

the setting of conservation areas including views into and out of the conservation area. Your Council's SHELAA assessment of the application site SHELAA ref 844) identifies development there as having a potential negative impact on the Conservation Area, ultimately resulting in a decision not to propose allocating the site for development under the draft 2021-2039 District Plan. The assessment of adjacent site ref 680 (which is further removed from the Conservation Area and not part of the application site) reaches the same negative impact conclusion.

- 1.3 We note that the applicant's Design & Access Statement acknowledges that the Conservation Area is one of high heritage significance and its acceptance of the potential for the Area to be affected by the proposed development (p.16).
- 1.4 Over the last 35+ years since its designation, Conservation Area status has worked well to protect this area and its purposes: over that period there has been little significant development within or adjacent to it. This will be the first notable challenge to the integrity of the area's designation.
- 1.5 The fields behind the Conservation Area play a significant role in creating the relative openness and rustic feel that are essential characteristics of the Area itself, as your Council's SHELAA assessments acknowledge. So large scale development of the application site, as proposed, coupled with the building of what would become a well-used new 8m wide access road through the Conservation Area (with a wider entrance splay) would have an inevitable negative impact on the setting of the Conservation Area. Whilst we accept that the degree of visibility of the proposed new housing from the Lewes Road is likely to be limited given the housing fronting the road if the new housing is no higher than the existing properties (though there is a suggestion that some new buildings, at 2 ½ stories high, may be taller than any existing properties), visibility is not the only criterion by which harm should be judged: the newness and density of the new estate and access road would change the overall character of the Conservation Area and the ruralness which is identified as one of its key characteristics. Moreover, the creation in the middle of the Area of a new wide entrance roadway/pavement into the estate with an estimated 350+ additional daily vehicle movements crossing into the Lewes Road would affect the quality of features that have preserved its designated purposes, not least by undermining the intended "gradual transition from the countryside to the urban area".
- 1.6 The fact of harm to the Conservation Area would involve incompatibility with your District Plan policy DP35 and the HHNP. Even if you take the view that the degree of that harm is less than significant in itself, it nonetheless has to be given weight given the high heritage significance of the Conservation Area, and taken into account as one of the negative impacts of the application proposal that cumulatively, in our view, outweigh its benefits to an overall significant degree.

2. Green Corridor

- 2.1 The applicant's Planning Statement refers to the site being a Local Gap. But in fact the fields comprising the proposed development site are designated as part of a green corridor in the HHNP - see Proposals Map Fig 4. That is significant. The HHNP defines the purpose of Green Corridors and other Green Infrastructure as providing "avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together, and often provide pleasant walks for the public away from main road". They have been created as part of a suite of policies in the Neighbourhood Plan whose purpose is stated to be to maintain the rural setting of the town, the protection of the important views from the town to the surrounding countryside and retention of key local gaps. (see para 4.4).

- 2.2 The creation, and the maintenance of the integrity of, green corridors is encouraged by NPPF para 192a) and by your District Plan's policy DP37 which supports the creation and maintenance of *"easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors"* and which requires that new development should *"not sever ecological corridors created by these assets"*.
- 2.3 Policy E1 of the HHNP provides that "Planning applications which would result in the loss of existing open spaces of public value will generally be resisted except where:
- They are supported by an open space assessment that demonstrates the open space is no longer needed or
 - Proposals for equivalent or better alternative provision are made in a suitable location or
 - There is a proven need for essential utility infrastructure where the benefits outweigh any harm or loss, and it can be demonstrated that there are no reasonable alternative sites available.
- 2.4 Being designated in the HHNP as part of a Green Corridor, the site is clearly an open space of continuing public value with the purposes of maintaining the rural setting of the town and acting as a wildlife corridor. None of the exceptions to the policy of resisting development in such open spaces applies. The three fields involved in this application form a key part of the Green Corridor – a corridor that would be severed and irretrievably lost if the development were to proceed. Allowing this development to proceed would therefore be contrary to District Plan policy DP37 and to HHNP's green infrastructure objectives and to its policy E1.
- 2.5 Whilst the site is technically just within the town administrative boundary such that your District may be argued that your District Plan policy DP12 does not apply to the site, nonetheless its designation and importance as part of a Green Corridor linking it to the immediately adjacent countryside effectively requires it to be treated as such and not as part of the developable part of Haywards Heath.
- 2.6 The designation of the site as part of Hayward Heath's Green Infrastructure is made all the more important by the high ecological and biodiversity value of the Green Corridor.

3. Ecology

- 3.1 The fields, pastoral land, ghyll stream and hedgerows bounded by woodland (including ancient woodland) together constitute a valuable natural capital asset has already been identified as having biodiversity importance by virtue of its designation in the HHNP as a green wildlife corridor within the town boundary.
- 3.2 This designation respects the policy requirement now incorporated in NPPF paras 180b) and d) that *"Planning policies and decisions should contribute to and enhance the natural and local environment by ...b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures..."*
- 3.3 We would strongly encourage you to seek your own independent ecological impact advice, and not rely solely on the applicant's Ecological Impact Assessment (EIA) and its methodology. Even taking

that report at face value, the high significance of the location's ecological function is clear, as is the irreparable damage that disturbance and development of the site would cause.

3.4 For instance, the EIA identifies the location as being:

- of at least regional importance for bats (para 4.3.6). The site assessors identified 11 different bat species¹, 3 of which (Serotine, Leisler's and Nathusius Pipistrelle) they describe as "rare or restricted in distribution" and one of which (Barbastelle) is described both by the assessors and by the Bat Conservation Trust as "very rare" and declining.
- of county value for dormice. Para 4.7.4 concludes that their *"presence is highly likely to have been established within all areas of suitable habitat on site as well as within all connecting suitable habitat in the local area. Due to the presence of nests, it is considered likely there is a breeding population on-site."*

3.5 Foraging habits of bats require them to have not only tree lines but extensive grassland and wetland areas where the insects on which they depend can themselves live and breed. The extensive prevalence and variety of bats in the area demonstrates that the site fields provide exactly the habitats in which they can flourish. The habitats are inter-dependent. The EIA claims that the development works would have *"a moderate adverse impact at the regional level of significance"*. In our view that assessment may well understate the adverse impact, as it does not separately assess (i) the impact on the rarer species of bat that are present, (ii) the longer term impact on their foraging resulting from the loss of habitat for their prey, or (iii) whether any roosts used by any of the bats would be vulnerable to be destroyed or damaged by the development.

3.6 The EIA identifies the location as also having value for birds, reptiles, mammals (including legally protected badgers, which have an adjacent sett that is vulnerable to building and recreational disturbance) and, potentially, legally protected amphibians. The field pastures and bogland within them have not been ploughed or disturbed for many years making them rich in flower-species and insects that pollinate and feed other species (birds and bats); and they play a role in the drive to net zero by absorbing greenhouse gas emissions. As such, they are both economically and environmentally valuable natural capital assets in their own right: The value of these natural capital service roles would be significantly diminished if the site were to be developed as proposed, contrary to the above quoted NPPF para 180b).

3.7 It is a matter of concern that the continuous north/south hedgerow separating the first and second fields – a hedge line in which dormice nests were located - has already been broken through (without a Protected Species Licence?), destroying the connectivity which is essential to their local survival as dormice avoid moving from place to place along the ground (not least, we imagine a well-used road). As the applicant's plan depends on building both a road and a path through the hedge lines, that essential connectivity would be lost for ever and dormice would be likely to be forced out of this habitat site.

3.8 The fact that the site has no public access and has been left undisturbed for many years for nature to flourish there, as it has, adds to the ecological value and importance of the site. The site can play a genuine role in furthering the Government's agenda to conserve and enhance the country's

¹ The Sussex Biodiversity Record Centre has records of a further 4 species within 2km of the site.

biodiversity in its 30 x 30 nature recovery pledge; its loss as an ecologically significant area would impair the delivery of that pledge.

- 3.9 Against this background it is no surprise to us that the applicant's BNG analysis concludes that, notwithstanding its own proposed mitigation measures, the proposed development of the site would be unable to demonstrate the required 10% biodiversity net gain, indeed that there would be a 12+% net loss habitats value loss. This means, of course, that the development could not secure net gains across the three sustainability objectives, and hence falls outside the NPPF para 8 definition of sustainable development. No doubt you will satisfy yourselves that the applicant's BNG studies will conform to the new statutory methodology and other assessment requirements.
- 3.10 The applicant suggests that it can whitewash this habitats/biodiversity shortfall by a "last resort" scheme to buy statutory biodiversity credits from a third party supplier. This would be a wholly inappropriate "get-around" in this case where the biodiversity and green corridor value of the area in its present condition is so high, the development would be so destructive of that habitats value, and the acquired credits would do nothing to mitigate that harm. The effectiveness of the new system for the purchase of external provider biodiversity credits as a way to deliver equivalent gains elsewhere is itself unproven, and does nothing to avert the implications of the loss of foraging habitat for North Colwell Farm's rare bat species or its dormice. This is not a case where a "last resort" scheme is appropriate.
- 3.11 Not only would the development be incompatible with NPPF para 180, but it would flout your own District Plan biodiversity enhancement policy DP38 and HHNP policy E5.
- 3.12 If the environmental component of sustainable planning is to have any practical meaning, sites like this which have been set aside for their biodiversity role and value – as this site has as a green corridor – and that are established homes for rare, very rare and protected species really must be saved from commercial exploitation. It would make a mockery of the planning system's environmental objectives, and of your own District and Neighbourhood Plans, to approve this proposed outline application.

4. Transport sustainability

- 4.1 Active travel and modal shift to sustainable methods of transport in order to reduce car dependency is a key Governmental objective in the implementation of local planning policy and decision making, especially in determining where development will be deemed sustainable.
- 4.2 The Government's standing advice on this issue is Active Travel England's Standing Advice Note: Active Travel & Sustainable Development issued in June 2024². This guidance tells LPAs to use this guidance and its associated Planning Application Assessment Toolkit routinely in the assessment of all planning applications and to afford it due weight in deliberations: *"The guidance reflects ATE's status as a statutory consultee in the planning system. Notwithstanding, the overarching National Planning Policy Framework and national design guidance identified in paragraph 1.6 of this advice*

² <https://assets.publishing.service.gov.uk/media/667ace3fc7f64e234208ffb5/ate-travel-sustainable-development.pdf>

note provides a strong context for embedding active travel infrastructure and measures within the design of new development and should be considered as early as possible in the planning process.”

- 4.3 The document states that access to local amenities should be assessed according to the following criteria:

“Pedestrian access to local amenities

2.5 A mix of local amenities should be located within an 800m walking and wheeling distance (using well-designed routes) of all residential properties or staff entrances for workplace facilities. Trip lengths to key amenities should be derived from isochrone maps using an appropriate point within the application site, rather than straight-line distances from site boundaries or main access points.

2.6 Footpaths/ways to local amenities should conform to the National Design Guide standards of being safe, direct, convenient and accessible for people of all abilities, which includes but is not limited to routes that:

- have a minimum width of 2m, with limited pinch points no less than 1.5m;*
- are step-free;*
- have a smooth, even surface;*
- have seating at regular intervals;*
- are uncluttered;*
- have good natural surveillance and clear lines of sight;*
- have street lighting;*
- have wayfinding; and*
- have crossing points suitable for the speed and traffic flow of the road(s).*

Cycling accessibility

2.7 Off-site cycling infrastructure to a range of local amenities, and town centres, railway stations, employment areas and the National Cycle Network as appropriate, should be coherent, direct, safe, comfortable and attractive in line with the five core design principles and geometric requirements in LTN 1/20 (see Sections 4.2 and 5).

2.8 The development should not be reliant on shared use routes in full or intermittently, which conflicts with the government’s clear position in paragraph 1.6.1 (2) of LTN 1/20 that cycles must be treated as vehicles and not as pedestrians. Where on-road provision would be utilised, there should be sufficient protection from motor traffic in accordance with the suitability and segregation standards in LTN 1/20 (see Figure 4.1 and Section 6).

Access to public transport

2.9 Most buildings within the application site should be within 400m of a high-frequency bus stop or 800m of a rail/light station or tram stop, with appropriate facilities....”

- 4.4 We assume that this Planning Application Assessment Toolkit will be used in evaluating the transport sustainability of the application site and its outline development proposals. Without wishing to prejudge the outcome of that authoritative assessment, it is our view that the site and the applicant's sustainable transport proposals will leave the residents and their visitors very largely car dependent and that the application is not remotely sustainable in transport terms according to the Government's criteria.
- 4.5 The applicant has provided pedestrian distance measurements to local facilities in its Planning Statement. However, it has provided no information as to how the distances that it quotes have been calculated. We suspect that measurements may take no account of the need to walk from the site entrance to the proposed Birch Close pedestrian crossing and back on the other side of the road (a further 430m) or back to the entrance to the PROW (360m). It is not clear either whether all distances are measured from the centre of the site rather than the site entrance (a further 285m). If our suspicions are correct all pedestrian distances quoted in the Planning Statement are understatements by at least 360m and potentially over 520m. The applicant needs to clarify this.
- 4.6 To demonstrate that the site is unacceptably isolated from any and all local services and facilities, with no practical active travel or public transport service options to reduce car dependency, we note the following:

4.6.1 Walking

- Even using the applicant's figures, there are NO local facilities or services of any kind within (or anywhere close to) Active Travel England's 800m walking or wheeling distance criterion. Northlands Road, which has the closest bus routes (31 and 31A), a limited food outlet (Tesco Express) and a surgery is 1.9km walking distance away using the optimal paved, lit, route via the proposed Birch Close crossing. Distances far exceed those that widespread research evidences that most people are prepared (or, for many, are able) to walk, especially when a return journey is involved. They are incompatible with creating an inclusive community for all ages and abilities.
- The pedestrian footpath along the opposite side of Lewes Road is not built to modern standards. It is narrow and not separated by a grass verge from the main A272 highway. It does not meet Active Travel England's 2m wide standard.
- The only other pedestrian route relied on by the applicant is the Public Right of Way (29CU) that provides access into Walnut Park, Franklands Village, the nearest surgery, the main bus routes and their other amenities. The PROW is not hard surfaced throughout, it is narrow and unlit throughout its length. It is at best unsuitable for some pedestrians, and it is unsafe for all after dark. The PROW is not a cycle path.
- The Haywards Heath Orchard Road shopping centre is 2.4km away, and the Sainsburys and Waitrose supermarkets, and Haywards Heath Station are all over 3.5km distant. All well beyond acceptance walking distance standards.

4.6.2 Cycling

- There is no safe cycling option. The A272 is at best a hazardous road for cyclists. Cyclists would have to share the A272 with vehicular traffic as the pavement is neither wide enough nor suitably designed to allow mixed pedestrian and cycling on it. The A272 is a very busy, single lane, main highway on which cars are permitted to overtake and often travel at excess

speed. The hazards involved effectively preclude children from cycling to school, and make cycling unsuited for many as an option into the facilities of Haywards Heath or its station.

4.6.3 Buses

- The bus route information on p.12 of the applicant's Framework Travel Plan is incorrect and the claim that there is a *"bus service available providing access to the key destinations with approximately six buses per hour on weekdays and Saturdays then one bus per hour on Sundays"* is misleading. The bus routes listed in the Travel Plan operate from different bus stops, the closest one of which serves the 31 and 31A routes from Northlands Avenue. This stop is 1.8km away via lit, paved, paths.
- The 31 route (Lindfield - Uckfield)³ only operates every 2 hours from 6am until 7pm. The 31A (Uckfield – Cuckfield) also operates every 2 hours, but only 3 or 5 services daily depending on direction of travel. Neither route has any evening or Sunday service at all.
- All the other listed bus routes are even further away and so even less viable as an option. There are some bus routes operating from a stop at the A272/Bedales Hill junction, but there is no access footpath at all for 535m of the walking route there. Route 89 to/from Princess Royal Hospital⁴ only runs 4 daytime buses a day, and only on weekdays, so is not a solution for people working at the hospital.
- Bus routes 33A, 62, 149 and STP1/STP2 are listed in the applicant's Framework Travel Report are all once a day school bus services, not public buses. None of these school bus services is at a conveniently walkable distance from the application site.

4.6.4 Schools

- Information about nearest local authority schools in the applicant's Planning Statement are wrong (for example, the nearest applicant-named secondary school (Great Walstead) is an independent fee-charging school, not a local authority school. Significantly, children's travel safety to and from school has not been factored into the applicant's distance routing or measurements.
- No day nursery, primary, secondary or tertiary school exists within safe and accessible walking distance, or (because of the need to use the A272) in safe cycling distance. Nor are the nearest stops for any of the school bus services at a readily accessible distance.
- Using paved, lit paths, the closest primary school, Northlands Wood, is 1.7km away (the school is already fully subscribed); the nearest secondary school, Oathall Community College is 3.6km away on foot, and the closest tertiary college, Haywards Heath College, is 4.5km walk away. We note that Oathall College insists that pupils use sustainable travel modes to get to/from school (<https://www.oathall.org/parents/information-for-new-students/>) but query how that could be achieved from the application site.

³ <https://bustimes.org/services/31-lindfield-haywards-heath-uckfield> and <https://business.org/services/31a-uckfield-haywards-heath-cuckfield>

⁴ <https://bustimes.org/services/89-horsham-princess-royal-hospital-franklands>

- 4.7 We note the applicant's ambition to achieve a 10% reduction in vehicular trips (see Framework Travel Plan, para 4.2.1) from an assumed (but completely unevidenced) 371 daily trips to 334 trips as part of its case that the development would be sustainable from a transport standpoint with periodic post completion monitoring against that assumed baseline.
- 4.8 Delivery of a 10% vehicle usage reduction is, in CPRE's experience, extremely unlikely to be achieved, especially given the demonstrated absence of viable public or alternative travel modes. In another local planning application that we are monitoring the applicant's ambition has been to achieve a 5% reduction, and that case (unlike this one) is based on the creation of a dedicated on-site bus service and car pool as well as on site retail facilities and new cycling routes direct to the nearest schools and town. The applicant proposes no new active initiatives to support the use of sustainable methods of travel or to achieve its 10% vehicle use reduction target.
- 4.9 In this case there are no convenient or readily accessible bus or other public transport alternatives, no services or facilities or schools within ready walking distance, no safe cycling routes to any schools, shops or facilities, only a narrow footpath along the busy A272 on the wrong side of the road and whose only access would be via an inconvenient and arguably unsafe new uncontrolled crossing opposite Birch Close. After the event monitoring will not change any of these facts or enable effective travel pattern changes.
- 4.10 No evidence is provided that the measures identified in paras 5.3.3 to 5.4.10 of the Framework Travel Plan to drive the aimed-for reduction in vehicle use will have any identifiable effect at all given the absence of any viable active travel alternatives. There is substantial evidence⁵ that developments allowed at developer-led locations isolated from key facilities and services and from convenient public transport are creating car-dependent estates, and that car-based suburban sprawl is now the default model of development. That is exactly what would happen here, contrary to all principles of inclusive and sustainable planning.
- 4.11 The only possible conclusion that we can reach is that this development proposal cannot meet national (e.g. NPPF paras 115-117) or local (DP21) sustainable travel policy requirements for sustainable development at this site. As the next section demonstrates there are also real safety issues as well.

