too cut off and no shops or chemists in easy reach.

Kind regards

Evaluation of Ecological Impact Assessment (EcIA) and BNG
Habitat Management & Monitoring Plan (BNG/HMMP)
Land North of Colwell Farm, Haywards Heath

EcIA & BNG/HMMP Analysis

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1. Introduction

The EcIA report was put together by Ecosupport, a consultancy that specialises in ecological reports for developers.

The main issue with the report is the lack of transparency. By omitting the original data, and the conditions under which the data was collected, it is difficult to understand the quality of the data collected, the assumptions made and check their analysis.

The data has been curated and presented to support the case for development – downplaying the ecological value of the site, which has shone through despite their best efforts to hide it.

Despite referencing best practice in surveying wildlife, Ecosupport have repeatedly failed to follow it.

1a. Summary of findings:

2. Habitat mitigation flaws

- Developer has not considered unique ecological value of site
- Retaining hedges does not prevent catastrophic biodiversity loss

3. Badger survey & mitigation flaws

- Breach of confidentiality on location of Badger setts
- Omission of information on Badger territorial boundaries and the impact that the proposed development will have on the Badgers' territory
- Minimal mitigations that do not follow Natural England guidance

4.1 Bat survey flaws

- 4.1.1 Ground Level Tree Assessment (GLTA) – inappropriate use of this survey method. GLTA incorrectly used to distinguish individual and colony roost features. An additional PRF survey required for all trees with PRFs.
- 4.1.2 Night-time Bat Walkovers - do not meet BCT guidelines
- 4.1.3 Static Detectors – unsystematic data collection, potential under-recording of Barbastelle bats

4.2 Bat mitigation flaws

- 4.2.1 Inadequate inspection of trees before removal (as rely on GLTA rather than more detailed PRF survey)
- 4.2.2 Inconsistencies between EclA and Millers Home Lighting Strategy
- 4.2.3 Omission of additional light sources (cars, homes)
- 4.2.4 Barbastelle bat mitigation reliant on inaccurate and incomplete data
- 4.2.5 Missing mitigation measures including impacts on foraging and commuting habitats, direct mortality and injury to bats by construction, collision with road and predation by cats

5. Great Crested Newt survey flaws

- Pond assessments flawed as time of year guidelines not followed
- Missing data – only 2 of 7 ponds tested for Great Crested Newt
- Incomplete data set means Great Crested Newt may be present

6.1 Reptile survey flaws

- Insufficient visits (7 rather than 20) over a short period of time (2 rather than 5 months)
- Inappropriate locations for refugia (shade rather than sun)
- Suboptimal weather conditions (more than 70% shade on the majority of visits)
- Survey guidelines state only a 20-visit survey can determine population size

6.2 Reptile mitigation flaws

- Inadequate mitigation strategy based on inaccurate population size
- On-site mitigation should be a priority - developer has not offered options on this
- Off-site mitigation dependent on finding a similar site - developer has not suggested any possible sites

7.1 Hazel Dormice

- Inaccurate population assessment
- Further surveys required to evaluate population density
- This may deem the site of Regional or National value

7.2 Hazel Dormouse mitigation

- Hedges and Bramble scrub adjacent to Dormouse locations removed by Millers Homes in Winter 2024, without following its proposed mitigation strategies

8. Breeding Bird survey flaws

- Insufficient bird survey visits (4 rather than the required 6)
- No evening bird survey (as required)
- Surrounding habitat not surveyed
- Poor quality of reporting - no information on weather, timings, bird behaviour and how each bird was recorded (detection method)
- As survey guidelines not followed, Ecosupport cannot make inferences on local bird population and impact of the proposal

9. Biodiversity Net Gain

- Missing data - plant species and criteria met/unmet not included
- Line of trees incorrectly classified
- Possible incorrect classification for grassland
- Ecologists consider the site of high ecological value
- Site has markers of biodiversity eg. Hazel Dormice

2. Habitat mitigation

The EclA states that *“The development will primarily result in the loss of other neutral grassland which is considered to be of local value. The proposals will also result in the loss of small sections of treeline/ shrub to facilitate access which are considered to be of regional value (due to the presence of Barbastelles on site.”* (5.2.1)

Local ecologists, who have visited the site, describe the fields as having *“exceptional ecological value due to vital, ancient and 'unimproved' high diversity meadows with high invertebrate richness on which all species, especially the bats depend.”*

The fields at the site have been left fallow since the 1980s, but deer and rabbits graze the meadows, which are bordered by Ancient Woodland and streams. With no footpaths or roads leading through them, the secluded location has allowed wildlife to flourish.

Local ecologists state that the site is one of the few remaining south-facing sites linking the South Downs National Park to the High Weald Area of Outstanding Natural Beauty.

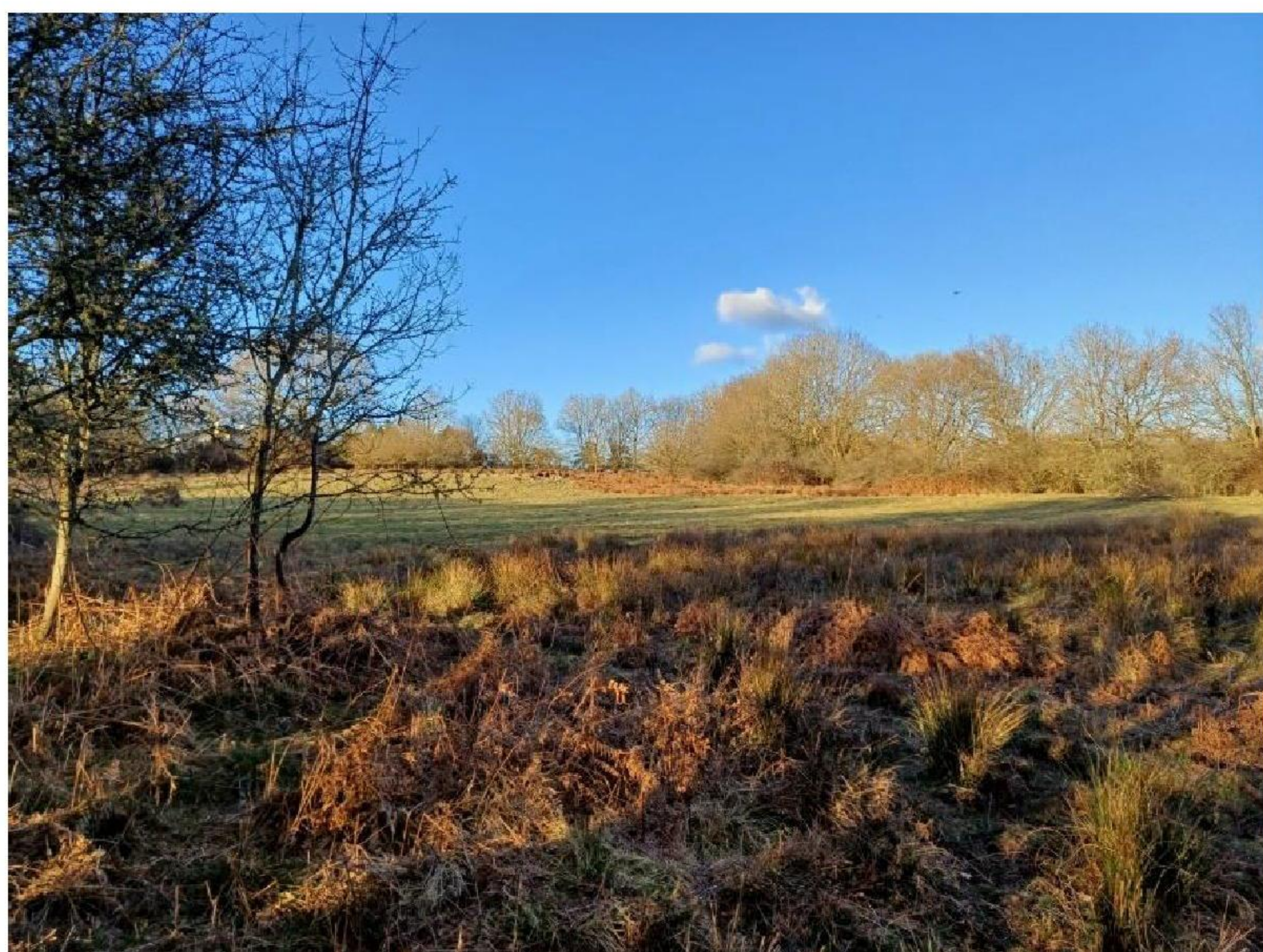


Photo 1: Field 2 in March 2025

The plant diversity of the site cannot be illustrated, as the developers have omitted this information for the report.

A full plant list, along with abundance information, should have been provided in either the EclA or BNG/HMMP. Omission of this, does not meet CIEEM's Guidelines for Preliminary Ecological Appraisal¹. According to these guidelines, a habitat survey should include *"descriptions of plant species present and their abundance"*.

The developers plan to retain part of the hedges, but remove all the surrounding grassland. Habitats are interdependent and removing one habitat undoubtedly has an impact on other habitats.

To illustrate the issues of retaining a hedge, but removing all habitats around it, below is a photo taken at The Oaks, Wivelsfield. This is a Cala Homes' development of 96 homes on greenfield land. The hedge has been fenced in by builders to "protect it", but this mitigation will not have stopped a dramatic reduction in biodiversity.