5. Safety

- 5.1 The location of a large estate development off the A272 raises a number of serious human and traffic safety concerns given the nature of the road as a major national highway that is heavily used, with permitted speeds at the relevant point of up to 40mph along a straight, narrow single carriageway on which overtaking is permitted.
- The wide spacing of lampposts results in intermittent lighting of the A272 in this area, which would be inadequate to assure safety of after-dark pedestrians on the footpath or using the suggested new uncontrolled crossing, or for the proposed new vehicular access road

⁵ See for example <https://www.transportfornewhomes.org.uk/jigsaw-puzzle-developments-are-creating-car-dependent-estates/> (February 2025) and <https://www.transportfornewhomes.org.uk/wp-content/uploads/2020/06/garden-village-visions.pdf> (2020)

- Whilst any active travel policy promotes walking, access to the only footpath along the A272, which is on the far side of the road, requires crossing the road on foot. So does access to PROW 29CU. Currently there is no pedestrian crossing point near the site.
- The applicant proposes a new pedestrian crossing at Birch Close. Because this is at some distance from the site entrance and from the PROW – an extra 360m walk - there will inevitably be a temptation for some to try and run across the A272 at the site entrance rather than using the pedestrian crossing. That could have lethal consequences. At present there is no footpath between the proposed site entrance and the crossing point.
- It is proposed that the pedestrian crossing should be uncontrolled. It is a crossing that will be used by young children, potentially unchaperoned. That is an inherently unsafe option for such a stretch of busy road with a 40mph speed limit on which overtaking is permitted and where, inevitably, some cars will exceed the speed limit⁶. The safety hazard is exacerbated by the inadequate lighting levels along this section of the A272. The only safe crossing over the A272 would be a traffic light-controlled crossing.
- The footpath along the A272 is narrow and unprotected from the road. Its maintenance depends in part on all residents regularly and adequately cutting “their” section of the hedge abutting the path, and that does not always happen, further narrowing the path. The footpath fails to meet current safety standards.
- Whilst we gather that there is some possibility of the speed limit along part of the A272 being reduced from 40mph to 30mph, para 5.3.2 of the Framework Travel Plan implies that this reduction remains uncertain and that if it happens, it appears that the speed reduction would only be introduced to the east of the proposed crossing and of the site entrance, leaving a 40mph speed limit at the key points of hazard.
- There is no off-road cycling option along the A272. The fact that the road is narrow single carriageway highway, heavily used by articulated lorries and other fast moving vehicles, precludes the creation of a segregated cycling track and means that cycling along the A272 would be dangerous, especially for young and inexperienced cyclists. For many, cycling to Haywards Heath or to school etc would not be a safe option.
- The PROW 29CU is narrow, totally unlit and is not hard surfaced. It is seen by the applicant as an essential route to a number of key services and facilities, but it would be an unsafe route to use after dark or in wet weather. The likelihood of it being used by cyclists despite its unsuitability for that purpose creates additional hazard.
- The applicant expects between an average of between 334 and 371 vehicle trips per day into and out of the estate. Many of those trips will be when the A272 will be at its busiest. All those vehicles will have to turn across the A272’s oncoming traffic either to enter or exit the estate. That is itself a significant safety hazard; and is also liable to add to the clogging up of the road at rush hour times.

5.2 We cannot see how most of these safety issues are capable of adequate avoidance/mitigation. These hazards are real and could well cause fatalities. The scheme as it stands is incompatible with your District Plan DP21 policy requiring the protection of the safety of road users and pedestrians, and

⁶ The applicant’s acknowledges that cars exceed the speed limit: Para 4.6.6 of their Transport Assessment quotes 85th percentile speeds of 40.1- 42.5mph indicating that many cars exceed even that speed.

represent a serious disbenefit incompatible with the social objective required of sustainable development.

- 5.3 We note that Sussex Police, in their comments on this application, make it very clear that their ability to provide appropriate policing and safety services to residents of the new estate would depend on a significant s.106 contribution from the applicant.

6. The tilted planning balance

- 6.1 CPRESx is not in a position to question your Council's concession that it currently lacks a five year housing land supply, that hence that your decision in this case must be decided based on the tilted balance whereby housing development applications should be refused only if the downsides of the scheme significantly and demonstrably outweigh its benefits taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.(NPPF para 11(d)(ii), December 2024 version).
- 6.2 We recognise that the delivery of new homes, especially affordable homes, and the (temporary) employment jobs that their construction offers, are really important benefits, especially given that your Council has a housing land supply shortfall; and that it may sometimes be necessary to allow development on sites that have not been allocated for development within your District Plan in order to meet the Council's housing delivery obligations.
- 6.3 However, when addressing the application of the presumption of sustainable development, it does not follow that more housing will always and necessarily represent a winning trump card, or that your non-housing Plan policies should be given anything other than full weight in the planning balance. Each case must be considered on its individual merits.
- 6.4 The environmental component of sustainable development as defined in NPPF para 8 is not subordinate to its economic or social objectives. All three objectives need to be met for a development to be sustainable. Nothing in NPPF para 11 changes that fact.
- 6.5 There are numerous planning appeal and court decisions involving out of date local plans and local planning authorities with an insufficient housing land supply in which the developer's application or appeal was nonetheless refused: cases where, on their facts, the application of the tilted balance was found to be insufficient to justify the proposed development because the proposal's adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 6.6 There is a very pertinent Court of Appeal case, *Gladman Developments Limited v Secretary of State for Housing, Communities and Local Government and Corby Borough Council and Uttlesford District Council Ref: [2021] EWCA Civ 104*. In this case Gladman unsuccessfully appealed to the courts against two separate planning appeal decisions in both of which the Planning Inspectors upheld decisions by two separate Local Planning Authorities to refuse planning permission for unconnected Gladman development schemes, notwithstanding the application of the tilted balance in both cases. The legal principles explained in this court decisions are, of course, binding on this tribunal.
- 6.7 The developer argued that decision-makers must only assess proposals against relevant policies in the NPPF and that policies with an out-of-date local plan have no relevance. The Court of Appeal

rejected this argument from the developer and ruled that even where development plan policies are rendered out of date by housing land shortfalls, those policies remain relevant to the application of the tilted balance, and decision-makers should not disregard policies of the development plan when applying the tilted balance unless they are incompatible with the NPPF read as a whole.

- 6.8 Indeed, as the whole structure of the planning system is based on plan-led decision making. The statutory responsibility of decision makers involves their determining applications in accordance with the local plan unless material considerations indicate otherwise (Planning and Compulsory Planning Act 2004 s.38(6)). Local plan policies that are material to the planning decision should be taken into account except to the extent that they are in conflict with the NPPF. The incompatibility of a proposed development scheme with a plan policy will be an adverse impact to be considered by the planning authority in the exercise of its planning judgement, giving that impact the degree of weight that reflects (a) its degree of compatibility with the NPPF taken as a whole and (b) its significance in terms of the Local Plan.
- 6.9 This Court of Appeal decision has been followed by planning inspectors in numerous planning appeal cases in addition to those of Corby and Uttlesford (the two LPAs involved in the Gladman Court of Appeal decision), including, recently, more local ones in Wealden and Horsham, two other Sussex authorities without a 5 year housing land supply. These examples are mentioned further at paras 6.15 to 6.17.
- 6.10 In the case of 2018 Mid Sussex District Plan, as updated by the Sites Allocation DPD 2002, it is fundamental to its spatial planning policies that new development should only take place within existing community boundaries, or on allocated sites outside those boundaries which have been assessed as sustainable locations for new development, or in countryside locations in very limited circumstances set out in policies DP12, DP15 and DP16. The current application does not fall into any of these limited Plan policy exceptions to the Plan's overall objective of directing new development primarily into existing town and village communities, avoiding new developments in isolated locations, and protecting the countryside and conservation areas from new unallocated greenfield development.
- 6.11 These policy provisions are entirely consistent with the NPPF, which strongly encourages plan makers to develop clear overall strategic policies as to where new development should be focussed, and where and how the countryside and natural environment are to be conserved and enhanced (NPPF para 20 and chapter 15), which is what MSDC's District Plan does. There is no reason in principle therefore why your Council should not give full weight to these District Plan policies and treat this application as having a significant adverse impact on the fulfilment of the Plan's strategic development location objectives.
- 6.12 So, whilst we do not challenge that the building of new homes would provide a significant benefit in helping to meet the overall District's housing needs, we ask you to consider just how significant a benefit that is in reality given its incompatibility with The District Plan's overall spatial strategy requiring sustainable development and with a number of your other District Plan's strategic policies.
- 6.13 This is not a case of an application to develop an unallocated site. Rather it is a case of an application to develop an isolated rural site that has been deliberately selected through a robust planning process (the adoption of the HHHNP) as an area that must be safeguarded and NOT built on because of its environmental importance as a green wildlife corridor: a process and designation that is supported and encouraged by national policy (See NPPF para 192(a), by your District Plan

policies DP37 and DP38, and by HHNP policies E1 and E5. Policy at all levels clearly requires this ecologically important site to be safeguarded. The significance of doing so is all the more important when the applicant accepts in its BNG habitats study that the development would cause on-site biodiversity net loss, not the legally required 10% biodiversity net habitats gain.

6.14 There are multiple examples where the adverse environmental impacts of a development have been accepted as significantly and demonstrably outweighing its benefits, and in very similar circumstances to this case. The Court of Appeal decision in the Gladman case provides two such examples.

6.15 More locally, this application has similarities with that of a situation in Ninfield in Wealden district⁷. Wealden had a 3.8 year housing land supply, but nonetheless rejected an application to build 72 energy-efficient homes (26 affordable) on a greenfield site on the basis that its adverse impact would significantly and demonstrably outweigh its benefits. The developer lost an appeal against the Council's determination. The Planning Inspector concluded as follows:

"36. The Council cannot demonstrate either a 4 or 5 year supply of deliverable housing sites, and the main parties agree that, for the purposes of this appeal, the Council can demonstrate a 3.83 year supply. Therefore paragraph 11(d) of the Framework is engaged which requires that planning permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies within the Framework taken as a whole. Therefore, the policies that are the most important for the determination of the application are deemed to be out of date. However, this does not mean they do not apply and overall, the proposal conflicts with the development plan as a whole.

37. There is an under delivery of housing and affordable housing in Wealden. The proposed development would provide up to 72 new homes which would be accessible or adaptable and, 35% of which would be affordable housing. This would contribute to the government's target to significantly boost the supply of homes and to address the needs of groups with specific housing requirements. The proposed development would also bring the associated economic benefits of up to 72 dwellings, such as construction expenditure and jobs and spend in the local area from future occupants. It is also put to me that the development would be energy efficient and I have considered the benefits set out above of biodiversity, open space provision and self build housing. Due to the scale of the appeal scheme the proposed development would result in a moderate contribution towards these matters. Nevertheless, together these are important considerations and I afford significant weight to them.

38. However, the proposed development would be outside the settlement boundary and, moreover, would result in substantial and permanent harm to the character and appearance of the area. The proposed development would therefore not create a high quality, beautiful and sustainable place which is fundamental to what the planning process should achieve. Therefore, overall, the proposed development would result in substantial harm.

39. Consequently, the harm I have identified would have a serious harmful effect on the character and appearance of the area, which would lead me to conclude that these substantial adverse effects attract greater weight that significantly and demonstrably outweighs the benefits set out

⁷ Planning Inspectorate case reference APP/C1435/W/23/3331659

above. Therefore, the presumption in favour of sustainable development would not apply in this case.

40. The proposal would not accord with the development plan and there are no other considerations to indicate that the appeal should be determined otherwise. Therefore, for the reasons given above, I conclude that this appeal should be dismissed."

6.16 Note that this decision to refuse permission was arrived at solely on the basis of the harmful impact on the character and appearance of the area alone, whereas in this present case that factor, whilst important in itself, is only one of a series of harmful impacts that have to be weighed in the balance. Both the Ninfield site and this one at Colwell Farm involve greenfield sites, albeit that Colwell Farm lies just inside the neighbourhood plan boundary, and within a conservation area, rather than just outside it.

6.17 We also draw to your attention another local appeal case, this time in Pulborough in Horsham District⁸ – another district with an out of date plan and a housing supply shortfall, where the Planning Inspector agreed with the Council's refusal of a planning application on the ground that the proposed development would not be in a suitable location having regard to the spatial strategy for the District, and that, overall, it would be contrary to the out of date Horsham development plan.

6.18 This North Colwell Farm application is another of those cases where the disbenefits should be accepted as significantly and demonstrably outweighing the new housing benefit by reason of its patent and serious incompatibility with Local Plan and strategic locational and national ecology/biodiversity policies, potential serious safety and health hazards, possible harm to the purposes of the statutory Lewes Road Conservation Area and issues involving transport sustainability.

7. Other matters

7.1 Given the slope of the land, we urge you to satisfy yourselves that the proposed SUDS would not result in a risk of a change the water table beneath any adjacent ancient woodland or otherwise adversely impact its soil; and that no construction works would be liable to result in the pollution of the ghyll stream on the lower edge of the site.

7.2 In CPRE's experience, new developments on rural sites are notably more vulnerable to late claims by developers that meeting critical minimum affordable homes' targets is not viable. How confident is your Council that this would not happen in this case?

7.3 In the time available, we have not been able to consider whether the application will adversely impact nearby built heritage assets; but no doubt you will do so.

7.4 We reserve our comments (if any) on the proposed estate's design, layout, housing mix and all reserved matters until reserved matters relating to this application proceeds further.

⁸ Planning Inspectorate reference APP/Z3825/W/21/3281657

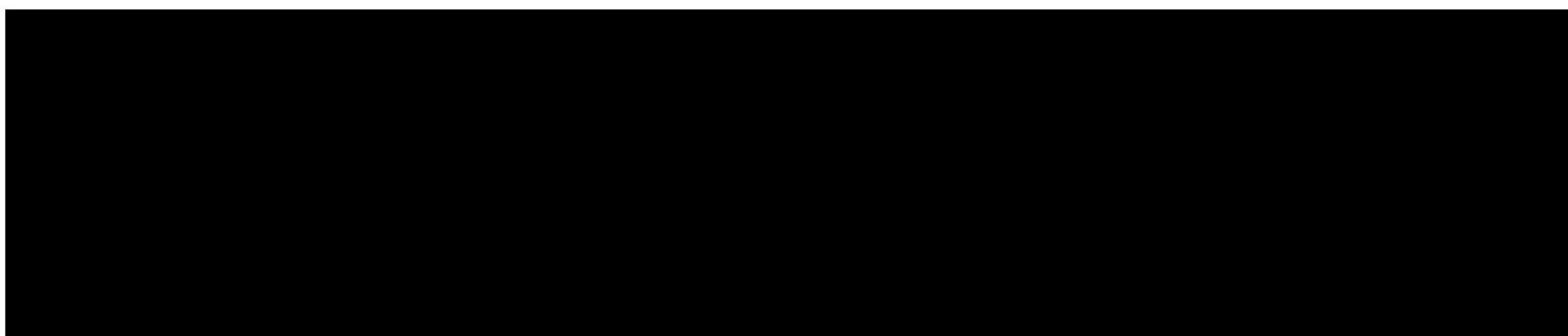
8 Conclusion

8.1 We urge you to consider whether the admittedly important benefit that allowing development at North Colwell Farm would have in terms of assisting the Council to meet its housing supply shortfall is in this instance outweighed significantly by its disbenefits, including

- its inconsistency with your District Plan's national policy-compliant spatial development strategy;
- the irretrievable ecological damage it would do to a location of significant biodiversity value and its admitted inability to meet on-site net biodiversity gain requirements contrary to national and local planning policy;
- its adverse impact on the Lewes Road Conservation Area and local Green Corridor, contrary to District Plan policy DP37 and Haywards Heath's Neighbourhood Plan;
- the remoteness of the location from any local services, its incompatibility with the Government's Active Travel & Sustainable Development strategy, and the non-deliverability of material sustainable travel options, and hence its inability to deliver an inclusive community; and
- the numerous serious health and safety issues that allowing the development would create.

8.2 It is our opinion that this is not a site that can be developed sustainably, and any attempt to do so would be seriously damaging to its important ecology and its planned environmental purpose. The proposed development application itself fails both the social and environmental objectives required by the NPPF. It is for these reasons that we would support a decision by your Council to reject this application.

Yours sincerely



From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 08:47:57 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 19/03/2025 8:47 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:	8 Lark Rise Close Lindfield Lindfield
----------	---------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Here is your 350-word summary: Objection to Planning Application DM/25/0445 - Colwell Farm, Lewes Road, Haywards Heath I strongly oppose the proposed development at Colwell Farm and urge the council to reject it due to its significant environmental, historical, and infrastructural impacts. Environmental & Ecological Concerns

The site is untouched meadowland, home to diverse and rare wildlife, including endangered birds, mammals, reptiles, and invertebrates. It features a rare south-facing microclimate, ancient woodland, hedgerows, and mature trees, forming part of a vital green corridor stretching from Ardingly through Lindfield to Scaynes Hill and beyond. Development would irreparably damage this ecosystem and harm the local conservation area.

Historical & Cultural Significance

This land has historical importance dating back to Neolithic times, linked to charcoal production and iron smelting. Nearby Slugwash Lane derives its name from this industrial past, and ancient pathways still traverse the woods. The area's heritage includes listed buildings such as a 19th-century villa and a Sussex barn, which would be negatively impacted by development.

Infrastructure & Safety Issues

The site lacks pedestrian and cycle connections to Haywards Heath, Lindfield, or Scaynes Hill. Access would be via the A272, a heavily congested and dangerous road used by HGVs, buses, and commuter traffic. Increased traffic would exacerbate safety risks and congestion. Additionally, the site is in a flood risk area, and disrupting natural water flows could severely damage adjacent woodland.

Community & Amenity Impact

The area is a valued open space where residents enjoy the countryside and dog walking. The development would destroy this natural amenity while altering the character of Lewes Road, which currently features large properties with historic significance.

Conclusion

The proposed development is entirely unsuitable due to its environmental, historical, and infrastructural constraints. We urge the council to reject the application to protect the landscape, wildlife, and community integrity of this area.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 08:28:06 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 19/03/2025 8:28 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:	37 Cobbetts Mead Haywards Heath
----------	---------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We strongly object to this proposed development. Despite living locally we have received no notification of the proposed works and only happened luckily to see a post on Facebook which seems underhand. The area can not support any further housing: The schools are full, the doctors are over full, the dentists are full. The road can not support access for an additional 80 houses. The pavement is not fit for purpose, the road is obscenely busy already. The road is too fast, people regularly exceed the limit.

New attempts to access the road are sure to result in accidents. This land has been left for years and is now of significant value to the diverse wildlife that inhabits it. The rare dormice, newts, bats and birds plus a healthy population of deer and badgers will not survive this development. The impact to the local area will be disastrous. Please do not allow this to happen.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 March 2025 21:02:29 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 18/03/2025 9:02 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:	Conifers Green rd Wivelsfield
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Lack of doctors surgeries and school places

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 March 2025 21:00:42 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 18/03/2025 9:00 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:	Conifers Green rd Wivelsfield
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Lack of provision for Doctors surgeries.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 March 2025 11:53:06 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 18/03/2025 11:53 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:	Honeysuckle Drive Lindfield Haywards heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Infrastructure like doctors and schools and parking are already not able to keep up with the volume of people. Nature and wildlife impacted

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 21:18:23 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 9:18 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: Twin Pines North Common Road Wivelsfield Green

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Too many houses now being built in this area with no improvement in the infrastructure which is now suffering more than ever.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 15:55:05 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 19/03/2025 3:55 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:	12 denmans close Lindfield
----------	----------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to a new housing development on Lewes rd north of lindfield with 80 homes - that size of development is out of kilter with surrounding area and would change the feel of the area completely

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 12:44:40 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 12:44 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:	25 Michelbourne Close Burgess Hill
----------	------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This area is already so busy and congested with cars and with insufficient roads. There are masses of wildlife in these areas which will be disturbed. The lovely views and walks will no longer be there and replaced with an eyesore!

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2025 10:39:17 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 20/03/2025 10:39 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: Red Acres, Hundred Acre Lane, Wivelsfield Green

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Over development without infrastructure will create an area of enormous size without GPs, hospital services, educations services, social welfare, sewage processing as well as a county council without the funds to create roads that will always be needed due to the unsustainability in the area which will require car journeys for work, transport, schooling, dentistry and other medical services. Please consider this seriously... all the public authorities in the area will be presiding over massive deprivation with no services for the poor people that may choose to buy these

properties but may not as they will understand they will have a house but no properly supported life.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2025 09:50:11 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 20/03/2025 9:50 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:	41 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 brief response to a couple of the statements in the WSCC Highways Consultation Response of 19/03/2025. 1) Specifically in response to the "Transport Assessment" undertaken in December 2023 where the results showed 85th percentile speed ("operating speeds") of 41mph eastbound and 42.5 mph westbound. This would "suggest" that transport does not generally drive

significantly in excess of the current 40mph speed limit, which, as a resident on the 40mph section of this road we know is wholly inaccurate.

The recent addition of a 30mph speed warning sign at the Birch Close junction is a "gesture" and not an enforcement. Travelling passed this sign multiple times a day, the vast majority of vehicles are "warned" that they are travelling in excess of 30 mph and then once they know they are in the 40mph zone on the long straight section of the road, they significantly increase their speed with those still travelling slower sometimes overtaken at high speed.

I would echo the observations of many other residents down this road who comment that it is not uncommon for vehicles/motorbikes and lorries to be travelling above 60mph down this stretch of road and it is very rare to find many vehicles travelling at or below the speed limit and I would cast doubt on the WSCC Highways Transport Assessment figures.

Perhaps an independent company who would not stand to benefit from any new development should be invited to carry out an assessment over a set period?

2) In supporting the above comments, there has previously been a local Speedwatch group who based themselves for a number of sessions at Sussex Gardens and near Birch Close.

On 05/11/2021, Stephen Hillier, the County Councillor for Bentswood & Franklands Wards (Haywards Heath East) who was part of the aforementioned Speedwatch group confirmed the following:

"In relation to speeds, I can confirm that when we have done sessions in the 30mph section near Birch Close, the maximum speed we have recorded in the 30mph has been 53mph (!) and this would likely to have been higher, but drivers tend to slow because we were in sight!

On the occasions when we have been able to count the total number of vehicles passing, 8-12% of them have been 5mph or more above the 30 mph speed limit and over 40% have been travelling at over 40mph! (in the 30mph zone). We tend to find we record at least one offender per minute."

As evidenced above - 40% travelling over 40mph in the 30mph zone.....you can then understand how those already travelling at over 40mph in the 30mph zone then increase their speed further and significantly in the straighter 40mph section.

This would appear to cast significant doubt on the figures WSCC Highways have recorded.

3) Regarding the WSCC statement on Off Site Highway Improvements stating that "Numerous options were considered such as a pedestrian crossing on Lewes Road, a shared use cycle path on Lewes Road, and the upgrading of the existing public right of way to a permissive cycle path linking into Walnut Park and local amenities. Unfortunately, most of these options were not feasible due to lack of space in the highway or landownership issues" - surely this presents a significant problem for the development and/or those already residing along this road.

Considering the comments in points 1) and 2) above, the proposal from WSCC Highways to install "an uncontrolled crossing across Lewes Road with dropped kerbs and tactile paving at the Birch Close junction, to improve the access and connection between the north side and south side footway" is extremely worrying and highly irresponsible when there is evidence from Speedwatch that 40% of transport already travels eastbound around the corner to the Birch Close junction over 40mph

Even when NOT looking at the proposed development, the council needs to address lowering the speed limit, legal/fines enforcement for those that exceed the limit down the straight section of road (site of access road for the proposed development), improving the pavements and crossings for those who frequently use the road, improving the lighting at night which is extremely dangerous for such a narrow pavement with speeding vehicles.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 23:39:12 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 11:39 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:	Silver Birches, Fox Hill Village Haywards Heath
----------	---

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I can only comment on what I am aware of from new housing development sites surrounding me. Yes, I sound like a 'nimby' but bear in mind I once lived, surrounded by green fields, with no apparent hope of planning permission being granted. Sewage shipped off new housing estates in tankers. Fresh water shipped onto new housing estates in tankers. Sites with new houses that spewed sewage from their toilets due to lack of

water pressure. Construction site waste running into the Ancient Woodland with no environmental protection at all. Sustainable drainage ponds empty whilst adjacent (and downstream) public bridleway is flooded thigh deep. Ward councillors insisting that no traffic calming would be permissible on B2112 as a major through road for ambulances from PRH to RSCH and yet when adequate water pressure on a new housing development is 'overlooked', the whole road can be closed for five months. To add insult to injury, our, then MP, is filmed praising south east water for finishing a job that shouldn't have needed doing in the first place. Construction taking place outside of hours and even over the Jubilee Bank Holiday. Public footpaths closed, supposedly for a maximum of a year and still to be reopened five years later. And that's because a major issue is that these 'legitimate' developers do not bother to adhere to their Construction Management Plans (CMPs or CEMPs as they appear now) and holding regular resident liaison meetings was one stipulation. Honest communication and two-way conversation may go some way to alleviating local resident stress.

If the same strategy had been applied by our local councillors towards the residents they were meant to represent, we might not be looking at quite so many houses before the associated vital infrastructure was able to catch up. Now it feels like the housing permissions are spiralling while the infrastructure is receding with adverse consequences for the local population and deadly consequences for our natural environment.

The Haywards Heath Neighbourhood Plan (HHNP) was adopted in 2016, voted in by approximately 9% of the town's population. The population is expanding and the adoption of the HHNP is now underpinned by a mere 7% of the town's population. It is this plan that laid out areas of land in (and outside) the town on which housing developments could be built. Crucially, it also recognised that the traffic congestion through the town was unacceptable and that the town's infrastructure was already falling behind the needs of the population. The HHNP requires that it is 'monitored' annually and 'reviewed' every five years.

The review was due in 2021 and has not yet been carried out despite being a requirement voted for by the residents of Haywards Heath. In my opinion, a comprehensive review by a council ready to engage more than 7% of the population might conclude that traffic congestion through the town, including the 'relief' road

from the Cuckfield roundabout to the Birch Hotel, is much worse. Infrastructure has fallen even further behind the needs of the current population. Yet housing developers continue to build, apparently unrestricted, even increasing the housing numbers on many sites.

Like a warped version of 'We're Going on a Bear Hunt' - Haywards Heath - you won't find a clear road through it; you won't get over the lack of buses to it; you might not catch a train in it; you will be underwhelmed by the town centre and if you're fortunate enough to be able to take a walk anywhere, only then might you slip under the endless sets of temporary traffic lights. If you do 'catch' anything don't expect to find a doctor to sort it out for you any time soon!

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 18:33:31 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 6:33 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:	Meadowlands Farmhouse Slugwash Lane Haywards Heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Overdevelopment of the area and no increase in infrastructure, amenities and road improvements.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 17:14:59 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 5:14 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: windlesham birch close haywards heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	GPs/schools/dentists ? a minimum then of 160 cars twice a day entering the racetrack of that section of the 272 which, in the forty years i've lived here of requesting the council, they have never been able to erect a signpost denoting that it is a 30 mph section - And their laughable slowdown sign erected now at the wrong end ! pot holes are not being filled in, never mind the road actually being re-tarmacked altogether. although it always seems to be

being dug up and traffic lights for some we never know what purpose.

Regularly see dead animals, badgers, deers foxes on the road as their habitats become built on.

We frequently get electricity outages, not coping with the demands now and can the water companies cope? and might we have enough houses if we could stop iillegal immigrants.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2025 16:00:27 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 19/03/2025 4:00 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:	10 Birch way Haywards heath
----------	-----------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to this proposed development as yet again we being swamped with housing that the infrastructure cannot support. It's increasingly difficult to get a doctor appointment. The hospital is beyond capacity to treat patients. Once again green areas are being submerged under housing. This lunacy must cease

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2025 12:46:57 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 20/03/2025 12:46 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:	29 Cobbetts Mead Haywards Heath
----------	---------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Many comments refer to the overburdened local NHS Surgery at Northlands Wood. We agree that this surgery is unable at present to provide a sufficiently responsive service for local residents and should not be subject to any further pressures. We ask therefore that this development not be approved unless there is a corresponding uplift in local NHS surgery provision.

Kind regards

Sarah Valentine

From: [REDACTED]
Sent: 07 April 2025 11:18
To: planninginfo
Subject: Re: Outline Planning application DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

[REDACTED]
For the attention of Joanne Fisher

I am writing further to CPRE Sussex's 19th March representation in respect of this planning application.

I have noticed that there is what appears to be a widespread misunderstanding (including amongst the Haywards Heath Town Council and your own landscape consultant) that the site involved forms a large component of an area that is designated in the Haywards Heath Neighbourhood Plan as just being a local gap to which policy E5 of that Plan applies. It is indeed so designated but, if you look at the Plan's Proposals Map (Fig 4 on page 80), you will see that this area is additionally designated there as a green corridor.

This raises an additional set of reasons why the proposal is contrary to national, District Plan and Neighbourhood Plan policies, reasons that we tried to address in our own 19th March submission, but which other respondents that you have consulted have not focussed on.

Whilst the purpose, and importance, of preserving a local gap is to preserve the separate identity and integrity of individual communities, green corridors provide a different, and no less significant, function. This is defined in the glossary to Haywards Heath Neighbourhood Plan itself as being to provide "*avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together, and often provide pleasant walks for the public away from main road*".

The creation and maintenance of green corridors is a specific objective of your own District Plan. That objective given effect in

-
policy DP37 which specifies that "*Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted*" and that "*Trees, woodland and hedgerows will be protected and enhanced by ensuring development does not sever ecological corridors created by these [i.e. green corridor] assets*", and in

-
policy DP38 which provides that "*Biodiversity will be protected and enhanced by ensuring development minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and avoids damage to, protects and enhances the special characteristics of local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors.*"

The site's identification within the Haywards Heath Neighbourhood Plan is relevant to the Plan's objective 6C and the related Green Infrastructure section of that Plan, and specifically to paras 4.4 - 4.5, 6.1, 6.2 and policy E1, which specifies that: "*Planning applications which would result in the loss of existing open spaces of public value will generally be resisted except where: • They are supported by an open space assessment that demonstrates the open space is no longer needed or • Proposals for equivalent or better alternative provision are made in a suitable location or • There is a proven need for essential utility infrastructure where the benefits outweigh any harm or loss and it can be demonstrated that there are no reasonable alternative sites available.*"

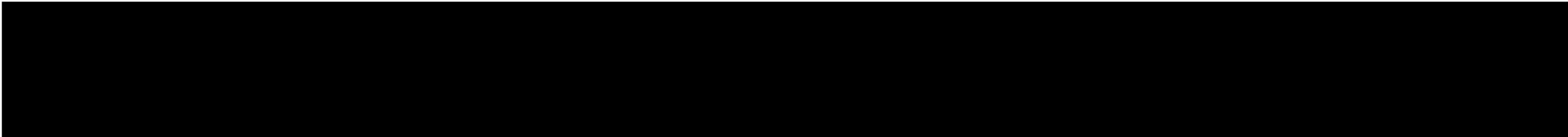
At national level NPPF para 192 requires the protection and enhancement of biodiversity including, specifically, wildlife corridors.

The ecological impacts of the loss of a green corridor are a material planning consideration. However, the implications of the proposed development on these national and local policies has not been considered by any of your principal consultees, so far as we can see. That the development would result in the complete loss of the wildlife corridor purpose for which the area was so designated as it would substantially sever the connective corridor. The development also involves the severing of the vital hedgerow separating the individual fields. It would therefore breach all the policies quoted above, and would further demonstrate that the cumulative downsides of this proposal do significantly and demonstrably outweigh its benefits.

We are also concerned that, whilst your ecology consultants have considered the possibility of ecological mitigation measures, they have not advised on the likely practical effectiveness, or otherwise, of the potential measures that they mention. For example: the site is a regionally important bat area with a number of rare species known to be present. Whilst low-lit bat flying corridors might be maintainable, the bats use the area for foraging because of the rich insect population that depend on the grassland and plant life of the fields - largely undisturbed for some decades - which will be lost to the new housing and infrastructure proposed. Without those fields and its biodiversity, the value of the area as a bat foraging area will be substantially lost, and hence, potentially, its regionally important significance.

Yours sincerely

Michael Brown
on behalf of CPRE Sussex, the Sussex countryside charity
www.cpresussex.org.uk



For the attention of Joanne Fisher

I am writing on behalf of CPRE Sussex, the Sussex countryside charity in respect of the above planning application.

For the reasons explained in our attached letter, CPRE Sussex urges you to reject this application, whose adverse impacts in our view significantly and demonstrably outweigh its benefits taken as a whole.

Yours sincerely

Michael Brown
on behalf of CPRE Sussex, the Sussex countryside charity
www.cpresussex.org.uk

<25:DM:0445 North Colwell Farm 25.3.18.pdf>

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2025 23:22:13 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 20/03/2025 11:22 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:	The Old Cottage Lyoth Lane Lindfield
----------	--------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We wish to register our strong objection to the above proposed development not only because it will result in the destruction of a beautiful area of countryside but also that the infrastructure to support further residential development in Haywards Heath/Lindfield is severely lacking. We wish to make the following points: (1) Medical Practices are struggling to meet existing demand for their services and each further consent granted for additional

housing puts further pressure on this inadequate resource.

(2) Lack of provision of additional schools to meet increased demand.

(3) Traffic congestion on local roads at peak flow times has become a serious problem and this will be exacerbated further if consent is granted.

(4) The huge increase in traffic on roads resulting from additional housing has created a serious problem of disrepair (e.g. a huge and increasing number of potholes) which the authorities seem unable to cope with. This situation will inevitably worsen with further development.

.Regards

GP & JD Shepherd

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2025 21:36:46 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 20/03/2025 9:36 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:	8 Nettle Grove Haywards Heath
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	You've discovered an abundant array of rare wildlife and are happy to destroy it for profit? You should be ashamed of yourselves.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2025 21:12:30 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 20/03/2025 9:12 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:	Oakwood House Lewes Road Haywards Heath
----------	---

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This site is not shown as building land in the District Plan. It is an area of pasture and ancient woodland. It supports much wildlife including a deer herd. Sadly the deer wander into the road and are killed or injured and can cause serious accidents. This area acts as a green lung in an over developed area. I think Miller Homes are naive to think that people will walk into town and to the station etc from this housing estate. The pavements along Lewes Road are narrow and not continuous so

that one is compelled to cross the road at least twice. They will of course jump into their cars adding to the volume of traffic going through the town. Currently one area of road works can bring gridlock to a large part of Haywards Heath. Congestion in the town and car parks will get worse and make life miserable for many in the long term.

The local doctors are already working to capacity and at least a month's wait is usual for a face to face appointment. The Princess Royal hospital, dentists and other medical services also seem to be under strain. I understand that school places are in short supply,

To get a bus requires a walk up to the Princess Royal. Not everyone can walk that far especially carrying shopping etc. The one bus stop along Lewes Road only operated on Sundays and Bank holidays and that ceased to be used a number of years ago.

There has already been lots of building nearby eg. Cala Homes, Lewes Road and the extensive and continuing of building in Lindfield. All this without improving the road system other infrastructure or facilities for residents.

Looking at the Miller Homes web site the houses they build seem to be much the same as those built by other developers. Getting as much house on as small a plot as possible without much style or character.

I would ask you to please consider this application very carefully . The negatives to the people of Haywards Heath surely outweigh the need to reward the Miller Homes shareholders and the landowner(s).

Kind regards

Sue Heywood

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2025 18:02:11 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 20/03/2025 6:02 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: Oakwood House Lewes Road Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This development, if approved, would place yet further strain on the creaking infrastructure in Haywards Heath. School places, healthcare services and so on are ridiculously stretched. The single access road from Lewes Road will mean even worse flow of traffic on this stretch of the A272 resulting from the additional 80-140 cars that would reside on this new estate. From a personal perspective, the estate lies directly South of our house in the Lewes Road conservation area it will spoil our

outlook significantly. Importantly, the land is green belt, and not included in any long term plan for development in Mid Sussex.

There has been a long standing application for the building of 375 homes to the South of the by pass off Hurstwood Lane. Why has this not been approved? The site is far more suitable, and the application included the provision of a two year primary school as well as a new cemetery, which would be eminently sensible, yet still only alleviating a part of the infrastructure problem in the town.

I strongly urge the Council to refuse this proposal, to approve the Hurstwood Lane development and make strenuous efforts to improve the services that they and the County Council provide.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 March 2025 10:22:43 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 21/03/2025 10:22 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: Lyoth Cottage Lewes Road Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I have a number of concerns re this proposed Development. Have read and agree with all the various points raised in the objection letter submitted from the resident of 90 Lewes Road My concerns are: 1.) The effect that this proposed new development of 80 houses will have on what is currently an attractive conservation area in Haywards Heath. This will be, if approved, the first development of

modern houses on this particular strip of the Lewes Road and feel that it would blight the appearance of that part of the road which currently looks so attractive as you drive into Haywards Heath. There is another fairly modern development along the Lewes Road A 272- - Cala Homes Oldfield Drive but, as that is further up the road towards Scaynes Hill, it looks fine. Also, those houses are of good sympathetic design and are set back from the road.

2.) Traffic - this is already very heavy and intensive at present - it is a 38-minute walk to the railway station so most people will be driving to the station.

As it is, pulling out into the Lewes Road is quite hazardous with many drivers often in heavy commercial lorries not always observing the set speeding limits. The addition of several new vehicles to the vicinity is going to make this situation even worse.

3,) There is a public footpath that runs alongside our house. Footfall is currently fairly low and not too much noise disturbance. That will massively change with an influx of 160 plus new residents with many walking to Northlands Wood school. This is also going to raise some major privacy concerns for us as a family.

Who is going to look after the inevitable increase in rubbish that will accumulate in the footpath?

4.) Inadequate Street lighting in the Lewes Road - It is often necessary at night . in the evening to walk along the road with a torch to see especially in the winter. The lighting along this main road is provided by street lights that in some cases do not work or, when they do, only provide a low level of lighting.

5.) Walking along the Lewes Road involves crossing the road a few times as there are not pavements all the way along. At the Birch Hotel / Hospital roundabout you have to cross the roads quite carefully to avoid the cars. Can't imagine that this is going to be easy for parents with prams and small children in tow.

They will inevitably drive everywhere thus increasing the volume of traffic and consequent levels of pollution.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 March 2025 14:55:27 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 21/03/2025 2:55 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:	16 Nettle Grove Lindfield
----------	---------------------------

Comments Details

Commenter Type:	Local amenity society or association
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	As a steward of the Lindfield and Walstead Nature Watch group, I would like to raise our strong objections to building on this site, given the rarity of the south-facing microclimate. Placed between the South Downs National Park to the High Weald Area of Outstanding Natural Beauty, this is a vital space for nature, and undoubtedly of massive benefit to the many nature regeneration projects and communities across the area (eg Weald to Waves).