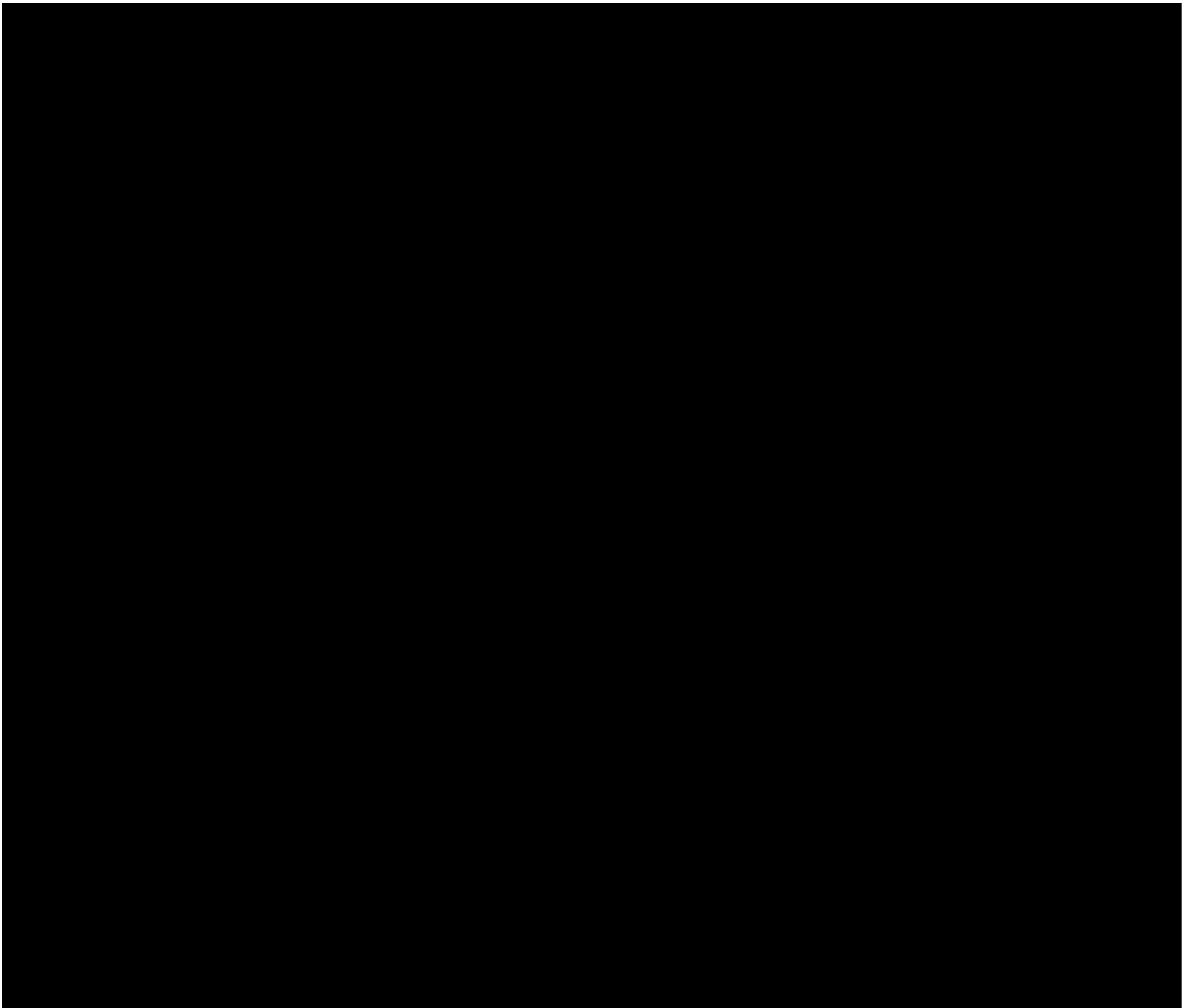
¹ CIEEM - Guidelines for Preliminary Ecological Appraisal (Second Edition)
December 2017

<https://cieem.net/wp-content/uploads/2018/01/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-typo-edit.pdf>



Photo 2: Boxed in hedge at The Oaks, Wivelsfield (March 2025)

3. Badgers



4. Bats

4.1 Methodology & Results Analysis

4.1.1 Ground Level Tree Assessment

in 3.2.3.1, Ecosupport state they carried out a GLTA, and list 4 categories of trees in Table 2 - None, FAR and PRF-I and PRF-M. PRF-I is a roost for individual bats, while a PRF-M is a roost suitable for multiple bats and may be used by a maternity colony. Ecosupport claim they are following Bat Conservation Trust (BCT) guidelines: *“This followed BCT (Collins (ed) 2023) best practice survey”* (3.2.3.1 PRA)

In 4.3.2.1, Ecosupport state that *“The trees were all therefore classified as PRF-I.... These trees are to be removed under current proposals.”*

⁴ Badger Setts
Badger Trust website
<https://www.badgertrust.org.uk/badgers>

There is a flaw in their methodology. The GLTA is limited and a more detailed PRF inspection is recommended by the Bat Conservation Trust (BCT) to categorise trees as PRF-I and PRF-M.

In the BCT's *"(Collins (ed) 2023) best practice survey"* referenced by developers (this survey is called "Bat Surveys for Professional Ecologists"⁵), the BCT states that the downsides of the GLTA is that it is *"Crude because PRFs at height cannot be inspected. Some PRFs may not be visible from ground level."* (Table 6.1)

In addition, the BCT states: *"During a GLTA, the suitability of trees and PRFs can be categorized...However, at this stage, the PRFs are not inspected in any detail and therefore this is only an estimate of their potential for supporting roosting bats."* (Section 6.7.1.4)

BCT recommends a more detailed PRF inspection survey to distinguish PRF-I's and PRF-M's. It states the pros of a PRF aerial inspection survey (which was not conducted by Ecosupport) are: *"Catalogues the available roost resource in a more accurate way. Allows a search for evidence of bats in low and higher level features. Whilst in the tree can look for PRFs that are not visible from the ground."* (Table 6.1)

4.1.2 Night-time Bat Walkover

In 3.2.3.2, Ecosupport state they carried out a Night-time Bat Walkover. According to Ecosupport: *"Night-time Bat Walkovers (NTBW) were carried out on site. The surveys followed the methodology of 'night-time bat walkover survey' outlined within best practice guidelines (BCT, 2023)."*

According to Table 7, Night-time Bat Walkovers (NBW) were carried out:

- on 29/5/24 between 21:02 and 23:32
- on 3/7/24 between 21:17 and 23:47
- on 16/9/24 between 19:11 and 19:41

It is best practice, to record sunset times on the date of recording. I can confirm that sunset times were 21:02, 21:17 and 19:11 on these dates⁶.

According to the BCT's Bat Surveys for Professional Ecologists: *"At the start of the NBW surveys, ecologists should be on site before sunset."* (8.2.15)

Local ecologists advised me that best practice is to be on site a minimum of 30 minutes before sunset.

The BCT states that NBW should take 2/3 hours after sunset. See Table below.

⁵ Bat Surveys for Professional Ecologists (Bat Conservation Trust)

<https://cdn.bats.org.uk/uploads/pdf/Resources/For-professionals/Bat-Survey-Guidelines-4th-edition-AMENDED-27.03.24.pdf>

⁶ Sunset times: <https://www.timeanddate.com/sun/uk/haywards-heath?month=5&year=2024>

<https://www.timeanddate.com/sun/uk/haywards-heath?month=7&year=2024>

<https://www.timeanddate.com/sun/uk/haywards-heath?month=9&year=2024>

Table 1: Table from Bat Conservation Trust’s Bat Survey for Professional Ecologists (Collins, 2023):

Table 8.2. Recommended start and end times for activity surveys.		
Survey type	Start time	End time
Automated bat detector survey ^a	30 minutes before sunset	30 minutes after sunrise
NBW surveys	Sunset ^b	2/3 hours after sunset
Vantage point survey	Sunset ^b	When surveyors can no longer see bats due to falling light levels, unless supported by NVAs
a Set detectors with location to track sunset/sunrise as the season progresses. b Adjust to earlier if in darker habitats such as woodland or if data justifies (e.g. if bats are already out by sunset on previous surveys or automated detectors show pre-sunset activity).		

Ecosupport appears to have not followed guidelines as they were only on site at sunset (not before, as recommended by BCT) and the walkover on 16/9/24 only took 30 minutes, rather than the recommended 2/3 hours.

4.1.3 Static Detectors

In 3.2.3.3, Ecosupport claim *“Five nights of data per month (April – October) was collected, as specified in best practice guidelines (BCT, 2023).”*

Ecosupport’s results in Table 8, show a range of dates – varying from 5 to 8 nights, and starting on a different day of the week each time.

Date information from Table 8

- Monday 15 - Monday 22 April (7 nights)
- Tuesday 21 - Wednesday 29 May (8 nights)
- Friday 21 - Thursday 27 June (6 nights)
- Tuesday 23 - Monday 29 July (7 nights)
- Monday 19 - Monday 26 August (8 nights)
- Tuesday 24 - Sunday 29 September (5 nights)
- Wednesday 23 - Sunday 27 October (5 nights)

The static data picked up at least 9 species of bats. It did not distinguish between different species of *Myotis*, so it is possible all 3 species of *Myotis* were present (as outlined in 4.3.5.1).

In their analysis, Ecosupport claim: *“Although Barbastelles were recorded on site during the majority of months, activity was generally low with a small number of passes recorded on static detectors.”* (4.3.5.2)

BCT Guidelines state: *“The convention in bat surveying is to use timings that are systematic, for example, collecting five nights of data each month from May to September...detectors may need to be deployed for longer periods outside the summer months.”*

Ecosupport presented static detector from different number of nights, and different periods within the week each month. This does not meet BCT guidelines about systematic data collection.

Annex II Species Barbastelle bats were picked up by the following static detectors (static 2 highlighted in red, highest frequencies marked in bold):

- **A2 (April – Static 2) – 3 passes**
- C1 (June – Static 1) – 1 pass

- C2 (June – Static 2) – 5 passes
 - D2 (July – Static 2) – 7 passes
 - D3 (July - Static 3) – 2 passes
 - E1 (August – Static 1) – 5 passes
 - E2 (August – Static 2) – 35 passes
 - F1 (September – Static 1) - 31 passes
 - F2 (September – Static 2) – FAILED
 - F3 (September – Static 3) – 1 pass
 - G2 (October – Static 2) - 1 pass
- Total = 88 passes

It is noted that Static 2, which picked up the majority of the Barbastelle bat records, failed during September. 35 passes had been recorded by Static 2 in August, and Static 1 recorded 31 passes of Barbastelle that month, so the missing data set is likely to be equally high.

It is noted that during September, only 5 nights of data were recorded (vs 6-8 nights in earlier months).

Ecosupport's claim in 4.3.5.2 that Barbastelle "activity was generally low" is based on missing data sets and fewer data collection days in the month where Barbastelle was most active.

4.2 Mitigation analysis

Ecosupport states: *"The site has been identified as being of regional importance for commuting bats and county importance for foraging bats with the Annex II Barbastelle bat recorded on site. The work will result in a loss of foraging resources (grassland/ scrub) and any disruption to commuting routes (from external lighting or loss of portions of hedgerow) would likely have a **moderate adverse impact** at the **Regional** level of significance."* (5.2.2.1).

They outline various mitigation measures, but these are incomplete and flawed.

4.2.1 Inadequate inspection of trees before removal

Ecosupport states: *"If any trees other than those already assessed are to be removed under the current proposals an updated ground level roost assessment should be undertaken."* (6.2.1)

As explained in 4.1.1, Ecosupport used a GLTA, rather than the more detailed PRF inspection, to inspect trees and therefore should not remove any trees from the site until a full PRF inspection of these trees has taken place (including those already assessed to be removed).

4.2.2 Inconsistencies between EcIA and Millers Homes' Lighting Strategy

Ecosupport claim that: *"lighting on site, will be kept to a level below 1 Lux on site, however it will be kept below 0.1 lux in areas of importance for light-sensitive bat species thus limiting the disturbance to foraging and commuting bats."*

Below is Figure 27 from the EclA:

Figure 27. The location of the dark corridors to be implemented into the development, indicated by grey hashing. Light levels in these areas will remain below 0.1 lux.



This statement and map contradicts to Millers Homes' statement and map in the Lighting Strategy, prepared by WLC Lighting Design and submitted by the developer in support of their proposal for Land at North Colwell Farm.

In the Lighting Strategy, Millers Homes states: *"An exterior lighting system is required to facilitate safe and secure movement around the Proposed Development for all users."* (2.1.1)

WLC proposes Lighting Levels for street lighting that are minimum average 3 lux, maximum average 5 lux (Table 2). The developer includes the following map in the Lighting Strategy, which contradicts Figure 27 in the EclA.

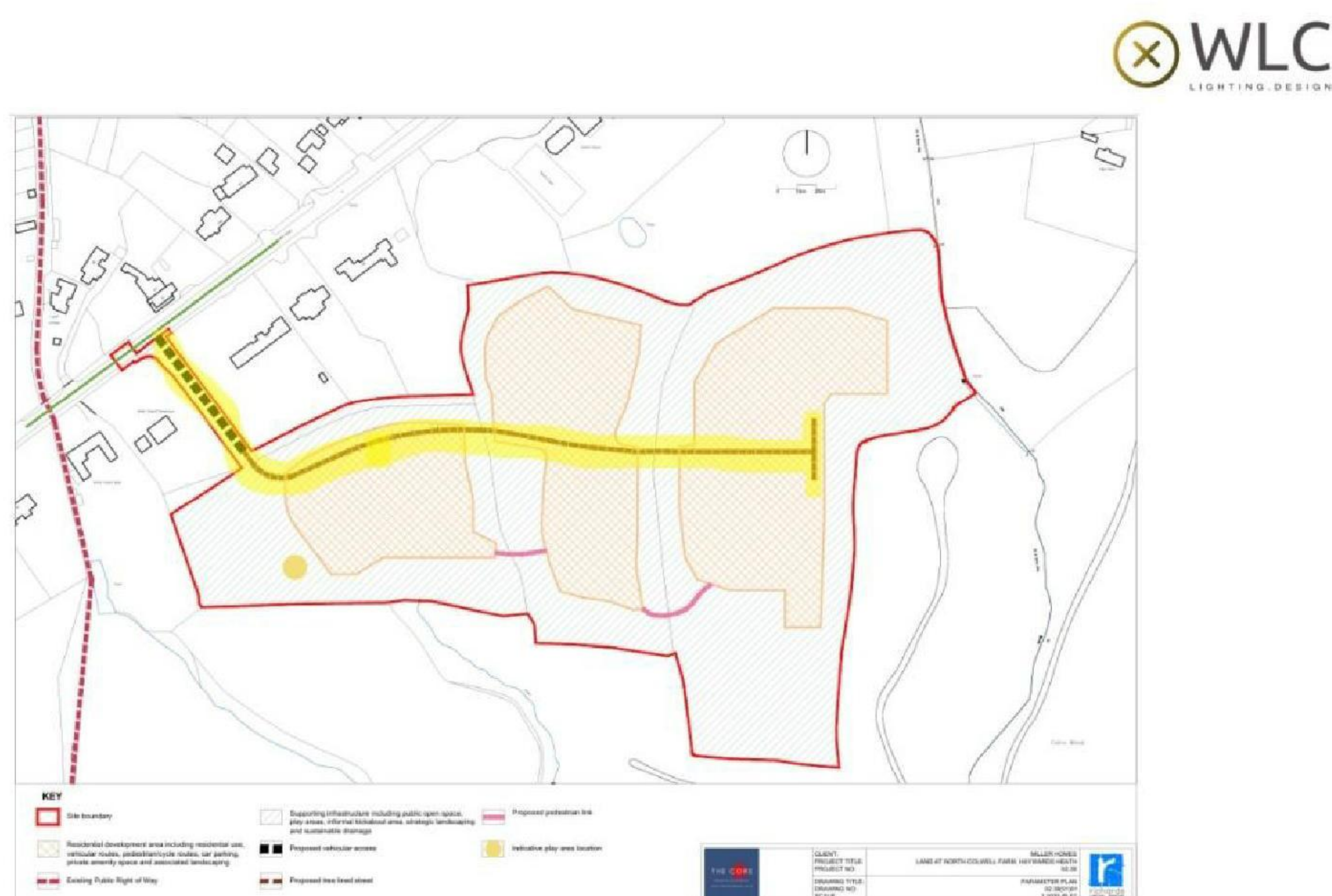


Figure 1 : Lighting Strategy (Land at Colwell Farm Haywards Heath)

In addition, in the Lighting Strategy, the developer proposes a “pre-curfew” lighting of 10 Lux and a “post-curfew” lighting of 2 lux. They do not explain at what time the post-curfew lighting starts.

4.2.3 Omission of additional light sources

Ecosupport does not highlight other sources of light pollution that may impact bats.

Residents at the proposed development will be able to install their own outdoors lighting. Internal lighting levels can be up to 1000 Lux⁷ for home office spaces, and some of the lighting will escape through open curtains and blinds.

Cars driving in the development at night will dramatically increase lighting levels. The LightAware charity states: *“LED vehicle headlights are much bluer and brighter than the halogen headlights they replace. They usually have a brightness of 3,000 to 6,000 lumens.”*⁸

A 6000 Lumen light source illuminates 1 square meter with 6000 Lux.

The Bat Conservation Trust reports that *“significant impacts have been recorded [on bats] from as low as 3.6 lux.”*⁹

Bats are highly sensitive to light, it can cause them to change foraging behaviour, make detours when commuting, and can impact roosting, where roosts/roost entrances are illuminated.

The BCT guidelines on Artificial Lighting and Wildlife¹⁰ state: *“Light falling on a bat roost exit point, regardless of species, will at least delay bats from emerging, which shortens the amount of time available to them for foraging.”*

“In addition to causing disturbance to bats at the roost, artificial lighting can also affect the feeding behaviour of bats and their use of commuting routes.”

“Lighting can be particularly harmful if it illuminates important foraging habitats such as river corridors, woodland edges and hedgerows used by bats. Studies have shown that continuous lighting along roads creates barriers which some bat species cannot cross.”

Barbastelle bats are particularly sensitive to even low levels of light. *“The slower flying, broad-winged species, such as long-eared bats, barbastelle, greater and lesser horseshoe bats and the Myotis species generally avoid external lights,”* state the BCT guidelines.

4.2.4 Barbastelle bat mitigation reliant on inaccurate data

⁷ Lighting, thermal comfort, working space, noise and vibration (Health & Safety Executive)
<https://www.hse.gov.uk/humanfactors/topics/lighting.htm>

⁸ Modern vehicle headlights dazzle drivers and may compromise road safety (LightAware 2023)
<https://lightaware.org/wp-content/uploads/2023/12/Vehicle-headlight-glare.pdf>

⁹ Bats and artificial lighting in the UK (Bat Conservation Trust, 2018)
<https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349>

¹⁰ Bat Conservation Trust - Interim Guidance on Artificial lighting and wildlife (June 2014)
https://cdn.bats.org.uk/uploads/pdf/BCT_Interim_Guidance_Artificial_Lighting_June_2014.pdf

Ecosupport claims: *“Recordings were obtained during April (A2, 3 passes) and June (C1 & C2, 6 passes total). (see Table 8 & Figure 2 for locations). As only low numbers were recorded it is considered unlikely there will be any significant impacts to roosts of significant importance, or severance to flight lines for bats associated with SAC.”* (6.2.4)

This is an inaccurate summary of the data in Table 2, which found a total of 88 passes over 6 months (see 4.1.3). In addition, this figure may have been underestimated due to a faulty detector in September.

Therefore, the statement that it is unlikely to have an impact on roosts or flight lines is based on incorrect data.

4.2.5 Missing mitigation measures

In the UK Bat Mitigation Guidelines (Reason & Wray, 2023)¹¹, a reference guide that Ecosupport used to evaluate the site in Table 9, there are numerous issues that Millers Home has not considered.