When such a rare environment comes under threat, not even the Biological Net Gain mechanic can act as a suitable countermeasure for the destruction of the site.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 March 2025 06:47:59 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 21/03/2025 6:47 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:	Sorrel Corner 17 Sorrel Close Lindfield RH16 2EA
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There is already too much building on greenfield sites in this area. Wildlife and eco systems are being destroyed unnecessarily and the local infrastructure and amenities will not cope with yet more people, pets and cars.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 March 2025 21:48:32 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 21/03/2025 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: 5 Farncombe Close Wivelsfield Green Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to the proposed development - - insufficient infrastructure - over crowded local roads, particularly in the morning and evening - lack of local amenities eg hospitals and schools - insufficient drainage - far too much development either in progress or with planning submitted in the locality

- threat to wildlife
 - threat to open spaces and country side
-

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 March 2025 21:46:54 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 21/03/2025 9:46 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 Farncombe Close Wivelsfield Green Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to the proposed development - - insufficient infrastructure - over crowded local roads, particularly in the morning and evening - lack of local amenities eg hospitals and schools - insufficient drainage - far too much development either in progress or with planning submitted in the locality

- threat to wildlife
 - threat to open spaces and country side
-

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 March 2025 21:45:47 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 21/03/2025 9:45 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 Farncombe Close Wivelsfield Green Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to the proposed development - - insufficient infrastructure - over crowded local roads, particularly in the morning and evening - lack of local amenities eg hospitals and schools - insufficient drainage - far too much development either in progress or with planning submitted in the locality

- threat to wildlife
 - threat to open spaces and country side
-

Kind regards

Joanne Fisher

From: [REDACTED]
Sent: 23 March 2025 16:16
To: Joanne Fisher
Subject: Application No: DM/25/0445 - LAND AT COLWELL FARM

[REDACTED]
Dear Ms Fisher

OBJECTION LETTER

I write concerning application DM/25/0445 (deadline 28/3/2025). [REDACTED]
[REDACTED]

I would like to emphasise that we had no previous knowledge of this proposal until we received the planning application letter from Mid-Sussex DC on 1st March. For such a major development proposal this lack of consultation by the developers with local residents is to be deplored.

[REDACTED] by email on 20th March detailing the several transport and safety concerns the development would give rise to and referring to a number of ecological and wildlife issues which are also of the highest import.

Her detailed analysis speaks for itself but I would like to stress certain implications if the development were to proceed:

The damage to the Conservation Area and the local “ green corridor” which abut the development site

The likely precedent set for future infill development south of the Lewes Road

The loss of character of this stretch of the Lewes Road, with some houses of heritage value, which serves as a gradual introduction to the townscape of Haywards Heath

The increased density of traffic and pollution on the A272, already a very busy road, with attendant safety and congestion concerns

The lack of connectivity of the site with local services, schools, shops and other amenities

The CPRE have conducted a very full analysis of the development proposals and I cite now extracts from their Report which concludes that the planning application should be refused:

As well as highlighting “the numerous serious health and safety issues that allowing the development would create”, and noting “the remoteness of the location from any local services” ,

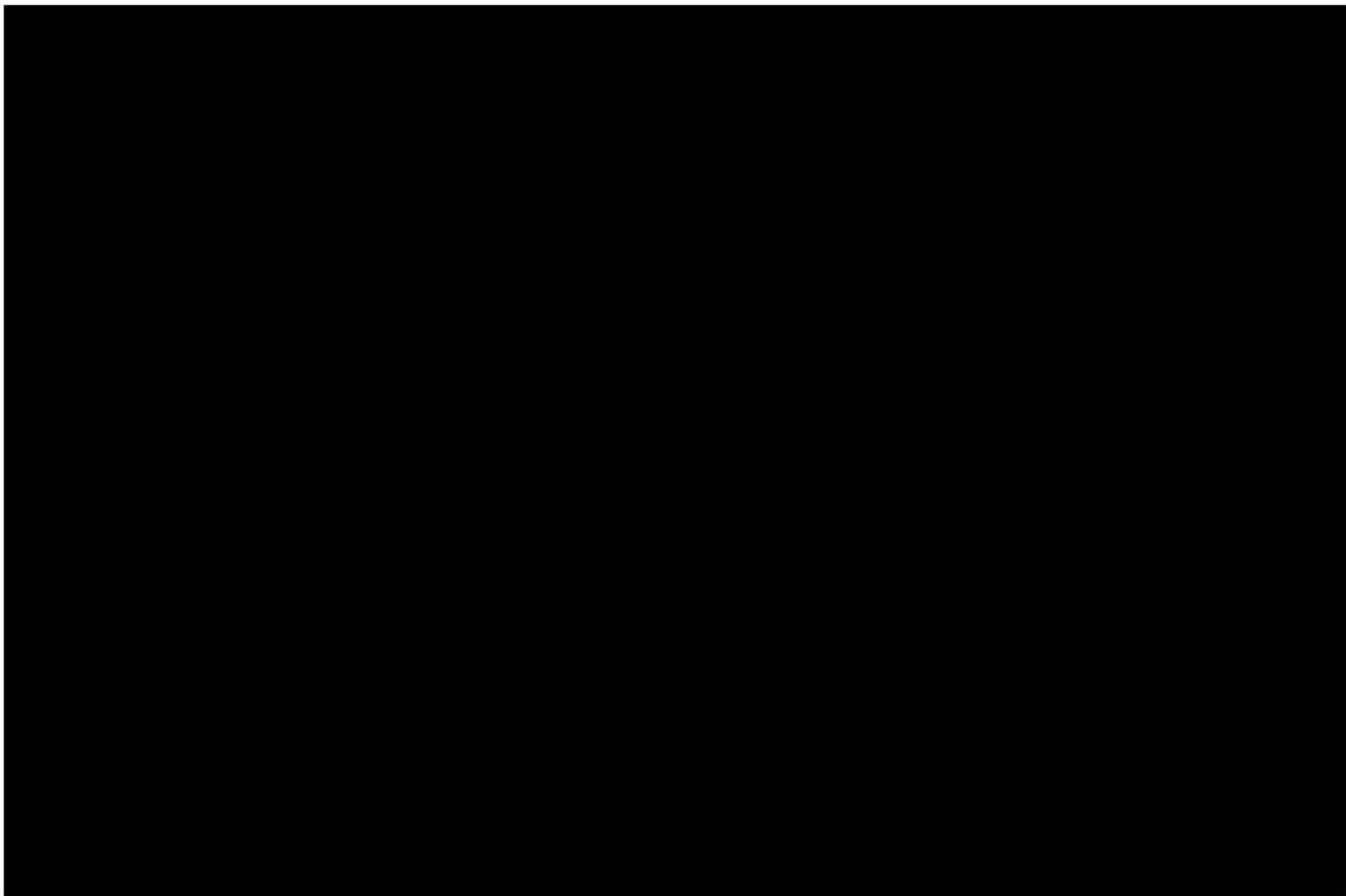
their Report states that

“the cumulative effect of its (the development’s) locational, ecological, safety and car-dependant downsides” is such that “this would not be a sustainable development” and “contrary to ...the Haywards Heath Neighbourhood Plan”.

and summarises:

“There is substantial evidence that developments allowed at developer-led locations isolated from key facilities and services and from convenient public transport are creating car-dependant estates, and that car-led suburban sprawl is now the default model of development.”

We do hope that you will turn down this planning application whose likely effects if implemented would be deleterious to the Lewes Road and its environs.



From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 March 2025 09:07:54 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 24/03/2025 9:07 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:	29c Pasture Hill Road Haywards Heath
----------	--------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Rejecting due to the amount of wildlife that will be affected along with the mental health of local residents. With very few outdoor spaces that aren't 'man made' left in the town with wildlife in the build will wipe out yet another area where people go to escape and recuperate from the modern day world and fix their mental health. These areas are even more important now as mental health services in the area keep getting cut. Offer the area is used at night to escape light pollution and to see the bats flying around and during the day you can see many residents of the town out

roaming around.

Whilst I understand the need for more housing for people outside of the local area to move to we simply cannot afford to keep destroying the very few remaining natural areas to appease those with money and to allow these big corporations to build more and get richer at the expense of the local people and wildlife sanctuary.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 19:53:52 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 23/03/2025 7:53 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 Gordon Road Haywards heath
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this application due to the likely detrimental impact on the Lewes Road Conservation area, and the lack of consideration for the wildlife and biodiversity in the area. This area is currently home to ancient woodland, dormice, deer and more, and claims that the build will occur around the hedges shows a lack of thought and care for the ecology of the area.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 17:07:36 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 23/03/2025 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:	18 Willow Park Haywards Heath
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this proposed development on the strongest grounds. This is not an allocated site on the Haywards Heath Neighbourhood Plan or the MSDC Plan. It lies within the Green Belt. The proposed highway access onto the busy A272 is completely unsuitable and dangerous. Suggested use by new residents of existing Public Rights of Way such as PROW 29CU are completely unsuitable as this path becomes a mud-bath after even light rainfall.

There is a distinct lack of public transport, contrary to the applicants submission, meaning this would become yet another 'car dependant' housing estate.

There is also a significant threat to local wildlife and protected species of flora & fauna.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 17:03:52 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 23/03/2025 5:03 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 Laburnum Way Haywards Heath
----------	--------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Absolutely disgraceful I regularly run along the public footpaths round here and walk my dog on the fields. This site is teeming with the most incredible wildlife. Please don't destroy it. I see deer, owls, birds of prey, mice. You have built and destroyed so much of the land surrounding Haywards heath now. Please leave this area alone

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 16:58:22 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 23/03/2025 4:58 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:	18 Willow Park Haywards Heath
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	As a long time resident of Haywards Heath and regular user of all local footpaths and Public Rights of Way, this proposed application should be firmly rejected. I have read with interest the letter submitted by the CPRE Sussex and I fully support the many comments they have raised in objecting to yet another proposed housing development on green belt land. Basically, - "What they say"!

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 16:39:56 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 23/03/2025 4:39 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:	Bedales Cottage, Lewes Road Lewes Road
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I write to object on the following grounds: 1. Contrary to recently approved local plan. 2. The traffic analysis was conducted in December 2023 and recorded average speeds of c40mph. The site access is on a long straight stretch of the A272 used by a large number of motorbikes in summer who regularly speed at significantly above the limit (often 70-80mph+) as a first opportunity to do so after exiting

Haywards Heath. The road is partially shade covered due to surrounding trees making fast travelling bikers harder to spot. It presents an obvious and serious risk of traffic collisions.

3. Reduces strategic gap to Scaynes Hill.

4. Lack of viable public transport and local secondary school some 40 minutes walk away.

5. The ecology assessment is flawed and provides no proper analysis of the likelihood of success of the mitigants suggested. They simply may not work. The ecological importance is not disputed and it is plainly a very significant site.

6. Further light pollution expanding that from the Lewes Road area to the south where there is currently very limited light pollution.

7. The community involvement statement has no value. The sample size was six(6) individuals which is too small a sample size to have any validity. The original consultation document stated on the front page that no reliance should be placed on the information it contained (i.e. they disclaimed the information it contained). It also, contrary to the supporting ecology assessment, stated it would "improve biodiversity". Quite evidently this is wrong.

8. No local need with recent developments at Fox Hill, Wivelsfield, Sandrocks, Walstead, and Scaynes Hill and with approved development at Scamps Hill.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 14:20:40 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 23/03/2025 2:20 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:	183 Hoblands Haywards Heath
----------	-----------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We don't need any more new houses. We need to protect the green corridors to allow the wildlife to travel. We need to protect the ancient woodlands and hedgerows that shelter the wildlife. We already have overcrowded Doctors and Dentists surgeries. We haven't enough water for more houses and the sewer systems can't cope. These schemes never incorporate shops. So incomers have to drive to the few existing shops. There will be more delivery vans on the roads The roads can't cope with any more traffic on the local roads, they are already potholed enough.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 13:55:39 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 23/03/2025 1:55 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:	2 Calbourne Haywards Heath
----------	----------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Not enough water to support this development. Not enough schools, doctor's surgery's, dentists. Traffic would be even more affected, detrimentally. Destruction of wildlife in the adjacent areas.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 13:11:50 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 23/03/2025 1:11 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:	Heath Road Haywards Heath
----------	---------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This proposal will have significantly more negative impacts than positive (actually can't think of a single positive one - it's not like this will actually help the housing crisis).

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 12:02:48 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 23/03/2025 12:02 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:	1 Garden Cottages (Flat) Haywards Heath
----------	---

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to this application. The land on which these houses are proposing to be built is currently home to wildlife such as bats, dormice, hedgehogs, voles, field mice and countless insects. Any construction work that takes place will result in the loss of habitat for all the wildlife, and it will not return once it has been built on with bricks and concrete.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 11:55:57 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 23/03/2025 11:55 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:	2 The Rise Lindfield
----------	----------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	It is unclear how the wildlife will survive this construction. There is an significant impact on the wildlife population and although the hedges have been blocked off it does not recognise the impact on the animals that live and access them such as the dormouse population.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2025 11:51:57 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 23/03/2025 11:51 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:	15 Woodland Crescent Burgess Hill
----------	-----------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Please stop building on green spaces and corridors. This will have a huge impact on the local wildlife and ecology. Loosing green spaces will have a huge detrimental affect on the the future generations of west sussex. We need to encourage wildlife to thrive in already challenging environment. Please think about the planet before profit.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 March 2025 21:49:45 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 21/03/2025 9:49 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 Farncombe Close Wivelsfield Green Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to the proposed development - - insufficient infrastructure - over crowded local roads, particularly in the morning and evening - lack of local amenities eg hospitals and schools - insufficient drainage - far too much development either in progress or with planning submitted in the locality

- threat to wildlife
 - threat to open spaces and country side
-

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 March 2025 14:42:32 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 24/03/2025 2:42 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:	Hope Cottage Piltdown Uckfield
----------	--------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Please register my strong objection to the above outline planning application. My reasons are set out below. 1. The site is not an allocated site within the adopted Mid-Sussex District Plan of 2014-2031. 2. Nor is it in an area allocated for housing in the adopted Haywards Heath Neighbourhood Plan (2016). 3. The site contains many rare and endangered animals of great ecological value, such as species of bats, hazel dormice, grass

snakes, and badgers.

4. The development, if permitted, would result in the destruction of at least 20 mature trees.

5. From my experience looking at other new planning applications, there is a presumption that each new dwelling would probably have two vehicles. That would mean there could be 160 vehicles accessing the site from the A272. That road is already very busy, particularly during the morning and evening rush hours. I can assure you this is correct, having lived in Piltdown for more than 45 years, which is on the A272 to the east of Haywards Heath.

6. I am familiar with the site, having good friends who live in a house on Lewes Road that is almost opposite the site entrance.

Walking routes from the site are by way of unmade footpaths.

Were the site to be given permission, it would result in an ecological disaster as well as damage to the various houses along that stretch of the A272.

Please consider this letter of objection to the planning application, and turn the application down.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 March 2025 14:27:11 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 24/03/2025 2:27 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:	Hope Cottage Grisling Common Piltdown
----------	---------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object strongly to the above proposal for up to 80 dwellings, for the following reasons:- 1. The site is not an allocated site in the adopted Mid-Sussex District Plan 2014-2031, nor was it an allocated housing site in the adopted Haywards Heath Neighbourhood Plan of 2016. 2. Other sites are far more suitable, as this site has very high ecological value. It is a haven for wildlife and contains a number of wild birds, as well as rare endangered species including hazel

dormice, grass snakes, various species of bats, and badgers.

3. The site is a flood risk, and is currently untouched meadow land, unfarmed, and left to nature for several decades. Ancient paths cross the nearby woods.

4. The proposed development will cause harm to heritage assets adjacent to the site, specifically Colwell House (grade 2 listed) and North Colwell Barn.

5. Development of this site would cause the loss of at least 20 mature trees, including several in the Conservation area, which would not normally be permitted.

6. The site will cause harm to the Lewes Road Conservation Area. It is outside the built-up boundary and is classed as countryside.

7. A development of this size will mean that Haywards Heath is gradually encroaching on Scaynes Hill, Wivelsfield and Lindfield, blurring the boundaries between these ancient settlements, all of which currently have their own identities.

8. I live further east along the A272 and am a very regular user of this road. The proposed site is far from services (bus stops, shops, schools, etc.) and any trips made on foot would involve crossing a 40mph road where the speed limit is often ignored. Therefore the vast majority of journeys from owners of the new houses would be made by car, increasing hugely the already enormous amount of traffic on the A272. This is a main east-west arterial road and should not be clogged up any further - the traffic is already very heavy with cars, vans and lorries, and any cars exiting from the proposed site on to the A272 would cause further hazards.

In summary, the site is totally unsuitable for the type of development proposed, and the application should be rejected.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 March 2025 12:26:33 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 24/03/2025 12:26 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:	17, Bowden Way Haywards Heath
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The diversity of wildlife in that area will be damaged, the 40mph road is dangerous and infrastructure is just not available in this area. Hedges are promised to be kept but then fenced off so wildlife can get in or out. We don't need more houses in this area.

Kind regards



**Sussex
Biodiversity
Record Centre**

Important information regarding this data

It must not be assumed that this report contains the definitive species information for the site concerned.

The species data held by the Sussex Biodiversity Record Centre (SxBRC) is collated from the biological recording community in Sussex. However, there are many areas of Sussex where the records held are limited, either spatially or taxonomically.

A data search from SxBRC will give the user a clear indication of what biological recording has taken place within the area of their enquiry. The information provided is a useful tool for making an assessment of the site, but should be used in conjunction with site visits and appropriate surveys before further judgements on the presence or absence of key species or habitats can be made. It may be that the content of this search/report guides the reader as to which surveys should be carried out on the site.

This data search was compiled using data held at SxBRC at the time of production. SxBRC takes data validation very seriously, but cannot be held responsible for the accuracy of data included in this report.

Copyright

The Sussex Biodiversity Record Centre must be acknowledged in all documents containing any information from this data search.

The SxBRC operates as agent to the individuals and groups who provide their records free of charge. The data suppliers retain copyright on their data, while SxBRC retains copyright on its data searches.

Data usage

The data contained within this data search is for use in the project for which the data was requested. It is not to be shared with third parties for use in other projects, unless permission is granted from SxBRC.

The data may be used for 12 months, after which a replacement SxBRC data search must be requested. This ensures the most up-to-date information is being used.

Impartiality

SxBRC functions as custodian of biological data. Our role is to collect, manage and disseminate

primary functions of collection of ecological data. Our role is to collect, manage and disseminate wildlife and habitat data. As such, we have to remain impartial and cannot offer opinions on the biodiversity value of a given site. Similarly, we cannot put forward objections to planning applications or be involved in campaigns.

Supplying records

The results of our data searches are only as good as the data we hold. We rely on the continuous submission of records to keep our database up-to-date. We are always grateful to receive records from ecological consultants and members of the public alike. We accept records in various formats but are encouraging people to use iRecord - a free online recording system:

<http://www.brc.ac.uk/irecord/>

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 25 March 2025 09:15:18 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 25/03/2025 9:15 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:	7 Robertson Drive Haywards Heath
----------	----------------------------------

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 new housing, as this land is a vital habitat for local wildlife. The area supports a diverse range of species, some of which may already be under threat due to habitat loss. Building on this land would lead to irreversible damage to the ecosystem, disrupting breeding grounds, food sources, and natural corridors essential for wildlife movement. With increasing environmental concerns, we should be prioritising conservation over unnecessary development, especially when

alternative sites may be available that do not threaten biodiversity. There are derelict buildings next to the Princess Royal Hospital that should be developed instead. I urge the planning committee to reject this proposal in favour of protecting the natural environment for future generations.