Below is a list of some of the measures recommended by the UK Bat Mitigation Guidelines (this is not an exhaustive list, but illustrates the lack of detail in EcIA’s mitigation measures):

- Loss or modification of a roost access point. *“This can occur either directly (e.g. being blocked by construction works), or indirectly (e.g through the removal or planting of vegetation close to the roost access point).”* (4.3.3)
- Disturbance to bats in their roosts. *“Disturbance to bats in their roost can be caused, for example, by noise, lighting or direct human interference.”*(4.3.5)
- Impacts on foraging or commuting habitats. *“Foraging or commuting habitat can be lost directly through a development’s land take or indirectly when habitats are abandoned after being disturbed (e.g. by floodlighting or noise).”* (4.4.1)
- Modification of, or disturbance to bats using, foraging habitats or commuting routes/flight-paths. *“Foraging habitats and flight-paths...can be modified either directly (e.g. due to a change in land use or draining of land), indirectly (e.g. through the use of pesticides which may reduce prey availability), or through disturbance (e.g. from artificial lighting or noise which dissuades bats from using them).* (4.4.8)
- Direct mortality or injury impacts on bats. *“Bats may be accidentally killed or injured through roost destruction during construction works, or through-collision with road/rail traffic...Some developments, such as new housing schemes, may increase predation risk to bats; cats in particular can be a significant predator of roosting bats.”* (4.5.1)

In conclusion, the mitigation measures outlined by Millers Homes are incomplete and flawed. This includes inadequate inspection of trees before removal, inconsistencies between EcIA and Millers Home Lighting Strategy, omission of additional light sources (cars, homes), inaccurate data analysis of Barbastelle bat and missing mitigation measures including impacts on foraging and commuting habitats and

¹¹ UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.

Chartered Institute of Ecology and Environmental Management
(Reason & Wray, 2023)

<https://cieem.net/wp-content/uploads/2023/09/Bat-Mitigation-Guidelines-2023-V1.1.pdf>

direct mortality and injury to bats by construction, collision with road and predation by cats.

5. Great Crested Newt

5.1 Methodology & Results Analysis

in 3.2.4.1, Ecosupport claim: *“A Habitat Suitability Index (HSI) was carried out on a number of ponds located within proximity to the site using the following the guidance provided with ARG (2010) [sic]”*

Ecosupport lists the factors used to assess the ponds for suitability to support Great Crested Newt (GCN): *“Location of Pond, Surface Area, Permanence, Water Quality, Shade, Presence of Waterfowl and Fish, Number of Ponds within 1km, Quality of Terrestrial Habitat and Macrophyte Cover”*

They claim in 4.6.4 that *“Ponds 1, 2, 3, 4 & 7 were subject to a HSI assessments”, which found that only Pond 1 and 3 were of Average suitability.”*

eDNA tests were only carried out on Pond 1 and 3. Ecosupport admits that Pond 5 and 6 were not surveyed *“due to landowner requests not to survey and/or no response from attempts to organise access.”*

Following its eDNA survey of 2 of the 7 ponds near the site, Ecosupport claims that *“it is unlikely the site supports GCN”*.

Regarding mitigation, Ecosupport claim in 6.5 that *“Pond 3 will be subject to an Environmental DNA (eDNA) survey...Attempts are still being made to access ponds 5 & 6...The mitigation strategy will be compiled once further data has been obtained.”*

Ecosupport did not provide information on the 10 factors that form the GCN Habitat Suitability Index for the 5 ponds that they assessed, only providing photos of the ponds (Figures 21a – 21e). This means independent ecologists are not able to check their workings.

In the Amphibian and Reptile Groups of the UK (ARGUK) guidance that Ecosupport followed¹², ARG states that Macrophyte Cover should be estimated between March and the end of September. It states: *“Estimate the percentage of the pond surface area occupied by macrophyte cover. This includes emergents, floating plants (excluding duckweed) and submerged plants reaching the surface. Make an estimate between March and the end of September.”*

Ecosupport provides photos of the ponds, which it is assumed were taken at the time of assessment.

¹² Great Crested Newt Habitat Suitability Index (May 2010)

Amphibian and Reptile Groups of the UK (ARGUK)

<https://www.arguk.org/info-advice/advice-notes/9-great-crested-newt-habitat-suitability-index-arg-advice-note-5/file>

The dates the ponds were assessed were as follows:

- Pond 1 – December 2023
- Pond 2 – December 2023
- Pond 3 – January 2025
- Pond 4 – April 2024
- Pond 5 – January 2025

As 4 of the 5 ponds were assessed for Macrophyte Cover outside the time recommended by ARGUK, their assessment of pond quality cannot be relied upon.

Assessing the pond quality in winter will also have impacted other factors including

- Pond area – ARGUK Guidelines state: *“Pond area is the surface area of the pond when water is at its highest level (excluding flooding events). This is usually in the spring.”*
- Terrestrial Habitat – ARGUK Guidelines state: *“Good terrestrial habitat offers cover and foraging opportunities and includes meadow, rough grassland with tall sward height, scrub, woodland or mature gardens.”*

In addition, the HSI is a measure of habitat suitability and should not be used as a definitive measure of whether or not a pond supports newts. ARGUK states in the first page of its guidelines: *“The HSI for great crested newts is a measure of habitat suitability. It is not a substitute for newt surveys. In general ponds with high HSI scores are more likely to support great crested newts than those with low scores. However the system is not sufficiently precise to conclude that any particular pond with a high score will support newts, or that any pond with a low score will not do so.”*

In conclusion, Ecosupport’s Pond Assessment is inaccurate and incomplete. Ecosupport cannot make any claims about whether or not the site supports GCN from their inadequate study.

6. Reptiles

6.1 Methodology & Results Analysis

Ecosupport state they carried out a Reptile survey *“in accordance with best practice guidelines as stated in various resources (Froglife 1999) (Gent & Gibson 1998) during April and May 2024...The distribution of 124 pieces of refugia throughout the identified suitable habitat on-site. Seven visits to the site were subsequently undertaken during suitable weather conditions.”* (3.2.5)

In Figure 17, they demonstrate the location and number of artificial refugia.

Figure 17. The location and number of the artificial refugia used during the 2024 reptile presence/absence surveys. Blue = reptiles absent; yellow = Slow Worms present; green = Common Lizards present; red = Grass Snake present.



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According to Table 10, the weather on 4 out of the 7 days had over 70% cloud cover.

Survey date & percentage cloud cover (from Table 10):

- 8/04 – 40%
- 11/04 – 100%
- 29/04 – 70%
- 08/05 – 5%
- 10/05 – 80%
- 20/05 – 5%
- 23/05 – 80%

According to Froglife’s Surveying for Reptiles¹³ (referenced by Ecosupport), refugia should be placed in hotspot locations. Froglife’s Surveying for Reptiles (SfR) states: *“Within an area of suitable habitat you will need to focus in on key areas or ‘hotspots’ that will be attractive to reptiles. These hotspots offer good potential for basking with a south facing sunny aspect and cover.”*

Froglife advises that surveying is best carried out in certain weather conditions: *“Bright sunshine is favourable on cooler days and hazy or intermittent sunshine is favourable when warmer.”*

Ecosupport did not follow the guidance to place refugia in “hot spots” and instead positioned refugia over all locations of the field, including the southern edge of the field adjacent to the tree line and the eastern sides of the hedgerows, which would have been in shade during the morning survey.

¹³ Surveying for reptiles
Froglife (2016)

<https://www.froglife.org/wp-content/uploads/2013/06/Reptile-survey-booklet-3mm-bleed.pdf>

This is collaborated by the fact that the majority of the reptiles found in the study were found in the northern part of the field, which was in full sun in the morning.

Ecosupport also did not follow guidance about weather conditions, carrying out the majority of the survey on days with high cloud cover. This is collaborated by the fact that the only grass snake siting, and the highest number of slow worm sitings was on the day where there was the lowest (5%) cloud cover.

By placing refugia in inappropriate locations and checking them in the wrong weather conditions, Ecosupport will have underestimated reptile population size.

In addition, Froglife's SfR recommends seven site visits over a six month period:

- *visit 1-2: Mid-March - early April*
- *visit 3-4: April - May*
- *Visit 5-6: Late May - end June*
- *Visit 7: Late Aug - Late Sept*

Ecosupport did not follow best practice by carrying out all visits during April and May, rather than spreading them out over the year.

In it's evaluation, Ecosupport claims that *"Given the size of the suitable habitat, the number of refugia deployed and the maximum count of reptiles recorded... 'Low' populations of Slow Worms, Common Lizards and Grass Snakes are present on site (as defined by the Froglife guidance 1999). These reptile species are relatively widespread and as such the site is considered to be of Local Value for reptiles."*

Ecosupport relies on the classification system provided in the Froglife Advice Sheet 10 - Reptile Survey (1999)¹⁴, however has not carried out enough site visits to estimate population size.

The Froglife guidance states: *"To establish presence, generally at least seven visits in suitable weather conditions at the appropriate time of year may be required. For detailed surveys to gain some idea of relative population size or to identify key areas, at least 20 visits per season, in suitable weather, are recommended."* (Page 8)

In addition to requiring a minimum of 20 surveys, the inference of "low reptile populations" relies on refugia being placed at a density of up to 10 per hectare.

Given the proposed site is approximately 6 hectares in size (according to Table 1 in BNG/HMMP), Ecosupport should have only placed 60, rather than 124 refugia around the site.

In conclusion, there are the following flaws in Ecosupport's methodology:

- **Insufficient visits (7 rather than 20) over a short period of time (2 months)**
- **Inappropriate locations for refugia (shade rather than sun)**
- **Suboptimal weather conditions (more than 70% shade on the majority of visits)**

¹⁴ Froglife Advice Sheet 10 - Reptile Survey (1999)

https://www.wildcare.co.uk/media/wysiwyg/pdfs/froglife_advice_sheet_10_-_reptile_surveys.pdf

As Ecosupport did not follow survey guidelines, they cannot make inferences on on population size.

Mitigation analysis

Ecosupport claims: “this mitigation strategy has been produced in accordance with best practice guidelines relating to reptiles and development, published by Gent & Gibson (1998) and the HGBI (1998).