Kind regards

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 March 2025 17:56:30 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 24/03/2025 5:56 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](#)

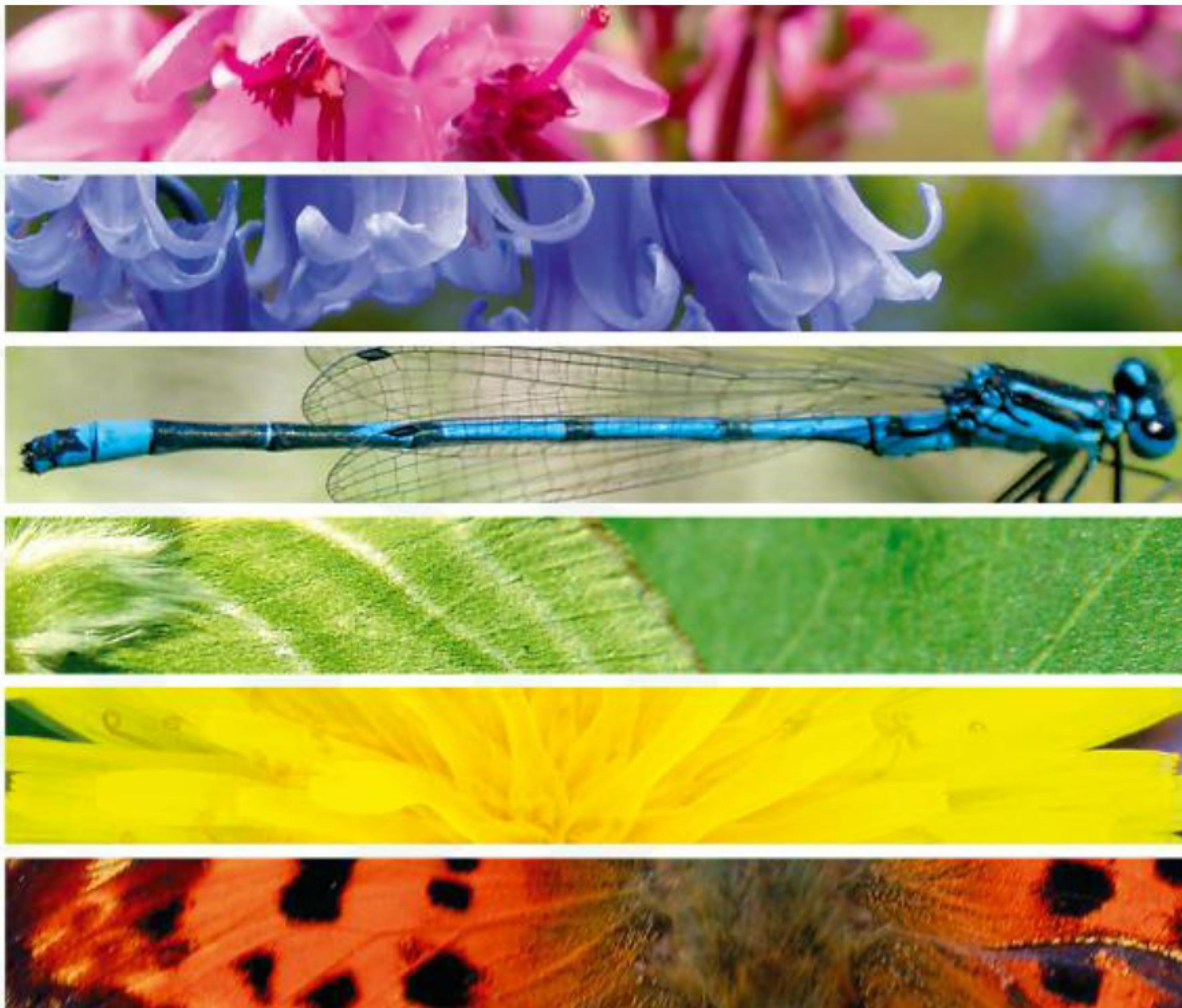
Customer Details

Address:	44 wheelwright lane Burgess hill
----------	----------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to this destruction of a natural habitat with many rare and endangered species. As highlighted by the EIA the site is of county importance for these species which have been established there since the 1980s so this will have a terrible impact and should not be allowed. I urge the council to object to this and protect the important habitat.

Kind regards



Ecological data search for land at North Colwell Farm, Haywards Heath

On behalf of



Report reference SxBRC/24/885

Prepared on 24/03/2025



Contents

Introduction and summary of results

Important information

Maps

- 1 Statutory designations
- 2 Non-Statutory designations
- 3 Conservation management and stewardship
- 4 Section 41 habitats and other

Species data

- Table 1: Summary protected and designated species records
- Table 2: Summary bat records
- Table 3: Summary bird records
- Table 4: Summary invasive non-native species records

Map citation sheets

Annex: Supporting information

Introduction & Summary of Results

An ecological data search was carried out for land at North Colwell Farm, Haywards Heath on behalf of [REDACTED] on 24/03/2025.

The following datasets were consulted for this report:

	Requested	Radius/buffer size
Designated sites, habitats & ownership maps	Yes	1km
Protected, designated and invasive species	Yes	1km

Summary of results

Sites and habitats

Statutory sites	None present
Non-statutory sites	2 LWS / 2 Designated Road Verges
Section 41 habitats	2 habitats
Ancient and/or ghyll woodland	Present

Protected and designated species

International designations	17 species	93 records
National designations	71 species	840 records
Other designations	133 species	1,397 records
Total	147 species	1,518 records
Invasive non-native species	21 species	93 records

Important Information

PERMISSION

This report is valid until 24/03/2026

This report is for the internal use of [REDACTED] (which includes the client where applicable) to inform understanding of the site of interest. This report must not be distributed or published for an external or public audience, for example within the appendix of a report. However, data from within this report may be referenced as long as the Sussex Biodiversity Record Centre is acknowledged.

The separate summary sheet may be published.

It must not be assumed that this report contains the definitive species and habitat information for the site concerned.

The species data held by the Sussex Biodiversity Record Centre (SxBRC) are collated from the biological recording community in Sussex. However, there are many areas of Sussex where the records held are limited, either spatially or taxonomically.

A data search from SxBRC will give the user a clear indication of what biological recording has taken place. The information provided is a useful tool for making an assessment of the site, but should be used in conjunction with site visits and appropriate surveys before further judgements on the presence or absence of key species or habitats can be made. It may be that the content of this report guides the reader as to which surveys should be carried out on the site.

This report was compiled using data held at SxBRC at the time of production. SxBRC takes data validation very seriously, but cannot be held responsible for the accuracy of data included in this report.

SxBRC operates as agent to the individuals and groups who provide their records free of charge. The data suppliers retain copyright on their data, while SxBRC retains copyright on its data search reports.

Impartiality

SxBRC functions as custodian of biological data. Our role is to collect, manage and disseminate wildlife and habitat data. As such, we have to remain impartial and cannot offer opinions on the biodiversity value of a given site. Similarly, we cannot put forward objections to planning applications or be involved in campaigns.

Maps

Based on data currently held at the Sussex Biodiversity Record Centre, the following appear within the search radius:

Statutory site designations	
None present	
Non-statutory site designations	
Local Wildlife Site (LWS)	M08 - Costells, Henfield and Nashgill Woods M19 - Western Road Cemetery
Designated Road Verge	Lewes Road Northlands Avenue
Conservation management and stewardship	
Woodland Trust site	
Section 41 habitats & other	
Traditional orchard Deciduous woodland Ancient woodland Ghyll woodland	

Any citation sheets currently available can be found towards the back of this report.

PLEASE NOTE: Proposed/potential statutory site designations are not currently shown on our maps. Please consult Defra’s MAGIC website to see if a proposed site is within the search area:
<https://magic.defra.gov.uk/MagicMap.aspx>

Habitat data held by Sussex Biodiversity Record Centre (SxBRC) are created in-house or obtained from a variety of dataset providers. SxBRC continually strive to further improve and update these data wherever possible. However, this map should be treated as indicative rather than definitive. Data may be generated from a range of field survey and/or predictive methods, each of which may have its own inherent limitations. In some situations a recent ground survey may be required to establish definitively the current status of a particular habitat at a specific location.

Key to Maps

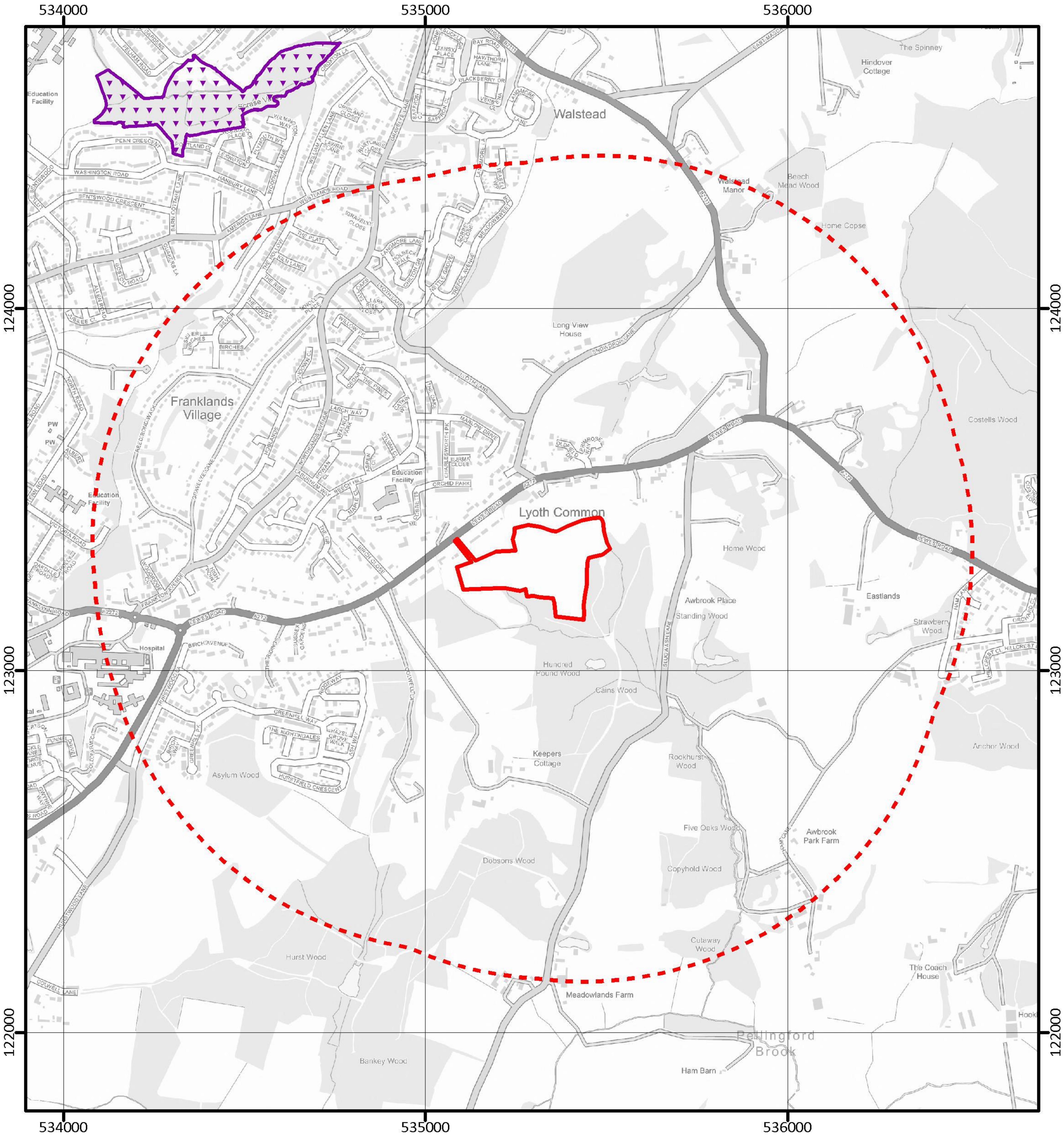
The numbers in the table below correlate with the maps on the following pages.

Map 2: Non-statutory site designations		
Local Wildlife Site	1	M08 - Costells, Henfield and Nashgill Woods
	2	M19 - Western Road Cemetery
Map 3: Conservation management and stewardship		
Woodland Trust site	1	Costells Wood

Map 1: Statutory site designations

Land at North Colwell Farm, Haywards Heath + 1km buffer

SxBRC/24/885 - 24/03/2025



Key to Map:

- Site boundary
- Search area
- Local Nature Reserve

Statutory designated site boundaries supplied by Natural England. Contains public sector information licensed under the Open Government Licence v3.0.

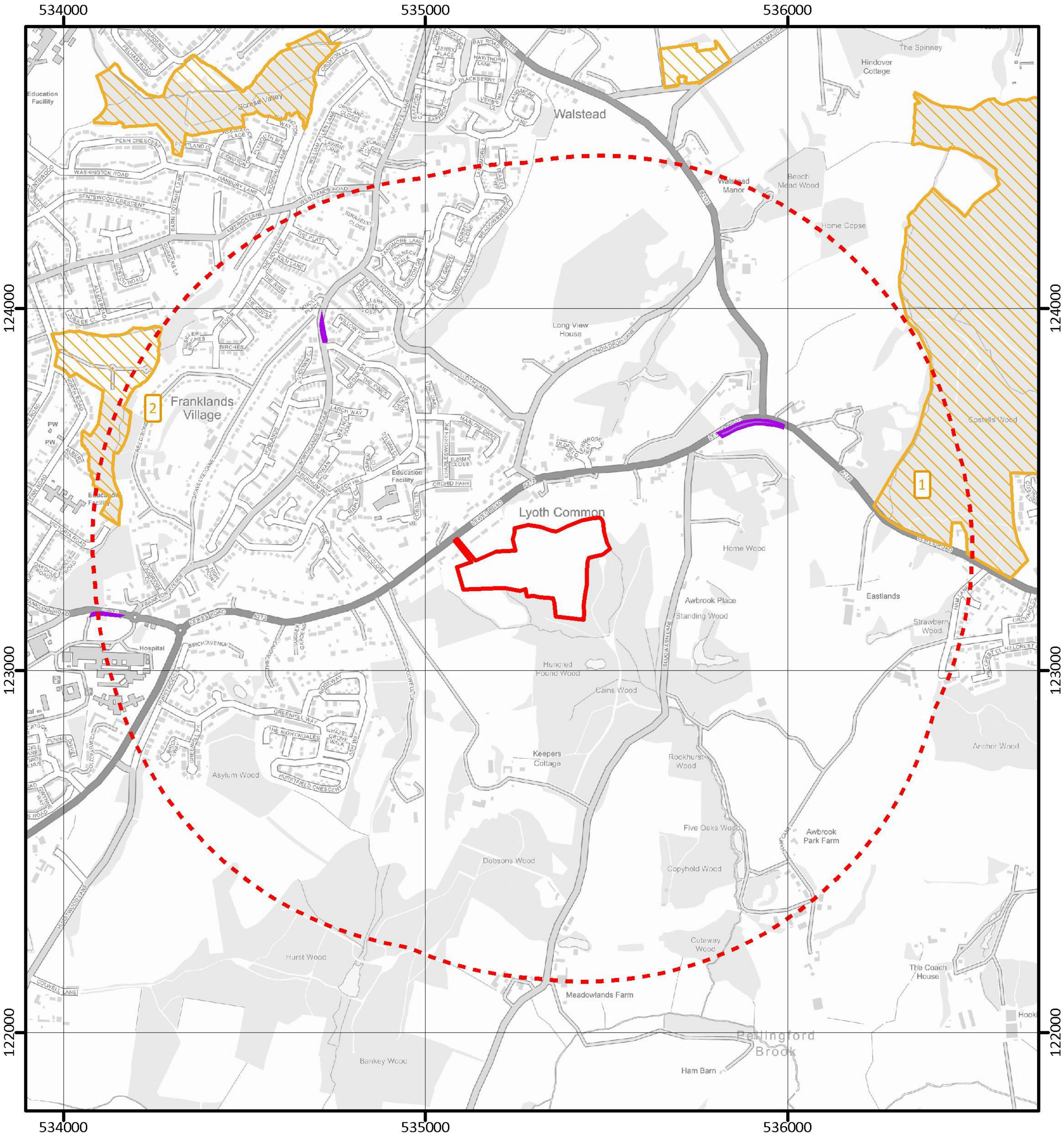
Contains Ordnance Survey data © Crown copyright and database rights 2025



Map 2: Non-statutory site designations

Land at North Colwell Farm, Haywards Heath + 1km buffer

SxBRC/24/885 - 24/03/2025



Key to Map:

- Site boundary
- Search area
- Designated Road Verge
- Local Wildlife Site

Local Wildlife Site boundaries maintained by Sussex Biodiversity Record Centre (SxBRC) on behalf of Sussex Local Wildlife Sites Initiative. Notable Road Verge data provided by local authorities. Local Geological Site data created by SxBRC in partnership with Sussex Geodiversity Group.

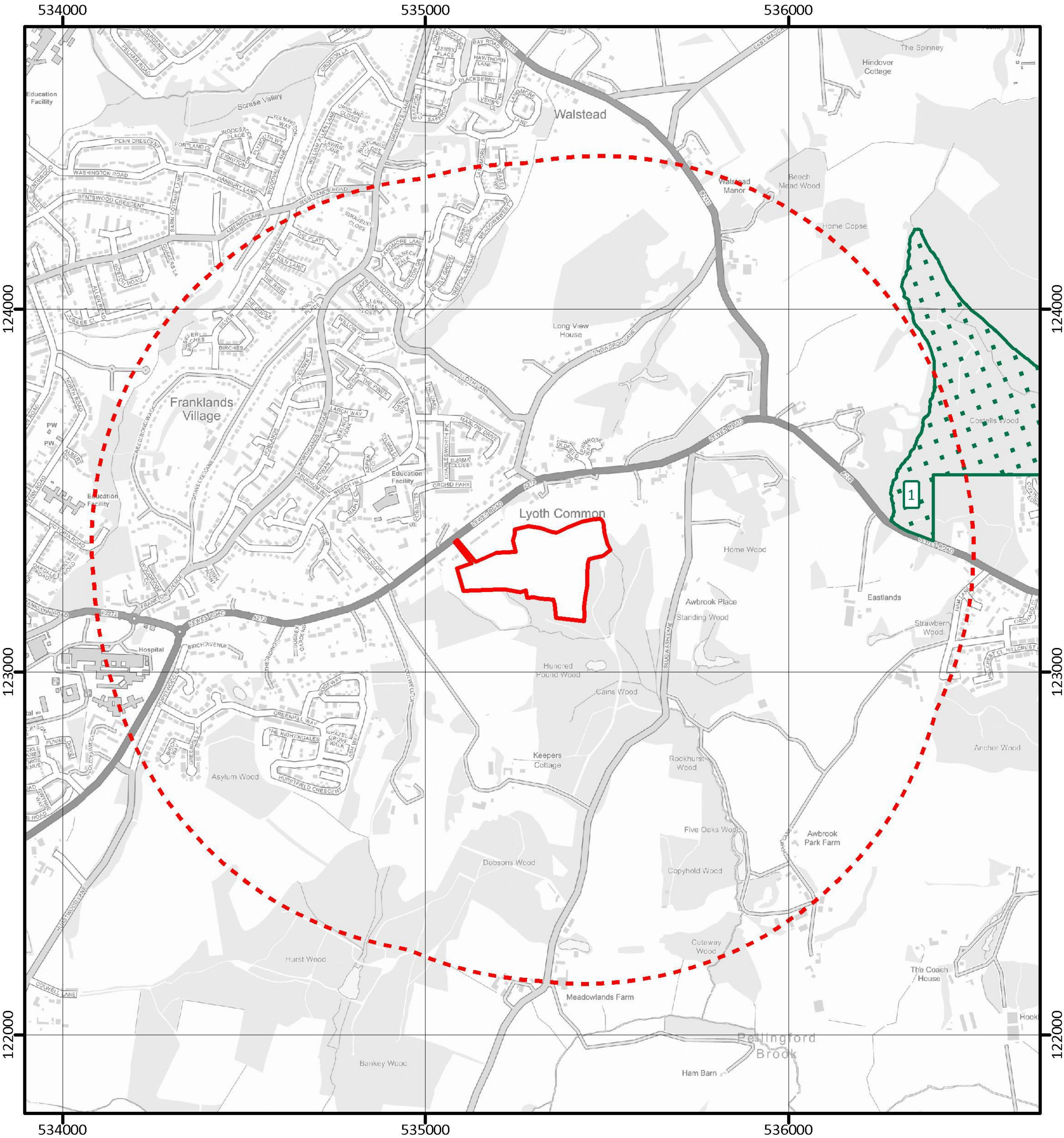
Contains Ordnance Survey data © Crown copyright and database rights 2025



Map 3: Conservation management & stewardship

Land at North Colwell Farm, Haywards Heath + 1km buffer

SxBRC/24/885 - 24/03/2025



Key to Map:

- Site boundary
- Search area
- Woodland Trust site

Stewardship data supplied by Natural England. Ownership data supplied by Woodland Trust, Forestry Commission, National Trust, Sussex Wildlife Trust and Royal Society for the Protection of Birds.