They propose to capture reptiles and move them to a receptor site, although they do not propose a location. They state that *“The proposed receptor area must be located within an area that is safeguarded from future development.”* (6.4.5.5)

Ecosupport claim to be following HGBI guidelines on minimum capture effort: *“guidelines recommend a minimum of 60 capture effort days are to be expended with a recommended refugia density of 50 per hectare (Table 13)...given the low density of reptiles recorded per day (peak count 7) this may be reduced to 30 days.”* (6.4.5.3)

They claim that post-completion monitoring is not necessary. *“Given the population size of slow worms present and the residential nature of the site, it is not considered necessary to conduct any monitoring post completion.”* (6.4.5.6)

As outlined in 6.1, Ecosupport did not follow guidelines and therefore cannot make inferences on population size.

Therefore, the first step in mitigation is to conduct a full reptile survey, including a minimum of 20 site visits over a 6 month period, with optimal weather conditions and refugia in appropriate locations.

Once they have a more accurate of population density, they can look at the minimum effort days for capture – if the population is higher then more effort days will be required.

As briefly discussed in the EclA, the recommendation for reptiles is to provide a protected area for them on site. Gent & Gibson’s Herpetofauna Workers’ Manual¹⁵ (referenced in the EclA) states: *“The first recommended approach is to request some form of 'on-site' (in situ) conservation so that a suitable quantity and quality of habitat is either retained or provided within the development and that this be made a condition of the planning application...”* (page 108)

The Herpetofauna Workers’ Manual (HWM) outlines that translocations should be a last resort as their success cannot be guaranteed. *“Reptiles are harder to catch. Often a rescue may need to extend over two full seasons to ensure that all the population has been removed and released within the recipient site. The likely success of such projects also needs to be considered: their success cannot be guaranteed. Therefore translocations to mitigate for loss of amphibian or reptile habitats should only be considered as a last resort.”* (page 108)

¹⁵ Herpetofauna Workers’ Manual
Gent & Gibson (2003)

<https://data.jncc.gov.uk/data/9d7da8c4-9d76-4b65-8263-6b925b3433a4/Herpetofauna-Workers-Manual-2003.pdf>

The Herpetofauna Groups of Britain and Ireland (HGBI)'s Best Practice Guide¹⁶ (referenced in the EclA) gives guidance about determining a suitable receptor site:

“Suitable receptor sites - should ideally:

- a) be local to the donor site, and as close as possible to it*
- b) not currently support a population of the species to be translocated...but be capable of supporting them*
- c) not be subject to planning or other threats in the foreseeable future*
- d) be subject to a written, agreed and funded pre- and post-translocation management agreement*
- e) be subject to a written, agreed and funded pre- and post-translocation monitoring programme”*

Local ecologists have told me that the Land at North Colwell Farm site is one of the few remaining south-facing sites between the South Downs National Park and High Weald AONB that have not been developed.

It is highly unlikely that Millers Homes would have access to another south-facing site that is not at risk of development.

Ecosupport claims that post completion monitoring is not necessary due to low population size, however, as outlined in 6.1, Ecosupport did not follow guidelines and therefore cannot make inferences on population size. In addition, both HWM and HGBI outline that monitoring is key for any reptile mitigation, no matter the population size.

In conclusion, Ecosupport have provided an inadequate mitigation strategy, based on incorrect population inferences. On-site mitigation should be a priority and off-site mitigation is dependent on finding a similar site that is also a south-facing slope, does not currently support a reptile population and is protected from planning.

7. Hazel Dormice

7.1 Methodology & Results Analysis

Ecosupport carried out a Hazel Dormouse (*Muscardinus avellanarius*) study and found one dormouse and 3 dormice nests.

The EclA claims: *“Due to the presence of nests, it is considered likely there is a breeding population on-site. Using the valuation outlined within CIEEMs Guidelines of Ecological Assessment in the United Kingdom (2018) the site can be considered to be of County Value For Dormice.”* (4.7.4)

Ecosupport's own methodology stated that the survey was *“undertaken to determine their presence or likely absence.”* (3.2.6)

¹⁶ Herpetofauna Groups of Britain and Ireland - Evaluating Mitigation/ Translocation Programmes: Maintaining Best Practice and Lawful Standards (1998)
<https://www.arguk.org/info-advice/scientific-and-technical-reports/4-evaluating-local-mitigation-translocation-best-practice-and-lawful-standards/file>

There is no information in the CIEEM Guidelines of Ecological Assessment¹⁷ about how to qualify Dormice as County value, so this is a misleading reference.

The EclA references that it followed the methodological guidance for Dormouse surveys from The Dormouse Conservation Handbook (Bright et al 2006).

According to The Dormouse Conservation Handbook (DCH)¹⁸, Dormice population density can only be estimated by mark-recapture techniques (which were not carried out by Ecosupport).

“Dormouse density can be estimated using mark-recapture techniques, normally based on captures in nest boxes...Other survey techniques, such as nut searches or nest tubes are intended to detect the presence of dormice and do not permit an estimation of density.” (3.6)

In conclusion, further surveys would be required to evaluate the population density at the site, and this may deem the site of Regional or National value.

7.2 Mitigation analysis

As Ecosupport states in the EclA: *“The presence of Dormice was established on-site and some areas of suitable habitat will require removal in order to deliver the development (trees/scrub). Without mitigation procedures put in place, this would result in the direct harm of individuals and a reduction in the local population. This would therefore be contrary to the provisions of the Conservation of Species and Habitat Regulations (2019). This will have a **moderate adverse impact at the County level of significance.**”*

Millers Home make detailed mitigation proposals, which include:

- **Applying for a European Protected Species licence** - *“A European Protected Species Licence (EPSL) for any works impacting the hedgerows/ mature trees and bramble scrub and such works to be carried out under the EPSL.” (6.6.1)*
- **Installing nest boxes prior to vegetation removal** - *“Prior to the removal of the vegetation (to include Bramble scrub) on site, the retained, trees/ woodland along the western boundary of the site will have a total of 6 wooden nest boxes erected.” (6.6.2)*
- **Using hand tools** - *“Hand tools will be utilized to sensitively cut vegetation down to ground level in a single stage.” (6.6.2)*
- **Removing clippings immediately** - *“Cut material will be removed from the areas and chipped and removed from site or area of operations.” (6.6.2)*
- **Carrying out work outside breeding and hibernation periods** - *“Works will take place outside of the core breeding periods (June – September inclusive) and avoid the hibernation period (late November to March).” (6.6.2)*

¹⁷ Guidelines for Ecological Impact Assessment (EclA) - Version 1.3
(September 2024)

<https://cieem.net/wp-content/uploads/2018/08/EclA-Guidelines-v1.3-Sept-2024.pdf>

¹⁸ The Dormouse Conservation Handbook - Second edition
(Bright et al, 2014)

<https://ptes.org/wp-content/uploads/2014/06/Dormouse-Conservation-Handbook.pdf>

However, in recent months, the developer has cut down sections of hedges between fields 1, 2 & 3, adjacent to where Dormice nests were found, and has cleared bramble between fields 2 & 3, adjacent to where a live Dormouse was found.

It is noted:

- No nest boxes have been installed
- Cut marks on the hedgerows have the appearance of a chainsaw, rather than the hand tools, proposed by the developer (see images 2 & 4).
- The material removed has been left on site (see images 3 & 7)
- Work is believed to have been carried out between November 2024 and February 2025 (no regrowth is visible on cut areas of hedge, tyre tracks in fields which suggests it happened during the wet winter months)



Image 1: Photo taken from Field 1 demonstrating where developer has cut through hedgerow to access Field 2 with heavy machinery (February 2025)



Image 2: Photo taken from Field 1 showing cut edges of hedgerow plants (February 2025)



Image 3: Photo taken from Field 1 showing cuttings from hedge clearance by developer (February 2025)