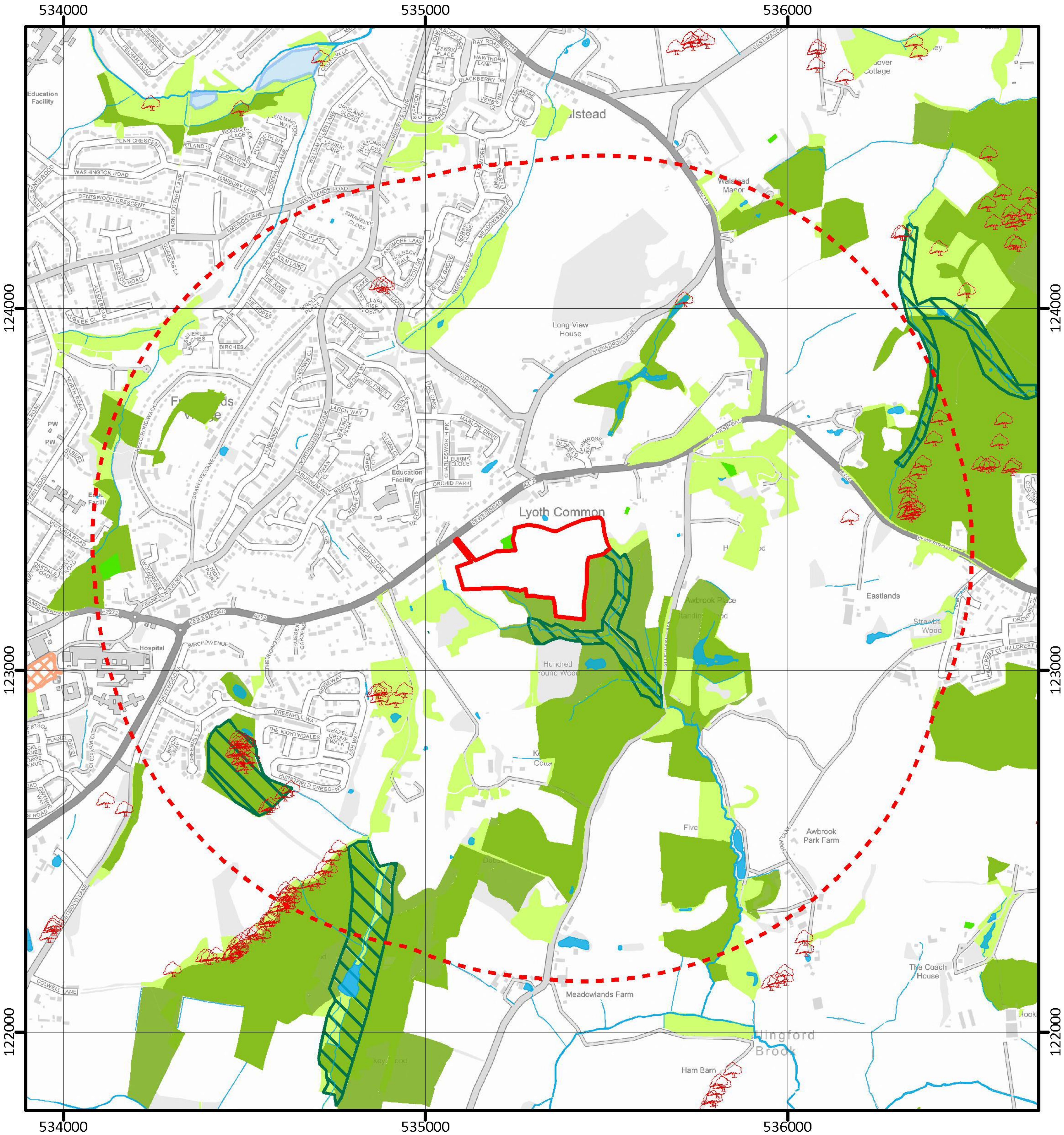
Contains Ordnance Survey data © Crown copyright and database rights 2025



Map 4: Section 41 habitats and other

Land at North Colwell Farm, Haywards Heath + 1km buffer

SxBRC/24/885 - 24/03/2025



Key to Map:

- | | |
|------------------------------------|---------------------|
| Site boundary | Ghyll woodland |
| Search area | Traditional orchard |
| Ancient or veteran tree | Lowland meadow |
| Coastal & floodplain grazing marsh | Ancient woodland |
| Open Water | Deciduous woodland |

Ancient woodland, and section 41 habitat data supplied by Natural England. Contains public sector information licenced under the Open Government Licence v.3.0. Additional contributors of habitat data include Sussex Wildlife Trust, South Downs Conservation Board, Environment Agency, Sussex Wetlands Landscapes Project, WSCC, RSPB, High Weald AONB Unit, Ancient Tree Hunt, and Tree Register of the British Isles.

Contains Ordnance Survey data © Crown copyright and database rights 2025



Species Data

Data presented on the following pages are from 1980 onwards and only include species which have a form of protection or designation. Data within this report is summary data only. Detailed species records are provided in a separate spreadsheet.

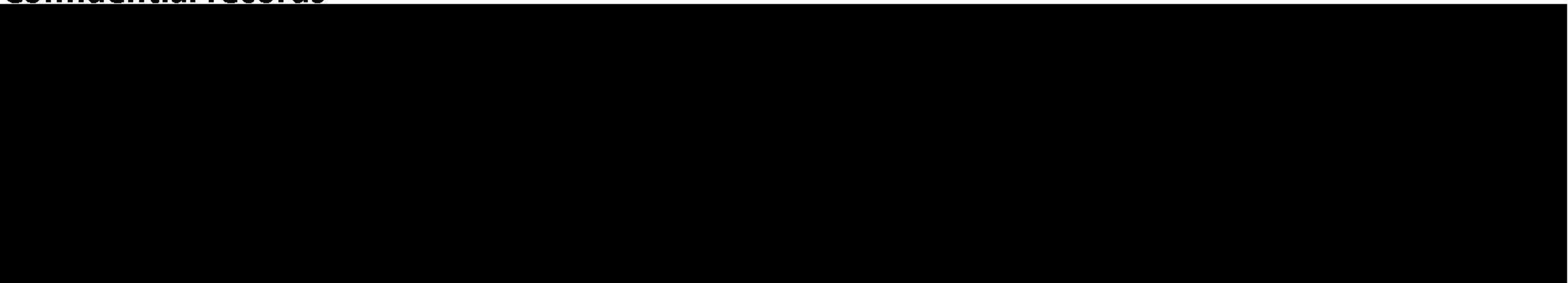
The following designations have been used:

Abbreviation	Designation
Birds Dir A1	Birds Directive Annex 1
Hab Dir A2 P	Habitats Directive Annex 2 Priority Species
Hab Dir A2 NP	Habitats Directive Annex 2 Non-Priority Species
Hab Dir A4	Habitats Directive Annex 4
Hab Reg Sch2	Conservation of Habitats & Species Regulations 2010 Schedule 2
Hab Reg Sch5	Conservation of Habitats & Species Regulations 2010 Schedule 5
WCA	Wildlife & Countryside Act 1981
NERC S41	Natural Environment & Rural Communities Act 2006 Section 41
UK BAP	UK Biodiversity Action Plan Priority Species
Red List	IUCN Red list
Rare/Scarce	Nationally rare or scarce (formerly Nationally Notable)
Sussex Rare	Sussex Rare Species Inventory
BoCC Red	Birds of Conservation Concern 4: Red list
BoCC Amber	Birds of Conservation Concern 4: Amber list
Notable Bird	Sussex Notable Bird List

Details of each designation can be found in the annex of supporting information at the end of this report.

Invasive non-native species records, which are also relevant to the planning process, appear in a separate table to the above.

Confidential records



Otters

Otters became extinct in Sussex and many other parts of the UK in the late 1960s. This was a result of deteriorating water quality due to industrial and agricultural pollution, along with hunting and habitat degradation. Recent improvements to the state of watercourses and a reduction in persecution have led to the slow return of the otter to the South East. Sussex has over 4,500km of rivers and tributaries. There are no recent breeding otter records and very few resident otters in Sussex. Over the last 20 years however, signs of otter activity have been found in most of the Sussex river catchments.

If there is a river or tributary within 1km of your search area please be aware of the potential for otters in the vicinity, especially if you are undertaking operations that may impact potential otter habitat, or if your work includes Highways operations.

Sensitive records

Wood White and Duke of Burgundy

These two rare butterfly species have a very restricted range in Sussex and so records are reported at a 1km resolution on advice from Butterfly Conservation Sussex Branch.

Table 1: Summary protected and designated species records (excluding bats and birds)

This table summarises records from 1980 onwards. See accompanying spreadsheet for detailed records.

See Table 2 for bat records, Table 3 for bird records and Table 4 for invasive non-native species.

Maximum abundance = highest total number of species recorded at one time.

N.B. Where ‘Present’ appears in abundance column, no single numerical figure for abundance was provided with the record.

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
Amphibians								
Bufo bufo	Common Toad		WCA Sch5 s9.5a, NERC S41	UK BAP Priority	2002	09/04/2014	5	8
Lissotriton helveticus	Palmate Newt		WCA Sch5 s9.5a		01/01/1987	12/05/2014	20	13
Lissotriton vulgaris	Smooth Newt		WCA Sch5 s9.5a		01/01/1987	12/05/2014	21	9
Rana temporaria	Common Frog		WCA Sch5 s9.5a		01/01/1987	09/04/2014	9	1
Triturus cristatus	Great Crested Newt	Hab Dir A2 NP, Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41	UK BAP Priority	1987	12/05/2014	7	3
Fungi								
Entoloma prunuloides	Mealy Pinkgill			Sussex Rare	16/10/2004	16/10/2004	1	Present
Geoglossum fallax	Deceptive Earthtongue			Sussex Rare	16/10/2004	16/10/2004	1	Present
Hygrocybe insipida	Spangle Waxcap			Sussex Rare	16/10/2004	16/10/2004	1	Present
Hygrocybe lepida	Goblet Waxcap			Sussex Rare	16/10/2004	16/10/2004	1	Present
Hygrocybe punicea	Crimson Waxcap			Sussex Rare	16/10/2004	16/10/2004	1	Present
Hygrocybe quieta	Oily Waxcap			Sussex Rare	16/10/2004	16/10/2004	1	Present
Higher Plants - Ferns								
Osmunda regalis	Royal Fern			Sussex Rare	14/10/2000	14/10/2000	1	1
Higher Plants - Flowering Plants								
Anacamptis morio	Green-winged Orchid			RedList GB post2001 NT, RedList ENG post2001 VU	27/08/2009	01/05/2018	3	1
Briza media	Quaking-grass			RedList ENG post2001 NT	11/07/2005	11/07/2005	1	1
Calluna vulgaris	Heather			RedList ENG post2001 NT	01/06/1986	07/04/2006	4	1

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Carex echinata</i>	Star Sedge			RedList ENG post2001 NT	June 2000 - July 2000	24/07/2011	3	1
<i>Cruciata laevipes</i>	Crosswort			RedList ENG post2001 NT	08/08/2008	03/03/2012	2	1
<i>Euphrasia nemorosa</i>	Common Eyebright			RedList GB post2001 NT, RedList ENG post2001 NT	18/06/2008	18/06/2008	1	1
<i>Fragaria vesca</i>	Wild Strawberry			RedList ENG post2001 NT	11/07/2005	19/04/2017	5	1
<i>Helleborus foetidus</i>	Stinking Hellebore			Nat Scarce, Sussex Rare	28/08/2008	28/08/2008	1	1
<i>Hieracium aggregatum</i>	Aggregate-headed Hawkweed			Nat Rare	01/08/2005	03/08/2009	2	1
<i>Hieracium sabaudum</i>	Autumn Hawkweed			RedList ENG post2001 EN, RedList ENG post2001 NT	01/08/2005	12/09/2015	3	1
<i>Hyacinthoides non-scripta</i>	Bluebell		WCA Sch8		01/06/1986	28/07/2021	16	1
<i>Hydrocotyle vulgaris</i>	Marsh Pennywort			RedList ENG post2001 NT	01/06/1986	18/06/2008	5	1
<i>Lathraea clandestina</i>	Purple Toothwort			Sussex Rare	1990	1990	1	1
<i>Lathraea squamaria</i>	Toothwort			Sussex Rare	1988	1988	1	1
<i>Meconopsis cambrica</i>	Welsh Poppy			Nat Scarce, Sussex Rare	29/05/2013	29/05/2013	1	1
<i>Melampyrum pratense</i>	Common Cow-wheat			RedList ENG post2001 NT	01/06/1986	18/06/2008	2	1
<i>Mentha arvensis</i>	Corn Mint			RedList ENG post2001 NT	01/06/1999	21/07/2008	3	1
<i>Neottia nidus-avis</i>	Bird's-nest Orchid			RedList GB post2001 NT, RedList ENG post2001 VU	06/06/2005	06/06/2005	1	2
<i>Ornithogalum pyrenaicum</i>	Spiked Star-of-Bethlehem			Nat Scarce, Sussex Rare	20/06/2010	20/06/2010	1	1
<i>Oxalis acetosella</i>	Wood-sorrel			RedList ENG post2001 NT	01/06/1999	03/04/2023	12	1
<i>Pedicularis sylvatica</i>	Lousewort			RedList ENG post2001 VU	01/06/1986	01/06/1986	1	Present
<i>Polygala serpyllifolia</i>	Heath Milkwort			RedList ENG post2001 NT	01/06/1986	15/06/2000	2	Present
<i>Potentilla erecta</i>	Tormentil			RedList ENG post2001 NT	01/06/1986	14/07/2021	12	1

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Ranunculus flammula</i>	Lesser Spearwort			RedList ENG post2001 VU	01/06/1986	20/10/2007	4	1
<i>Sanicula europaea</i>	Sanicle			RedList ENG post2001 NT	24/07/2011	24/07/2011	1	1
<i>Silene flos-cuculi</i>	Ragged-Robin			RedList ENG post2001 NT	01/06/1986	17/08/2009	4	Present
<i>Solidago virgaurea</i>	Goldenrod			RedList ENG post2001 NT	01/08/2005	03/08/2009	2	1
<i>Spergula arvensis</i>	Corn Spurrey			RedList GB post2001 VU, RedList ENG post2001 VU	24/07/2011	24/07/2011	1	1
<i>Spiranthes spiralis</i>	Autumn Lady's-tresses			RedList GB post2001 NT, RedList ENG post2001 NT	25/08/1998	27/08/2009	4	100
<i>Stratiotes aloides</i>	Water-soldier			Nat Rare, Sussex Rare	03/11/2006	03/11/2006	1	1
<i>Succisa pratensis</i>	Devil's-bit Scabious			RedList ENG post2001 NT	11/07/2005	01/05/2018	4	1
<i>Valeriana officinalis</i>	Common Valerian			RedList ENG post2001 NT	01/04/2008	01/04/2008	1	1
<i>Veronica officinalis</i>	Heath Speedwell			RedList ENG post2001 NT	01/06/1986	01/05/2018	10	1
<i>Wahlenbergia hederacea</i>	Ivy-leaved Bellflower			RedList GB post2001 NT, RedList ENG post2001 NT	01/06/1986	15/06/2000	5	Present
Invertebrates - Ants, Bees, Sawflies & Wasps								
<i>Andrena fulvago</i>	Hawksbeard Mining Bee			Notable A	01/06/2023 - 30/06/2023	01/06/2023 - 30/06/2023	1	1
Invertebrates - Butterflies								
<i>Apatura iris</i>	Purple Emperor		WCA Sch5 s9.5a	RedList GB post2001 NT, Sussex Rare	05/07/2013	01/08/2013	2	1
<i>Coenonympha pamphilus</i>	Small Heath		NERC S41	UK BAP Priority, RedList GB post2001 NT	13/06/2000	29/07/2010	3	4
<i>Limenitis camilla</i>	White Admiral		NERC S41	UK BAP Priority, RedList GB post2001 VU	20/06/1999	14/07/2013	7	4
Invertebrates - Dragonflies & Damselflies								
<i>Coenagrion pulchellum</i>	Variable Damselfly			RedList GB post2001 NT, Sussex Rare	1989 - 1997	1989 - 1997	1	1

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Sympetrum striolatum</i>	Common Darter			RedList GB post2001 DD	26/05/2019 - 01/06/2019	16/08/2020 - 22/08/2020	8	1
<i>Invertebrates - Moths</i>								
<i>Acronicta rumicis</i>	Knot Grass		NERC S41	UK BAP Priority	25/07/2022	31/07/2022	2	1
<i>Chloroclysta siterata</i>	Red-green Carpet			Sussex Rare	24/09/2022	18/10/2022	2	3
<i>Cirrhia icteritia</i>	Sallow		NERC S41	UK BAP Priority	14/09/2022	14/09/2022	1	1
<i>Cyclophora annularia</i>	Mocha			Sussex Rare	25/07/2022	25/07/2022	1	1
<i>Diarsia rubi</i>	Small Square-spot		NERC S41	UK BAP Priority	19/08/2022	19/08/2022	1	1
<i>Ecliptopera silaceata</i>	Small Phoenix		NERC S41	UK BAP Priority	16/07/2022	25/07/2022	2	2
<i>Ennomos fuscantaria</i>	Dusky Thorn		NERC S41	UK BAP Priority	16/07/2022	18/09/2022	10	4
<i>Evergestis pallidata</i>	Chequered Pearl			Sussex Rare	25/07/2022	25/07/2022	1	1
<i>Hoplodrina blanda</i>	Rustic		NERC S41	UK BAP Priority	05/07/2022	09/08/2022	5	4
<i>Mythimna l-album</i>	L-album Wainscot			Sussex Rare	18/09/2022	06/10/2022	2	1
<i>Mythimna pallens</i>	Common Wainscot			Sussex Rare	31/08/2022	31/08/2022	1	1
<i>Spilosoma lutea</i>	Buff Ermine		NERC S41	UK BAP Priority	04/07/2022	25/07/2022	2	2
<i>Tholera decimalis</i>	Feathered Gothic		NERC S41	UK BAP Priority	31/08/2022	31/08/2022	1	1
<i>Trichiura crataegi</i>	Pale Eggar		NERC S41	UK BAP Priority	27/08/2022	27/08/2022	1	1
<i>Tyria jacobaeae</i>	Cinnabar		NERC S41	UK BAP Priority	14/06/2021	20/07/2023	2	1
<i>Watsonalla binaria</i>	Oak Hook-tip		NERC S41	UK BAP Priority	10/09/2022	10/09/2022	1	1
<i>Invertebrates - Spiders</i>								
<i>Argiope bruennichi</i>	Wasp Spider			Sussex Rare	13/08/2020	13/08/2020	1	1
<i>Invertebrates - True Bugs</i>								
<i>Physatocheila smreczynskii</i>	Apple Lace-bug		NERC S41	UK BAP Priority, Notable A, Sussex Rare	1989	1989	1	1
<i>Lower Plants - Mosses</i>								
<i>Orthodontium gracile</i>	Slender Thread-moss		NERC S41	UK BAP Priority, RedList GB post2001 CR, Nat Rare, Sussex Rare	1980 - 2002	2010	2	1
<i>Mammals - Terrestrial (excl. bats)</i>								
<i>Erinaceus europaeus</i>	Hedgehog		NERC S41	UK BAP Priority, RedList GB post2001 VU	1990	01/05/2018	10	2
<i>Muscardinus avellanarius</i>	Hazel Dormouse	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41	UK BAP Priority, RedList GB post2001 VU	August 2009 - October 2009	05/06/2021	15	1

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Oryctolagus cuniculus</i>	Rabbit			RedList Global post2001 NT	01/11/2000	27/03/2019	3	1
Reptiles								
<i>Anguis fragilis</i>	Slow-worm		WCA Sch5 s9.1/s9.1 kill/s9.5a, NERC S41	UK BAP Priority	01/01/1988	03/09/2023	9	6
<i>Natrix helvetica</i>	Grass Snake		WCA Sch5 s9.1/s9.1 kill/s9.5a, NERC S41	UK BAP Priority	01/07/1994	03/05/2023	12	1
<i>Zootoca vivipara</i>	Common Lizard		WCA Sch5 s9.1/s9.1 kill/s9.5a, NERC S41	UK BAP Priority	27/08/1993	July 2009 - September 2009	3	1

Table 2: Summary bat records

This table summarises records from 1980 onwards. See accompanying spreadsheet for detailed records.