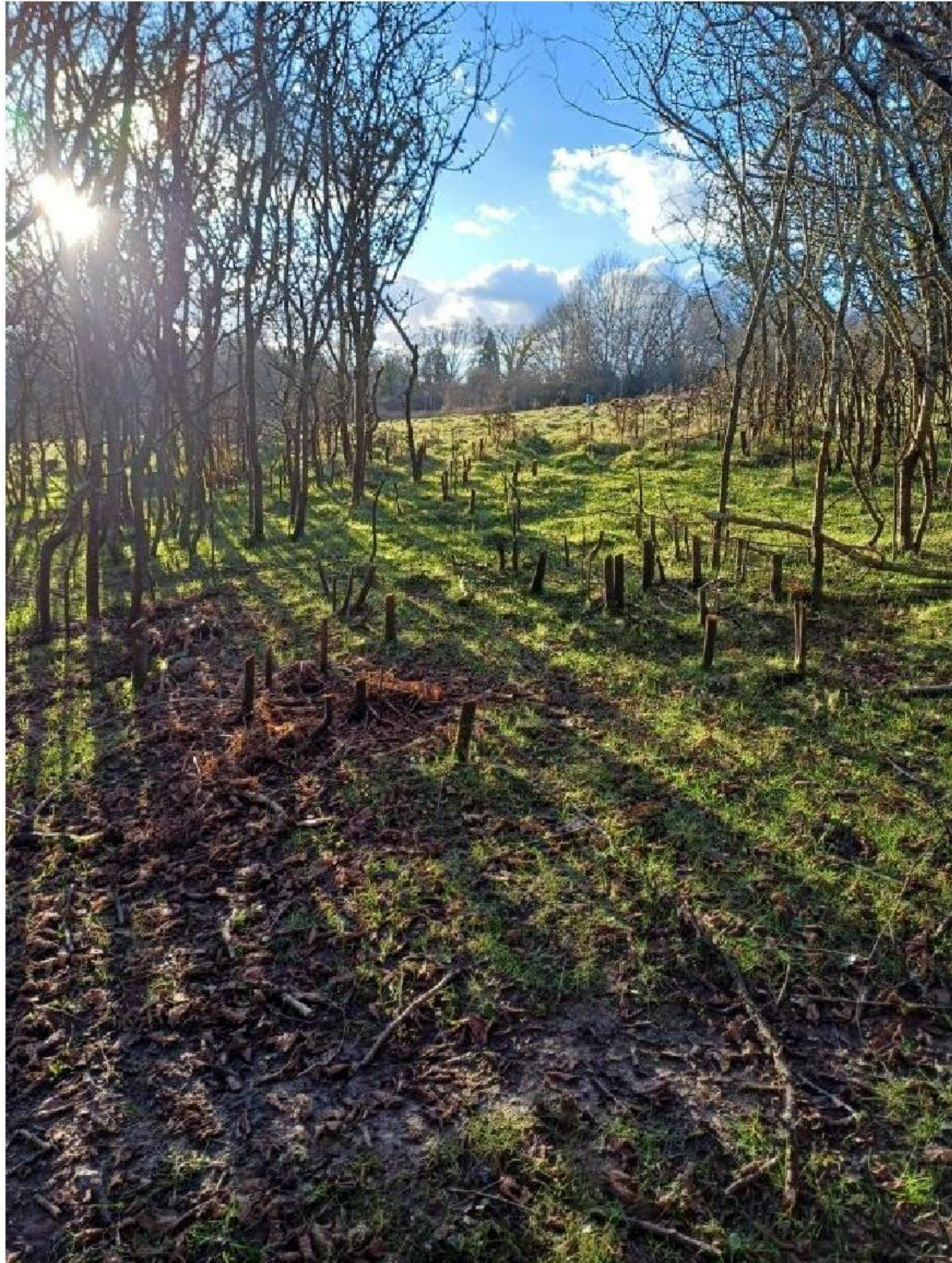


Image 4: Photo taken from Field 2 towards Field 1 showing destruction of hedge (February 2025)



Image 5: Photo taken at top of Field 2, showing bramble clearance by developer (February 2025)



Photo 6: Photo taken towards Field 3, showing bramble clearance by developer (February 2025)



Photo 7 : Photo taken from Field 3 showing cuttings from hedge clearance by developer (February 2025)

In conclusion, Millers Homes has already demonstrated that it will not carry out the mitigation measures it outlined to protect Hazel Dormice and therefore its mitigation measures should not be trusted.

8. Breeding birds

8.1 Methodology & Results Analysis

Ecosupport claim their Breeding Bird survey methodology *“was broadly based upon the British Trust of Ornithology (BTO) Breeding Bird Survey (BBS) and Common Bird Census methods, including the BTO Standard Recording Codes (BTO, 2004).”* (3.2.7)

Ecosupport claim: *“Four surveys were undertaken covering April-June during favourable weather conditions (with little or no rain, little to no wind and good visibility). The survey visits were carried out at dawn, taking approximately 140 minutes each.”*

According to the Bird Survey & Assessment Steering Group's Bird Survey Guidelines¹⁹, a bird survey should include:

- *"Six bird survey visits to site*
- *Generally, breeding bird surveys start between half an hour before sunrise, and half an hour after sunrise.*
- *At least one of the six visits should be undertaken into the evening and should be continued after sunset.*
- *The surveys should be spread as evenly as possible between late March and early July."*

The Bird Survey Guidelines states: *"Six visits is considered sufficiently robust to identify the majority of bird species using lowland deciduous woodland in the breeding season and establish a good understanding of the numbers and distribution of species present. Lowland deciduous woodland is one of the most complex habitats to survey, due to the range of bird species it can support, and the dense vegetation leading to a heavy reliance on vocal encounters...Any deviation in the number of surveys must be supported with detailed and robust justification."*

Ecosupport only did 4 rather than 6 survey visits and did not do a bird survey in the evening. It did not supply any justification for reducing the number of surveys.

In addition, it did not survey the surrounding habitat, which is recommended by the Bird Survey Guidelines: *"Surrounding habitat (outside of the redline boundary) should also be surveyed to a reasonable distance – particularly land immediately surrounding the site itself, and any nearby potentially valuable habitat which is likely to be impacted by development/disturbance (including but not restricted to waterbodies and woodland)."*

When presenting its results (in 4.8), Ecosupport did not provide the date, time and weather information for each survey, so it cannot be assessed whether the surveys started at the right time and were spread evenly across the assessment period.

It is also possible the survey missed rare birds, such as Nightingale, which is generally only reported over a short period between the end of April and mid May (see Figure below). The NBN Atlas²⁰ indicates 18 records of Nightingale within a 2km radius, so it is possible Nightingale are on the site.

¹⁹ Bird Survey Guidelines for assessing ecological impacts
Bird Survey & Assessment Steering Group (2025)
<https://birdsurveyguidelines.org>

²⁰ NBN Atlas is the UK's largest repository of publicly available biodiversity data
<https://nbnatlas.org/>

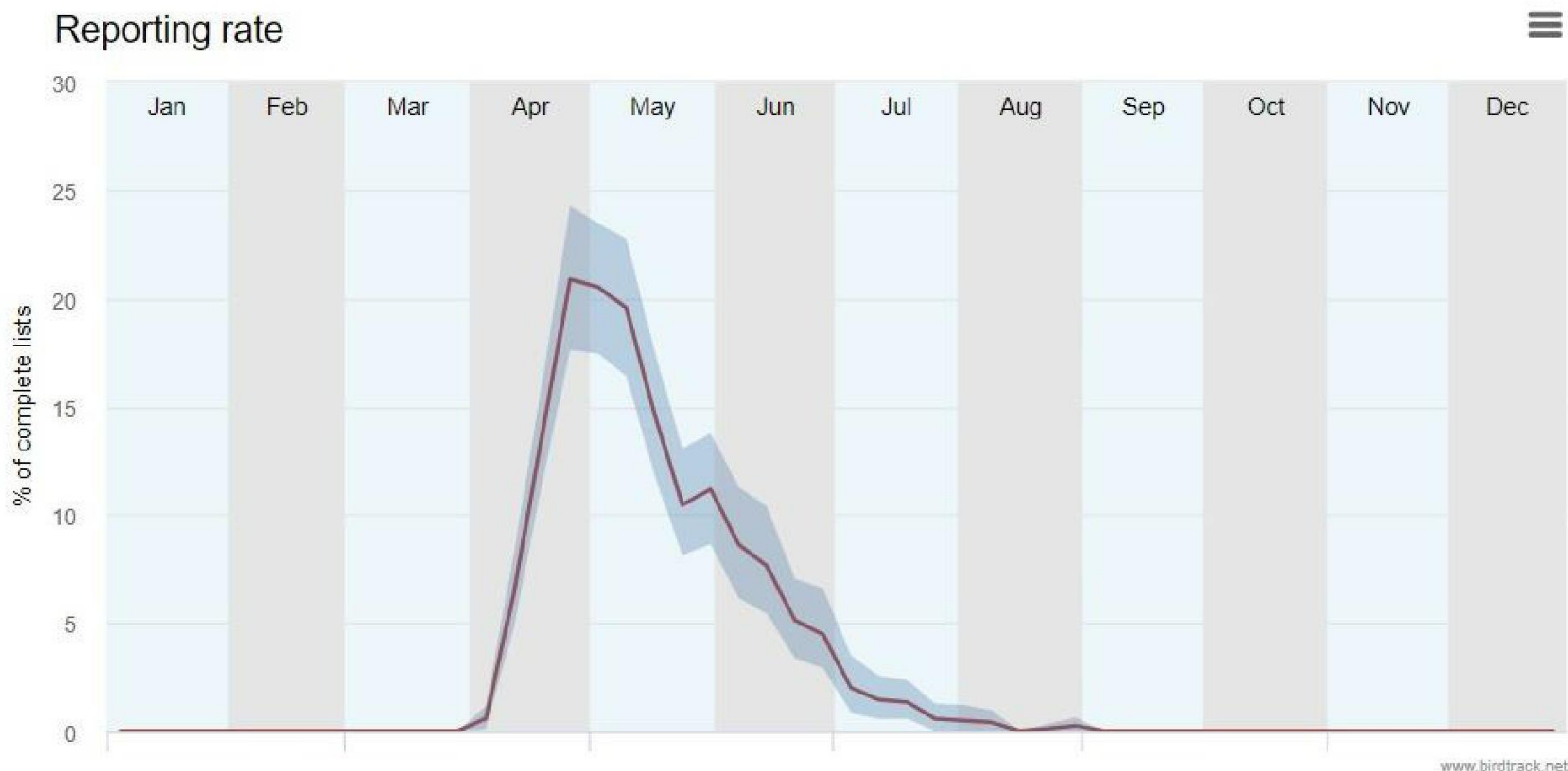


Figure 1: Historical Nightingale reporting rate in West Sussex by month (Birdtrack.net)

The results from all four surveys are presented in one map (Figure 25). Ecosupport does not list how each bird was recorded: by sight, call, or by song; and whether any behaviours such as territorial fighting, or juvenile birds were seen.

The Bird Survey Guidelines state: *“The approximate locations of priority species should be plotted on a site map together with behavioural notation where appropriate.”*

Omitting all this information is bad practice and makes independent, scientific analysis of the data difficult.

Ecosupport found 50 notable Species of Conservation Concern birds within 1km of the site on SxBRC (Sussex Biodiversity Record Centre), suggesting that additional birds would be found if a full survey took place.

In its evaluation, Ecosupport claims of the Red and Amber-listed species: *“1 species was found to be nesting/breeding within the entire site and 2 species had territories on site...Given the relatively small, single figure numbers of breeding or suspected breeding pairs within the site, it is not considered that the displacement of...Red and Amber listed bird species would be significantly detrimental to the overall populations.”*

It claims that *“due to the considered low number of BoCC5 [Birds of Conservation Concern 5] Red and Amber listed nesting pairs/territories present on the site....the site is considered to be of Low ecological value to breeding and nesting birds and it is not considered that the loss of bird populations and the communities present would be significantly detrimental.”*

A local ornithologist said the Ecosupport evaluation is “incongruous”. She explained that singing birds are defending their territory, and that it be “highly unusual” if only 3 of the 25 species on site were singing, given the species, time of year and habitat.