Maximum abundance = highest total number of bats recorded at one time.

N.B. Where ‘Present’ appears in abundance column, no single numerical figure for abundance was provided with the record.

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Chiroptera</i>	Bat	Hab Dir A2 NP, Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41	UK BAP Priority, RedList GB post2001 CR, RedList GB post2001 EN, RedList GB post2001 VU, RedList GB post2001 NT, RedList GB post2001 DD	1982	12/01/2016	4	Present
<i>Eptesicus serotinus</i>	Serotine	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a	RedList GB post2001 VU	24/05/2007	24/05/2007	1	1
<i>Myotis alcathoe</i>	Alcathoe Bat	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a	RedList GB post2001 DD	03/06/2016	03/06/2016	1	1
<i>Myotis mystacinus</i>	Whiskered Bat	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a	RedList GB post2001 DD	03/08/2007	03/08/2007	1	2
<i>Myotis mystacinus/brandtii</i>	Whiskered/Brandt's	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a		26/07/2004	21/06/2007	2	1
<i>Pipistrellus</i>	Pipistrelle	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41	UK BAP Priority, RedList GB post2001 NT	04/07/2003	27/05/2013	3	12
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	Hab Dir A4	Hab Reg Sch2, NERC S41, WCA Sch5 s9.4b/s9.4c/s9.5a	UK BAP Priority	01/06/1982	08/08/2016	14	81
<i>Plecotus</i>	Long-eared Bat species	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41	UK BAP Priority, RedList GB post2001 EN	31/10/1986	31/10/1986	1	Present
<i>Plecotus auritus</i>	Brown Long-eared Bat	Hab Dir A4	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41	UK BAP Priority	20/10/1985	16/09/2006	5	5

Table 3: Summary bird records

This table summarises all records from 1980 onwards. See accompanying spreadsheet for detailed records of Sussex Notable Birds (charged reports only).

Confidential records

Records of birds classed as confidential by the Sussex Ornithological Society (SOS) are not included in our reports. These records relate to a range of different species. 3 such records have been flagged up in this search area. The SOS should be contacted directly if potentially damaging operations are to occur.

Email: conservation@sos.org.uk

Wetland Bird Survey (WeBS)

The data search area does not intersect with any WeBS count areas. For more information about WeBS visit <https://www.bto.org/volunteer-surveys/webs/data>.

Maximum abundance = highest total number of birds recorded at one time.

N.B. Where ‘Present’ appears in abundance column, no single numerical figure for abundance was provided with the record.

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Accipiter gentilis</i>	Goshawk		WCA Sch1 Pt1	Notable Bird			0	Present
<i>Accipiter nisus</i>	Sparrowhawk			Bird Amber	09/12/1993	20/07/2021	35	3
<i>Buteo buteo</i>	Buzzard				19/09/1993	23/04/2022	40	10
<i>Milvus milvus</i>	Red Kite	Birds Dir A1	WCA Sch1 Pt1	RedList Global post2001 NT, Notable Bird	13/03/2010	01/06/2023	11	2
<i>Parabuteo unicinctus</i>	Harris's Hawk				04/11/2018	04/11/2018	1	1
<i>Aix galericulata</i>	Mandarin Duck				20/03/1988	17/04/2020	3	2
<i>Anas platyrhynchos</i>	Mallard			Bird Amber, Notable Bird	10/11/2007	27/12/2023	40	60
<i>Aythya fuligula</i>	Tufted Duck			Notable Bird	10/05/2010	16/04/2016	3	7
<i>Branta canadensis</i>	Canada Goose				23/03/2016	03/08/2023	11	8
<i>Cygnus columbianus bewickii</i>	Bewick's Swan	Birds Dir A1	WCA Sch1 Pt1, NERC S41, NERC S41	UK BAP Priority, Bird Red	06/01/1993	06/01/1993	1	5
<i>Cygnus olor</i>	Mute Swan			Notable Bird	01/11/2007	23/11/2020	6	2
<i>Apus apus</i>	Swift			Bird Red, Notable Bird	26/04/1990	02/07/2022	29	25
<i>Vanellus vanellus</i>	Lapwing		NERC S41	UK BAP Priority, Bird Red, Notable Bird	15/05/2008	18/12/2022	4	40
<i>Chroicocephalus ridibundus</i>	Black-headed Gull			Bird Amber, Notable Bird	01/11/2007	27/12/2023	17	400
<i>Ichthyaetus melanocephalus</i>	Mediterranean Gull	Birds Dir A1	WCA Sch1 Pt1	Bird Amber, Notable Bird	17/02/2008	11/12/2008	2	3

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Larus argentatus</i>	Herring Gull		NERC S41	UK BAP Priority, Bird Red, Notable Bird	22/12/2007	27/12/2023	35	30
<i>Larus canus</i>	Common Gull			Bird Amber, Notable Bird	27/01/2011	27/01/2011	1	5
<i>Larus fuscus</i>	Lesser Black-backed Gull			Bird Amber, Notable Bird	26/04/2008	24/04/2016	3	4
<i>Gallinago gallinago</i>	Snipe			Bird Amber, Notable Bird	17/02/2008	17/02/2008	1	1
<i>Scolopax rusticola</i>	Woodcock			Bird Red, Notable Bird	16/12/2014	16/12/2014	1	1
<i>Ardea cinerea</i>	Grey Heron				05/02/2006	13/04/2023	15	2
<i>Egretta garzetta</i>	Little Egret	Birds Dir A1		Notable Bird	26/12/2007	12/03/2018	7	3
<i>Columba livia</i>	Rock Dove				09/02/2008	03/01/2021	13	4
<i>Columba oenas</i>	Stock Dove			Bird Amber, Notable Bird	10/11/2007	14/04/2021	16	40
<i>Columba palumbus</i>	Woodpigeon			Bird Amber	25/08/1998	27/12/2023	94	275
<i>Streptopelia decaocto</i>	Collared Dove				01/05/1990	29/09/2023	49	10
<i>Streptopelia turtur</i>	Turtle Dove		NERC S41	UK BAP Priority, Bird Red, Notable Bird	04/06/1985	07/06/2008	2	1
<i>Alcedo atthis</i>	Kingfisher	Birds Dir A1	WCA Sch1 Pt1	Notable Bird	01/04/1981	20/12/2021	13	1
<i>Falco peregrinus</i>	Peregrine	Birds Dir A1	WCA Sch1 Pt1	Notable Bird	21/04/1990 - 04/05/1990	18/05/2022	15	1
<i>Falco subbuteo</i>	Hobby		WCA Sch1 Pt1	Notable Bird	04/08/1994	28/08/2023	3	1
<i>Falco tinnunculus</i>	Kestrel			Bird Amber, Notable Bird	26/04/2008	24/08/2021	12	5
<i>Alectoris rufa</i>	Red-legged Partridge				30/06/2009	13/06/2011	2	5
<i>Phasianus colchicus</i>	Pheasant				23/11/2004 - 24/11/2004	14/04/2021	57	31
<i>Fulica atra</i>	Coot				23/03/2016	10/08/2018	4	6
<i>Gallinula chloropus</i>	Moorhen			Bird Amber	29/10/2007	01/08/2023	24	4
<i>Aegithalos caudatus</i>	Long-tailed Tit				29/11/1992	13/04/2023	31	16
<i>Alauda arvensis</i>	Skylark		NERC S41	UK BAP Priority, Bird Red, Notable Bird	09/11/2008	08/04/2020	10	4
<i>Bombycilla garrulus</i>	Waxwing				19/02/2009	06/12/2012	2	2
<i>Certhia familiaris</i>	Treecreeper				26/03/2007	29/06/2022	18	3
<i>Coloeus monedula</i>	Jackdaw				23/11/2004	27/12/2023	79	111
<i>Corvus corax</i>	Raven				11/09/2015	15/04/2023	14	2

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Corvus corone</i>	Carrion Crow				01/01/2005	27/12/2023	81	60
<i>Corvus frugilegus</i>	Rook			Bird Amber	23/04/1980	20/08/2023	29	41
<i>Garrulus glandarius</i>	Jay				04/11/2007	26/10/2021	27	8
<i>Pica pica</i>	Magpie				15/06/2000	27/12/2023	72	12
<i>Emberiza calandra</i>	Corn Bunting		NERC S41	UK BAP Priority, Bird Red, Notable Bird	16/01/2008	16/01/2008	1	12
<i>Emberiza citrinella</i>	Yellowhammer		NERC S41	UK BAP Priority, Bird Red, Notable Bird	24/01/2009	07/05/2023	14	15
<i>Emberiza schoeniclus</i>	Reed Bunting		NERC S41	UK BAP Priority, Bird Amber, Notable Bird	19/01/2010	22/01/2021	5	15
<i>Acanthis cabaret</i>	Lesser Redpoll		NERC S41	UK BAP Priority, Notable Bird	09/11/2008	22/11/2020	38	50
<i>Acanthis flammea</i>	Common Redpoll			Bird Red	27/02/2018	27/02/2018	2	1
<i>Carduelis carduelis</i>	Goldfinch				15/06/2000	03/08/2023	99	120
<i>Chloris chloris</i>	Greenfinch			Bird Red	15/06/2000	21/01/2023	50	17
<i>Coccothraustes coccothraustes</i>	Hawfinch		NERC S41	UK BAP Priority, Bird Red, Notable Bird	17/05/1984	11/02/2019	19	127
<i>Fringilla coelebs</i>	Chaffinch				15/06/2000	14/04/2021	60	43
<i>Fringilla montifringilla</i>	Brambling		WCA Sch1 Pt1		20/01/2008	01/01/2023	8	24
<i>Linaria cannabina</i>	Linnet		NERC S41	UK BAP Priority, Bird Red, Notable Bird	06/06/2009	07/05/2023	9	70
<i>Loxia curvirostra</i>	Crossbill		WCA Sch1 Pt1	Notable Bird	22/06/2020	22/11/2020	2	18
<i>Pyrhula pyrrhula</i>	Bullfinch		NERC S41	UK BAP Priority, Bird Amber, Notable Bird	01/05/1992	24/01/2023	50	6
<i>Spinus spinus</i>	Siskin				24/02/1990	25/05/2023	99	20
<i>Delichon urbicum</i>	House Martin			Bird Red, Notable Bird	10/11/1990	20/08/2023	24	150
<i>Hirundo rustica</i>	Swallow			Notable Bird	29/10/1992	07/05/2023	30	7
<i>Riparia riparia</i>	Sand Martin			Notable Bird	16/04/2016	16/04/2016	1	10
<i>Anthus pratensis</i>	Meadow Pipit			Bird Amber, Notable Bird	09/11/2008	31/12/2021	3	12
<i>Anthus trivialis</i>	Tree Pipit		NERC S41	UK BAP Priority, Bird Red, Notable Bird	06/04/2020	06/04/2020	1	1
<i>Motacilla alba</i>	Pied Wagtail				11/03/1997	25/11/2023	29	500
<i>Motacilla alba yarrellii</i>	Pied Wagtail				24/05/2015	03/01/2021	4	5
<i>Motacilla cinerea</i>	Grey Wagtail			Bird Amber, Notable Bird	06/12/1993	07/05/2023	36	3

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Motacilla flava</i>	Yellow Wagtail		NERC S41	UK BAP Priority, Bird Red, Notable Bird	14/05/2006	04/10/2008	2	1
<i>Erithacus rubecula</i>	Robin				25/08/1998	27/12/2023	101	52
<i>Luscinia megarhynchos</i>	Nightingale			Bird Red, Notable Bird	05/05/1999	10/05/1999	2	1
<i>Muscicapa striata</i>	Spotted Flycatcher		NERC S41	UK BAP Priority, Bird Red, Notable Bird	14/07/1990	06/06/2022	6	3
<i>Saxicola rubicola</i>	Stonechat				16/12/2022	16/12/2022	1	2
<i>Cyanistes caeruleus</i>	Blue Tit				25/08/1998	27/12/2023	96	52
<i>Parus major</i>	Great Tit				25/08/1998	07/10/2023	79	29
<i>Periparus ater</i>	Coal Tit				12/09/1990	02/07/2022	69	5
<i>Poecile montanus</i>	Willow Tit		NERC S41	UK BAP Priority, Bird Red, Notable Bird	26/11/1992	17/03/1993	2	1
<i>Poecile palustris</i>	Marsh Tit		NERC S41	UK BAP Priority, Bird Red, Notable Bird	06/12/1993	13/11/2021	32	3
<i>Passer domesticus</i>	House Sparrow		NERC S41	UK BAP Priority, Bird Red, Notable Bird	15/06/2000	25/11/2023	70	59
<i>Phylloscopus collybita</i>	Chiffchaff				10/03/1990	25/09/2023	46	12
<i>Phylloscopus trochilus</i>	Willow Warbler			Bird Amber, Notable Bird	30/05/2005	21/08/2023	15	25
<i>Prunella modularis</i>	Dunnock		NERC S41	UK BAP Priority, Bird Amber, Notable Bird	15/06/2000	30/05/2023	67	13
<i>Regulus ignicapilla</i>	Firecrest		WCA Sch1 Pt1	Notable Bird	10/12/2020	23/04/2022	3	3
<i>Regulus regulus</i>	Goldcrest				15/06/2000	28/12/2021	45	5
<i>Sitta europaea</i>	Nuthatch				25/09/1992	04/12/2022	81	9
<i>Sturnus vulgaris</i>	Starling		NERC S41	UK BAP Priority, Bird Red, Notable Bird	15/06/2000	26/09/2023	61	100
<i>Curruca communis</i>	Whitethroat			Bird Amber, Notable Bird	26/04/2008	03/07/2017	11	2
<i>Curruca curruca</i>	Lesser Whitethroat				06/05/2011	06/05/2011	1	1
<i>Sylvia atricapilla</i>	Blackcap				15/06/2000	05/04/2023	157	20
<i>Sylvia borin</i>	Garden Warbler				30/05/2005	24/05/2015	3	1
<i>Troglodytes troglodytes</i>	Wren			Bird Amber	25/08/1998	15/05/2023	57	25
<i>Turdus iliacus</i>	Redwing		WCA Sch1 Pt1	Bird Amber	04/02/1990	24/01/2023	32	117
<i>Turdus merula</i>	Blackbird				25/08/1998	26/09/2023	115	36
<i>Turdus philomelos</i>	Song Thrush		NERC S41	UK BAP Priority, Bird Amber, Notable Bird	15/06/2000	07/10/2023	87	9

Taxon name	Common name	International Designation	National Designation	Other Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Turdus pilaris</i>	Fieldfare		WCA Sch1 Pt1	Bird Red	28/03/1990	15/12/2022	14	150
<i>Turdus viscivorus</i>	Mistle Thrush			Bird Red, Notable Bird	01/01/2005	23/04/2022	24	15
<i>Gulosus aristotelis</i>	Shag			Bird Red	20/03/1988	09/01/1991	2	2
<i>Phalacrocorax carbo</i>	Cormorant				16/01/2008	11/12/2022	7	3
<i>Dendrocopos major</i>	Great Spotted Woodpecker				26/07/1983	23/04/2022	81	7
<i>Dryobates minor</i>	Lesser Spotted Woodpecker		NERC S41	UK BAP Priority, Bird Red, Notable Bird	24/09/1992	June 2009 - May 2010	2	1
<i>Picus viridis</i>	Green Woodpecker			Notable Bird	19/07/1990	20/08/2023	41	4
<i>Tachybaptus ruficollis</i>	Little Grebe			Notable Bird	23/03/2016	16/04/2016	2	4
<i>Psittacula derbiana</i>	Lord Derby's Parakeet				17/10/2022	17/10/2022	1	1
<i>Athene noctua</i>	Little Owl				01/06/1981	18/06/2008	10	7
<i>Strix aluco</i>	Tawny Owl			Bird Amber, Notable Bird	24/06/1989	27/12/2023	11	2
<i>Tyto alba</i>	Barn Owl		WCA Sch1 Pt1	Notable Bird	05/03/1982	01/07/2020	11	3

Table 4: Summary invasive non-native species records

This table summarises records from 1980 onwards. See accompanying spreadsheet for detailed records.

Maximum abundance = highest total number of species recorded at one time.

N.B. Where ‘Present’ appears in abundance column, no single numerical figure for abundance was provided with the record.