As Ecosupport did not follow survey guidelines, they cannot make inferences on the site being of “low ecological value” or the impact of the proposed development on the bird populations.

In conclusion, there are the following flaws in Ecosupport's methodology:

- 4 - rather than the required 6 - bird survey visits
- None of the bird survey visits were in the evening
- Surrounding habitat was not surveyed
- Poor quality of reporting - no information on weather, timings, bird behaviour and how each bird was recorded

As Ecosupport did not follow survey guidelines, they cannot make inferences on the local bird population and the impact of the proposed development.

9. BNG/HMMP Analysis

The BNG/HMMP suffers from the same lack of transparency and attention to detail as the EclA. Details of which criteria were met and not met for each of the habitats should have been included.

In the BNG/HMMP, Ecosupport states that the majority of the site is *“other neutral grassland”* and that the condition is *“Poor”*. The woodland is considered in *“good”* condition. The Line of trees that will be removed to create the access road are termed *“Poor”* condition.

Ecosupport states that the *“Line of trees”* is in *“Poor condition”*, but that *“Criteria A, B and E were met”*. If Criteria A, B and E are met, then it should be marked as *“Moderate condition”*, according to the Statutory Biodiversity Metric²¹.

Ecosupport states that the grassland meets criteria A of the Statutory Biodiversity Metric: *“The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.”*

Local ecologists, who have visited the site, said it is unusual for a site to have passed criteria A, which is the *“most challenging of the 5 characteristics”* and to then *“fail”* three of the other characteristics.

As Ecosupport has mistakenly classified the line of trees as *“Poor”* condition, despite meeting at least 3 of the criteria, it is possible that it has not correctly assessed the condition of the grassland.

Overall, the biodiversity of the site is likely to have been understated. Local ecologists deem the site of high ecological value as it has ancient and unimproved high diversity meadows with high invertebrate richness. It is also one of the few remaining south-facing sites linking the South Downs National Park to the High Weald Area of Outstanding Natural Beauty.

The site has various markers of biodiversity as detailed in the EclA. The presence of Hazel Dormice is important as an indicator species, their presence or absence reveals the health of woodlands and hedgerows²². In addition the site has high bat diversity, high bird diversity, numerous reptiles and badgers.

²¹ Biodiversity Net Gain Condition Assessments

https://assets.publishing.service.gov.uk/media/669e5db4fc8e12ac3edb0198/Statutory_Biodiversity_Metric_Condition_Assessments23.07.24.xlsx

²² Hazel Dormouse Fact Sheet

Millers Home's biodiversity calculation shows that developing the site will reduce biodiversity, despite the incorrect classification of the tree-line and possibly the grassland.

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 15:37:16 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 3:37 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: Town Place, Ketche's Lane HAYWARDS HEATH

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The proposed development has a density of houses that is materially greater than the existing housing along Lewes Road. This would change the character of the district. The development is on a greenfield site, literally 'green fields'. It is not an infill. This is surely opposite to policy which is to prioritise brown field sites and protect green areas for the benefit of communities like Lindfield. The proposed junction with Lewes Road creates an additional hazard and the consequent noise (and lights at night) will be a

disturbance to existing residents.
The application seems to be oportunistic and should be rejected.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 23:30:07 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 11:30 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Roe Deer Cottage Lewes Road Haywards Heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We live on the A272 and will be directly affected by this proposed development. Along with the other residents who have submitted objections, we strongly oppose this application. This site is home to an extensive array of wildlife and flora which has been un-touched and allowed to thrive for many decades. The proposed site includes ancient woodland, large mature trees and many hedgerows which are homes and food for the birds in this area; many of these animal being endangered or protected

species.

The negative impact of this proposed development will be huge and likely result in a high percentage of these animals being pushed out in ecosystems not suitable for their survival or even worse ending up as road kill on the busy A272.

There is a large bat population in this area; it is an amazing site to be out at night here and witness them flying around. They feed off the insects on this undisturbed land which would significantly reduce the bats food supply and therefore threaten their existence in this area if this site was to be developed. I believe many of these bats are endangered species and consequently deliberate disturbance of bat roosts is a criminal offence under the protection act.

Slow worms and adders are additional rare animals we see in this area. These reptiles are of a declining population where their habitats are lost to large developments like this proposed site.

The ecological survey of this site has highlighted several ponds in close proximity which have a population of frogs, toads and newts. Newts are a protected species which under the protection act states it is an offence to disturb them. The ecological survey states the site's habitat is suitable for newts to breed and thrive. Developing this land will disturb them and inevitably kill the breeding colony here.

We get to watch the large Roe Deer population sunbathing and roaming on this site and often see tracks and markings of badgers moving across this site. From the developers survey's it has confirmed the badger set is on this site. Both the deer and badger population would be detrimentally affected by this proposed development causing them to be displaced and seeking alternative resting and grazing areas possibly in residents gardens. Even with the restricted build areas and boundaries proposed by the developers, the noise, ground disturbance, construction traffic, air pollution and ultimately the arrival of several hundred new residents will disturb the badger set and not make it a suitable environment for them to live. Will the developers then be in breach of the Protection of Badgers Act 1992?

As residents bordering this site, we experience the impact from the surface water run off after heavy rainfall. A survey carried out highlights a potential medium to high risk of flooding in parts of this site. There are many streams and ditches surrounding this land which moves the water on at a very slow rate. Building on this site will no doubt put these streams and ditches under significant strain even with the proposed plans to manage the excess water. The main stream identified; Pellingford Brook, is joined by many streams networking down from this site, it runs through the ancient woodland which will be weakened and altered

if excess water is created or not managed by this site. The developer has stated the proposed surface water network will be managed by a private company organised by them but we have no guarantee they will manage this issue with the surrounding areas in their best interests. This site could be set up with no regard for the pollution and run off leaving the site. Any pollutants running off from this site including at the construction stages will have a detrimental effect on the ecosystems that have established themselves on and around this site.

Living on this road for many years, we have witnessed the increase in traffic density and dangerous speeds people travel along it. It is one of the main routes for HGV's, lorries, vans and cars. The road is comprised of a few dangerous sweeping bends and straights where the speeds are usually exceeded. Could the recent, potentially coincidental, addition of an electronic speed warning sign next to the proposed site entrance be the developers way trying to get the speed altered on this dangerous road? Most houses have at least two cars now (especially being in the countryside with no safe walking routes) so proposing 80 new houses on this road will not only put roughly 160 more cars onto this already dangerous road but increase the delivery vans, builders vans and visiting cars turning into a side road.

In the developers plans they have proposed an uncontrolled pedestrian crossing to link this site to nearby schools, shops and local amenities. To put a crossing like this on such a busy road is asking for a fatal disaster. There's is rarely a large enough gap in the traffic to cross safely; even trying to pull out of our driveway on this stretch of A272 by car can involve waiting several minutes for a gap in the traffic. Our only saving grace at the moment is the traffic lights that have been here since November 2024 which break up the flow of traffic.

The footpaths along this road currently mean you must cross several times to walk towards Haywards Heath or the other way towards Scaynes Hill. The footpaths are narrow, only suitable for one person which increases the risk to disabled people, wheelchair users and adults walking with children; of who the developer is trying to market the development and area to. If the development was to be considered then a continuous and suitable sized footpath should be installed by the developer.

The footpath the developers have highlighted to allow pedestrians to walk into Northlands Wood is muddy, unlit, overgrown and flooded several times of the year. It is unsuitable for school children and is mainly used by dog walkers.

Increasing the amount of houses on this road will increase the density of traffic and make any journey by foot along this road even more dangerous than it already is. I don't think the developers have visited this site to see the true reality of what they are proposing.

There are no bus routes or cycle paths in the surrounding area of this site. Few cyclists use this road because of the danger it presents with the speed and surface quality. Providing cycle racks on the proposed development does not make it safe to leave the site by bike.

The bus stop at Bedales Hill has no footpath to it from the site and seems irrelevant to be mentioned by the developer.

The majority of primary schools this area are already oversubscribed meaning new potential residents would have to travel further out which the developer hasn't highlighted. Any new development in this area must include a provision for the building of a new primary school. I do not know the capacity figures for secondary schools but do know they cannot be safely accessed by these local footpaths or by bike. This would significantly increase the amount of cars on the road and in the local areas during commuter peak times.

Recreational facilities in this area are limited without travelling further out by car. The developer highlighted Clair Hall to be a local theatre and social space however this has been closed for at least 6 years. The nearest pub is not safely accessible by foot and only has a small car park. The town is roughly a 20/25 minute walk along the sporadic footpaths of the A272 and after crossing over of a two busy roundabouts. The footpaths are not lit in most areas and the surface quality is poor even for the most sure footed of people.

Local doctors and dentists are not taking on new patients. You have to travel out of the area to find a NHS dentist and even when you are registered with a local doctors surgery the wait for an appointment is lengthy as they are so over subscribed. Would the developer provide provisions for new practices to be built to accommodate their proposed number of new residents to the area?

The pictures the developer has taken of the road are not representative of the traffic density of this road and therefore misleading. The site survey is more representative of the traffic during covid times than what we have to deal with on a daily basis.

Increasing the amount of traffic accessing and using this road is going to add to the ever declining state of the road surface including the increase of potholes and sunken drain covers. We still have a set of traffic lights on this road from November 2024 protecting a drain cover with a large water leak which no company will take responsibility of and repair.

Providing services like gas and electricity as well as the large amount of site construction traffic would have an inevitable damaging effect on the road surface, the congestion, air and noise

quality in this area. It would affect all residents of this road and negatively affect the commuters using this main road in and out of Haywards Heath.

In summary we ask the council to reject the application on the basis of points above. This is not a suitable site for development with the damaging impact on the environment, local residents and amenities being significantly greater than the proposed area of living the developer thinks it will create.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 20:34:06 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 8:34 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	6 Orchid Park Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We strongly object to the new plans proposed for the development at Colwell Farm, Haywards Heath. There is already a severe shortage of amenities in the area including medical facilities and schooling. The traffic in the area is becoming a real concern along with the detrimental affects on the environmental including localised flooding and lack of space for wildlife

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 20:17:21 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 8:17 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Merryfields Cottage Lewes Road Haywards Heath
----------	---

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Planning Application - Land at North Colwell Farm, Haywards Heath I strongly object to this planning application on the following grounds: 1. Failure to Meet Legal Planning Requirements The Council has not fulfilled its Duty to Cooperate, meaning the strategic planning framework underpinning this development is unsound.

The local plan's housing allocations are flawed, prioritising one Housing Market Area (HMA) over another without justification. There is a legal basis to challenge this plan, as it contradicts national planning guidance and may not withstand a judicial review.

2. Severe Flooding and Drainage Risks

The Flood Risk Assessment admits that parts of the site face medium to high surface water flood risks, particularly along the eastern and southern boundaries.

The drainage system relies on infiltration, yet the soil has limited permeability, meaning it may not cope with additional surface water.

The development requires a pumped foul drainage system, proving the site is not naturally suited to housing.

3. Environmental and Biodiversity Damage

The site borders ancient woodland and includes protected habitats, yet the Biodiversity Net Gain (BNG) report fails to fully assess the impact on species such as bats, dormice, and newts. The BNG claims are misleading-the proposal destroys high-value habitats and replaces them with low-quality modified grassland, which does not deliver true biodiversity net gain.

National planning policy requires proper environmental protection, which this application fails to provide.

4. Greenfield Site Should Not Be Prioritised

National Planning Policy Framework (NPPF) prioritises brownfield development, yet this valuable greenfield land is being sacrificed unnecessarily.

Mid Sussex has other brownfield sites that should be developed before destroying open countryside.

5. Strain on Local Infrastructure

The application fails to demonstrate that local roads, schools, healthcare, and transport links can handle the additional residents.

Lewes Road (A272) is already congested-this development would make traffic and air pollution significantly worse.

Conclusion

This proposal does not comply with national or local planning policies, presents serious flood risks, and fails to protect the environment. I urge the Planning Committee to reject this application on the basis of its legal, environmental, and infrastructure failings.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 19:05:38 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 7:05 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Little Vine Colwell Lane Haywards heath
----------	---

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This will bring a lot more traffic to Lewes road which is already very busy as well as destroy valuable green areas and vital habitats for wildlife. There have been a lot of new developments built in the area recently and there are not enough schools to cater for this.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 17:07:58 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2025 5:07 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Hillview, Lewes Road Scaynes Hill Haywards Heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am appalled that an application to build 80 houses on this land. As an area with ancient woodland it is one of the few left in the area, with wildlife being even more restricted owing to the number of estates being built in the area. Access will be a nightmare and will cause more traffic on a road already overloaded, I should know as the Lewes Road is just constant traffic going through Scaynes Hill with only one bus per hour. There is no mention of a new secondary school but these new

estates are always keen to boast of new primary schools, so where are the children post 11 years going with only two secondary schools in the area, the nearest being Oathall and then Chailey. Children in Scaynes Hill have had to go to Chailey because Oathall was oversubscribed.

Doctors and Dentists cannot take any new patients as they are overloaded.

We have had enough building of new housing estates in this area, just look at the area around Lindfield and Walstead.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 11:08:45 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/03/2025 11:08 AM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	The Copse Hundred Acre Lane Haywards Heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Yet more housing unaccompanied by any REAL infrastructure improvements. The A272 and the B2112 are already struggling to cope with the unprecedented traffic from sites already in deveoplement in the area (sigma homes, Cala homes down the same road). Residents are getting nothing in return for the endless disruption and difficulty caused by these developments. Surrounding village residents will be under threat from being thrown out of their nearest Doctor's surgeries and school catchment boundaries with little hope of finding alternatives

anywhere with connecting public transport routes. Potential new residents in this development will find no school places, doctor's places either. NO further development approvals please before massive improvements in infrastructure are underway or completed.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 12:24:47 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0445

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/03/2025 12:24 PM.

Application Summary

Address:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	25 Michelbourne Close Burgess Hill
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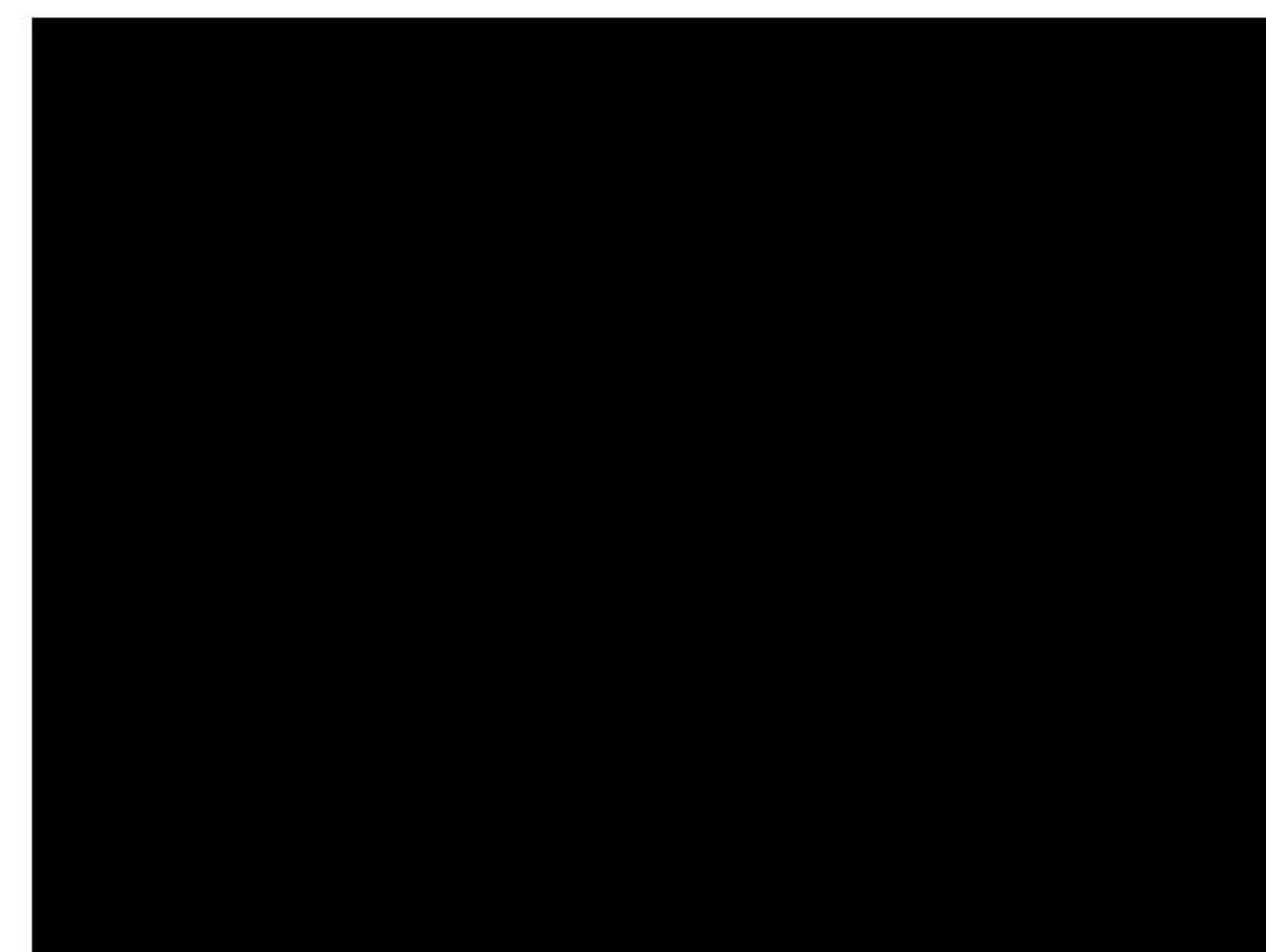
Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We will be moving next month to a property right near this proposed development. Not only will the landscape view be ruined by this but the local wildlife that has been spotted will be damaged. There will also be ridiculous amounts of traffic through this small area, it's already congested and backed up as it is. There is also insufficient drainage, lack of replacement green space/field/trees and too many cars for a small area!

Kind regards



The countryside charity
Sussex



18 March 2025

Ms Joanne Fisher,
Planning Office, Mid Sussex District Council,
Oaklands Road,
Haywards Heath,
West Sussex, RH16 1SS

Sent by e-mail to: planninginfo@midsussex.gov.uk

Dear Ms Fisher,

Re Outline Planning application DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

I am writing to you on behalf of CPRE Sussex, the Sussex countryside charity. Our charitable mandate is to campaign on behalf of Sussex's unique and special countryside and its rural communities.

I am writing to say that we would support a decision by your Council to refuse planning permission for this proposed development. It is our considered view that the undoubted benefits that it offers the District in term of additional needed housing and temporary construction-period employment are nonetheless significantly and demonstrably outweighed by the cumulative effect of its locational, ecological, safety and car-dependant downsides when considered by reference to national planning policy, your District Plan and the Haywards Heath Neighbourhood Plan (**HHNP**). So this would not be a sustainable development.

1. Lewes Road Conservation Area

1.1 The three fields that comprise the application site back onto the southern edge of the Lewes Road Conservation Area, which was originally so designated back in the 1980s. The HHNP identifies the following features of as making a particular contribution to the character of the Lewes Road Conservation Area:

- the variety of age and style of the buildings, most of which are large properties set well back from the road within spacious grounds;
- presence of trees and hedges around and between the buildings;
- the presence of grass verges, hedges and 'fingers' of agricultural land between dwellings which contribute to the rural character of the Area; and
- the low density of development which creates a gradual transition from the countryside to the urban area.

1.2 Conservation Areas are heritage assets of high local significance and subject to protection which recognises that significance. Your District Plan policy DP35 requires new development to protect