Taxon name	Common name	Invasive Non-Native Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
Birds						
<i>Aix galericulata</i>	Mandarin Duck	WCA Sch 9 INNS	20/03/1988	17/04/2020	3	2
<i>Branta canadensis</i>	Canada Goose	WCA Sch 9 INNS	23/03/2016	03/08/2023	11	8
Higher Plants - Flowering Plants						
<i>Allium triquetrum</i>	Three-cornered Garlic	WCA Sch 9 INNS	18/06/2008	01/05/2018	2	1
<i>Centranthus ruber</i>	Red Valerian	Sussex INNS	03/03/2012	03/03/2012	1	1
<i>Cotoneaster horizontalis</i>	Wall Cotoneaster	WCA Sch 9 INNS	11/07/2005	10/04/2018	7	1
<i>Crocospmia pottsii x aurea</i> = <i>C. x crocosmiiflora</i>	Montbretia	WCA Sch 9 INNS	18/06/2008	12/08/2022	7	1
<i>Elodea nuttallii</i>	Nuttall's Waterweed	WCA Sch 9 INNS	03/11/2006	03/11/2006	1	1
<i>Fallopia japonica</i>	Japanese Knotweed	WCA Sch 9 INNS	01/06/1986	04/09/2011	7	1
<i>Heracleum mantegazzianum</i>	Giant Hogweed	WCA Sch 9 INNS	02/05/2013	19/05/2023	2	1
<i>Hyacinthoides non-scripta x hispanica</i> = <i>H. x massartiana</i>	Bluebell	Sussex INNS	18/06/2008	01/05/2018	7	1
<i>Impatiens glandulifera</i>	Himalayan Balsam	WCA Sch 9 INNS	25/08/1998	June 2009 - May 2010	7	1
<i>Lamiastrum galeobdolon subsp. argentatum</i>	A Flowering Plant	WCA Sch 9 INNS	03/11/2006	13/04/2012	3	1
<i>Parthenocissus quinquefolia</i>	Virginia-creeper	WCA Sch 9 INNS	12/08/2022	12/08/2022	1	1
<i>Petasites fragrans</i>	Winter Heliotrope	Sussex INNS	25/03/2005	26/06/2008	4	1
<i>Prunus laurocerasus</i>	Cherry Laurel	Sussex INNS	25/03/2005	28/07/2021	11	1
<i>Quercus ilex</i>	Evergreen Oak	Sussex INNS	15/05/2011	15/05/2011	1	1
<i>Rhododendron ponticum</i>	A Flowering Plant	WCA Sch 9 INNS	25/08/1998	14/07/2021	9	1
Invertebrates - Beetles						
<i>Harmonia axyridis</i>	Harlequin Ladybird	Sussex INNS	24/06/2013	17/10/2013	2	1
<i>Harmonia axyridis form succinea</i>	A Beetle	Sussex INNS	17/10/2013	17/10/2013	1	1
Mammals - Terrestrial (excl. bats)						
<i>Sciurus carolinensis</i>	Grey Squirrel	WCA Sch 9 INNS	2000	14/06/2018	5	4
Reptiles						

Taxon name	Common name	Invasive Non-Native Designation	Date of earliest record	Date of latest record	No. of records	Max. abundance
<i>Trachemys scripta</i>	Pond Terrapin	Sussex INNS	21/03/2020	21/03/2020	1	1

Map Citation Sheets

Any citations currently available for designated sites within the search area can be seen on the following pages.

LOCAL WILDLIFE SITE (LWS)

West Sussex

Site Name:	Costells, Henfield and Nashgill Woods		
Site Ref:	M08	Owner:	Private
District:	Mid Sussex	Size (ha):	78.1
Parish:	Lindfield Rural	Date:	Identified May 1992
National Grid Ref:	TQ368240	Author:	Marion Finch
Habitat:	Semi-natural woodland, ponds and streams		

Summary

The site is a large area of ancient woodland, located to the north of Scaynes Hill. It is composed of three named woods, but is a fairly uniform area of overgrown Birch coppice with Oak standards, some Hornbeam, Oak and Beech, and occasional Conifers. There are several ponds and streams.

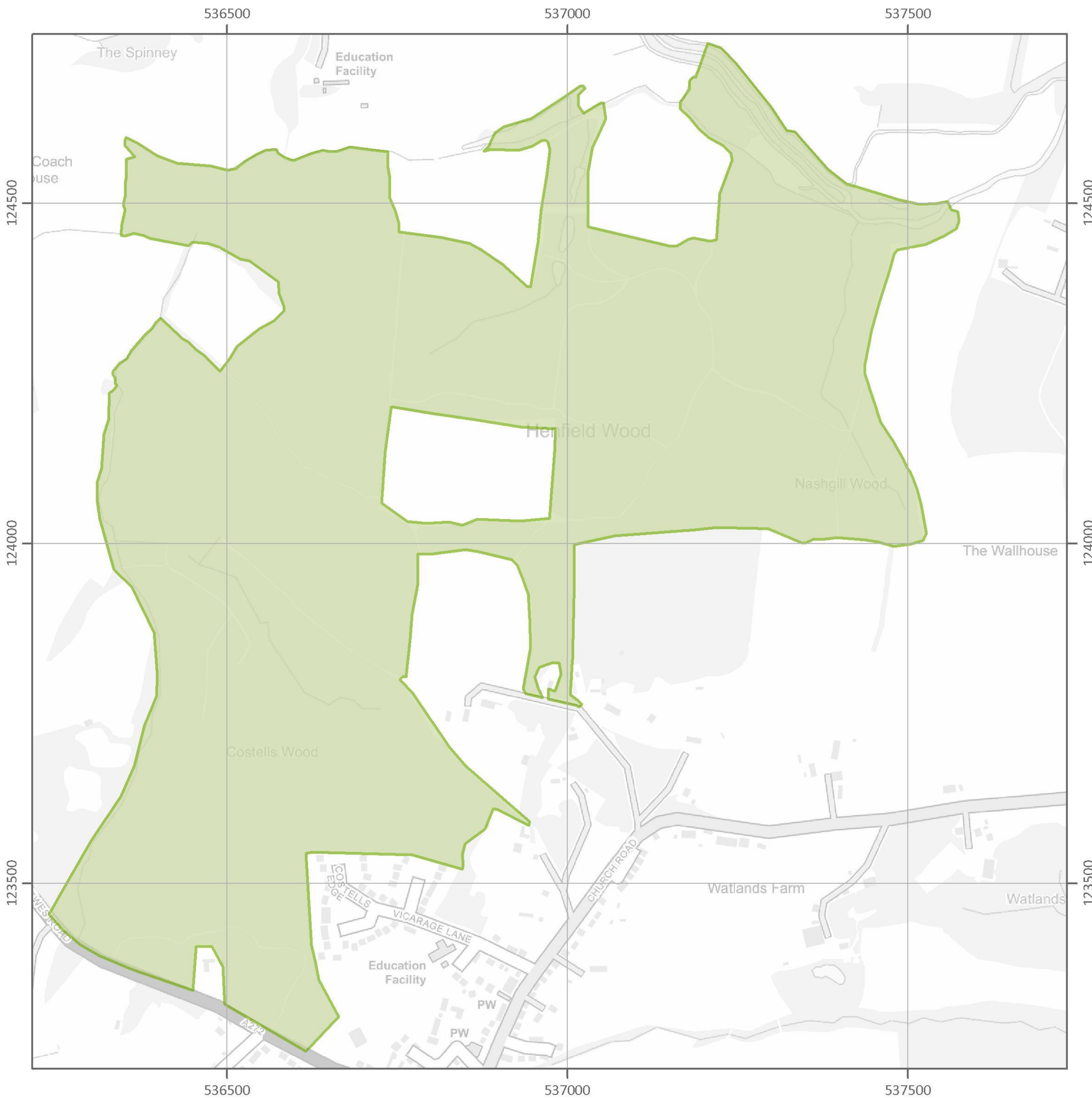
Site description

Although the site is composed of three woods which may be assumed to have different management histories, it is remarkably uniform. The majority is overgrown Birch coppice under Oak and occasional Ash standards, with a ground flora dominated by Bracken (*Pteridium aquilinum*) and Bramble (*Rubus fruticosus*). Young Pine, Birch, Rowan and Holly occur, especially in areas opened up by storm damage. Areas of Hornbeam and Hazel coppice have a richer ground flora, including Barren Strawberry (*Potentilla sterilis*), Wood Spurge (*Euphorbia amygdoides*), Primrose (*Primula vulgaris*) and Wood Anemone (*Anemone nemorosa*). Ash, Beech and Sweet Chestnut coppice also occur, although many standard Sweet Chestnuts have been cut down. Mature Pines are occasional, and there are two conifer plantations. Some storm-damaged areas have been cleared completely and replanted.

Several ponds are dry and overgrown or support boggy vegetation, such as Opposite-leaved Golden-saxifrage (*Chrysosplenium oppositifolium*), Creeping Buttercup (*Ranunculus repens*), Water Mint (*Mentha aquatica*) and Hemlock Water-dropwort (*Oenanthe crocata*). One has well developed marginal vegetation of Reed Sweet-grass (*Glyceria maxima*), Reed Canary-grass (*Phalaris arundinacea*) and Common Reedmace (*Typha latifolia*) and a Willow and Alder carr, with Marsh Marigold (*Caltha palustris*), Cuckoo-flower (*Cardamine pratensis*) and Forget-me-not (*Myosotis* sp.).

Management recommendations

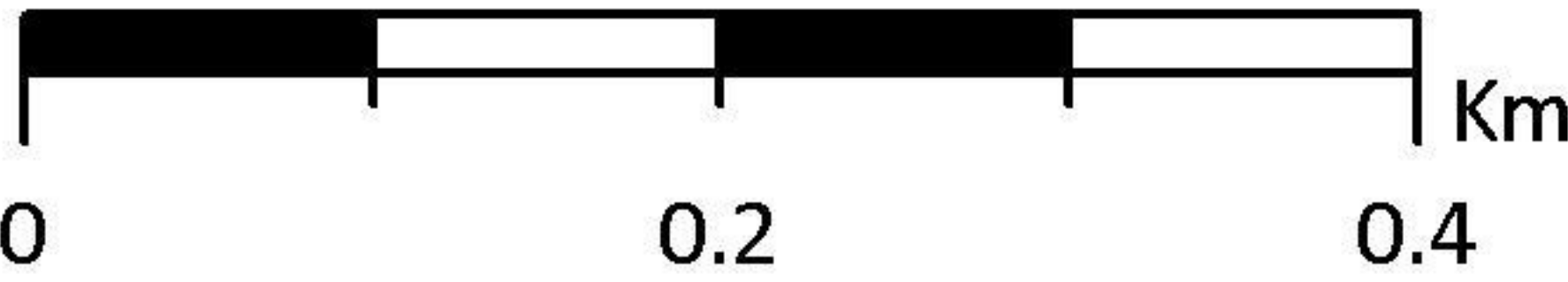
Traditional management has been coppicing, leaving standard trees. This has been abandoned, but could be reinstated to encourage ground flora species. Some storm damage has been ruthlessly cleared, and replanting carried out. Storm-damaged areas would be better left to regenerate naturally, and wood left to rot down.



1:8,000

Key to Map:

 Local Wildlife Site



Notes on boundary digitising:
*Boundaries for LWSs are digitised to match Ordnance Survey Mastermap features wherever these appropriately describe the site boundary.
**When overlaid against other forms of mapping (as above), the LWS boundary may appear to overlap or mis-align with features such as roads and buildings. This does not represent an error in the LWS boundary: basemaps often distort the true size and exact location of such features in order to improve legibility.

Local Wildlife Site boundaries maintained by Sussex Biodiversity Record Centre on behalf of Sussex Local Wildlife Sites Initiative.

Contains Ordnance Survey data © Crown copyright and database rights 2021.

LOCAL WILDLIFE SITE CITATION

Site ID: M19

Central Grid Reference: TQ341237

Site Name: Western Road Cemetery

Area: 6.5ha

District or Borough: Mid Sussex

Date Confirmed: May 1992

Parish: Haywards Heath

Date of Last Survey: July 2021

Protected Landscape: N/A

General Description

Western Road Cemetery Local Wildlife Site (LWS) is of significant botanical and fungal interest. The cemetery comprises neutral grassland with scattered trees, but most importantly includes a small, species-rich flush that contains the notable species Ivy-leaved Bellflower *Wahlenbergia hederacea*, together with Common Yellow-sedge *Carex viridula* subsp. *oedocarpa*, Marsh Pennywort *Hydrocotyle vulgaris*, Bristle Club-rush *Isolepis setacea* and small amounts of Bog Moss *Sphagnum* sp. The cemetery is also important for grassland fungi, with a regionally notable assemblage of 26 species of CHEGD (*Clavarioid*, *Hygrocybe*, *Entoloma*, *Geoglossoid* and *Dermoloma*) fungi. To the south of the cemetery, the site includes a block of lowland mixed deciduous woodland. This ancient and semi-natural woodland comprises Sycamore *Acer pseudoplatanus*, Pedunculate Oak *Quercus robur*, Holly *Ilex aquifolium* and Hazel *Corylus avellana* growing over Wood Anemone *Anemone nemorosa*, Bluebell *Hyacinthoides non-scripta* and Opposite-leaved Golden-saxifrage *Chrysosplenium oppositifolium*.

Criteria

Sussex Criteria	Comments
NERC Section 41 Habitat or Sussex BAP Habitat	Lowland Mixed Deciduous Woodland is a NERC S41 habitat.
Supporting/relict population of internationally, nationally or locally rare species or assemblages (Red Data List, NERC Section 41, Sussex RSI or Sussex BAP)	The notable plant Ivy-leaved Bellflower was recorded during the survey. A number of other notable plant species have been recorded from the site. Records also show the grassland supports an important assemblage of fungi.
Mosaic habitat	The site contains a mosaic of different habitats, including deciduous woodland, neutral grassland, a flush and tall herb vegetation.
DEFRA Criteria	Comments
Rare or exceptional feature (Annex 1, NERC Section 41,	The notable plant Ivy-leaved Bellflower was recorded during the survey. A number of other notable plant

DEFRA Criteria	Comments
Birds of Conservation Concern Red or Amber)	species have been recorded from the site. Records also show the grassland supports an important assemblage of fungi.
Diversity	The site contains a diversity of habitats, but also a diversity of species, particularly of plants and fungi.
Fragility (including threats)	The grassland, and particularly the flush, are vulnerable to over management, which could lead to a decline in botanical diversity.
Value for appreciation of nature	The LWS is located within Haywards Heath and provides the local community with a readily available means of getting closer to nature.
Value for learning	The LWS provides a good educational resource, with a number of different habitats present. It is readily accessible and there is a school adjacent to the site.

LWS Boundary Map
Western Road Cemetery

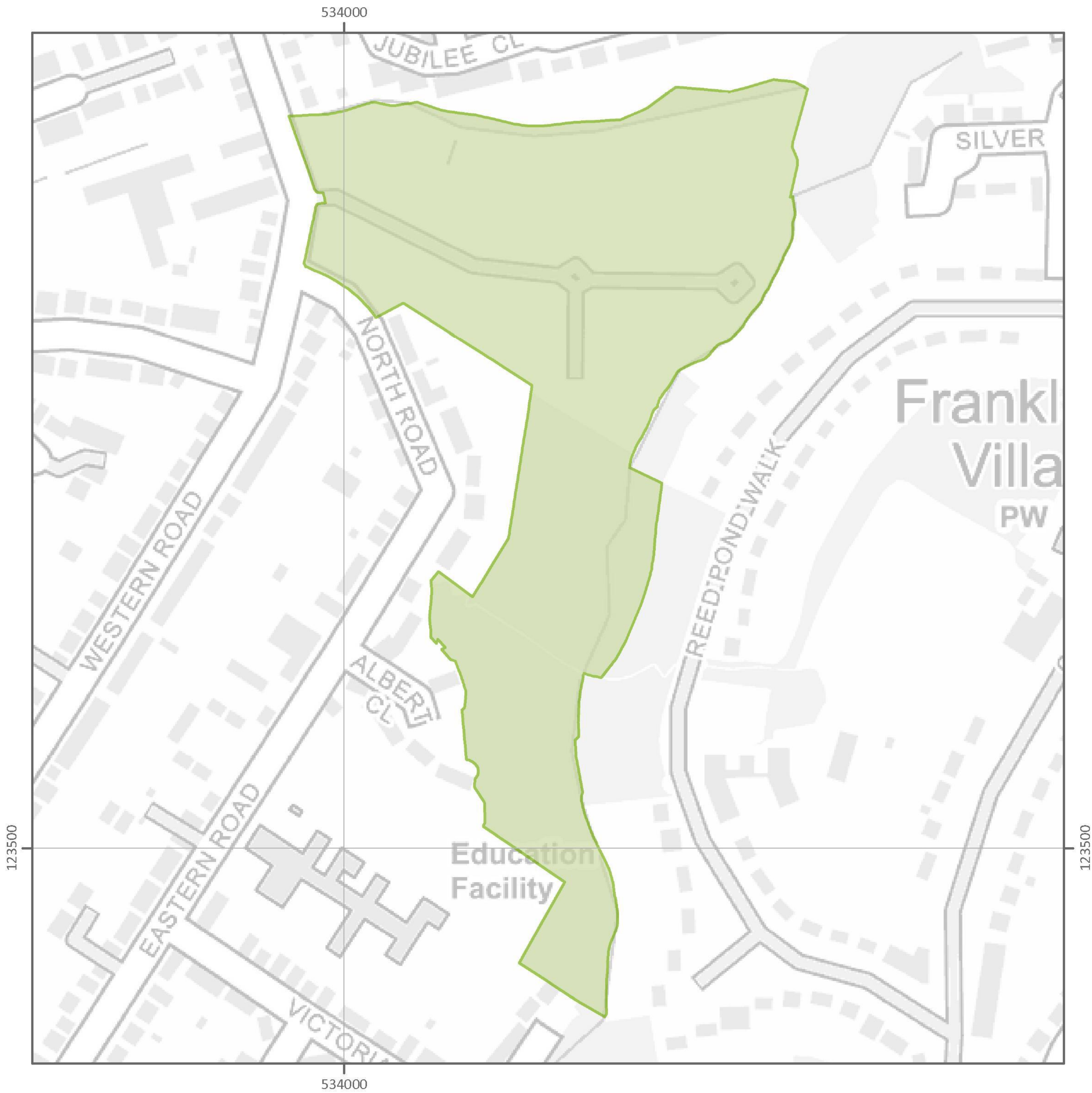
Site Code: M19



Sussex
Biodiversity
Record Centre



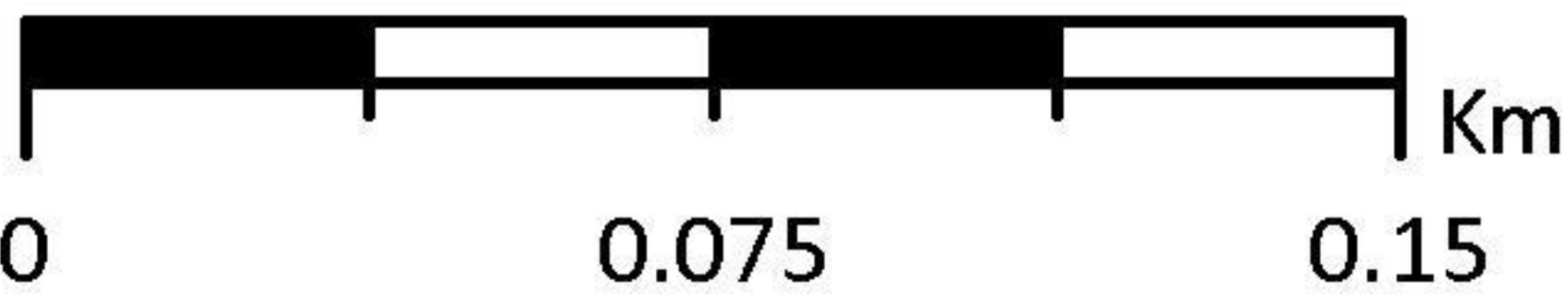
Local Wildlife Sites Initiative
SUSSEX



1:3,180

Key to Map:

Local Wildlife Site



Notes on boundary digitising:

*Boundaries for LWSs are digitised to match Ordnance Survey Mastermap features wherever these appropriately describe the site boundary.
**When overlaid against other forms of mapping (as above), the LWS boundary may appear to overlap or mis-align with features such as roads and buildings. This does not represent an error in the LWS boundary: basemaps often distort the true size and exact location of such features in order to improve legibility.

Local Wildlife Site boundaries maintained by Sussex Biodiversity Record Centre on behalf of Sussex Local Wildlife Sites Initiative.

Contains Ordnance Survey data © Crown copyright and database rights 2022.

Useful Contacts

Please use the following contacts for further advice or interpretation of the data in this report.

Local Wildlife Sites

Organisation	Sussex Local Wildlife Sites Initiative
Website	www.lws-sussex.org.uk
Email	LWS-Sussex@sussexwt.org.uk

Habitat data

Organisation	Sussex Biodiversity Record Centre
Email	info@sxbrc.org.uk

Geological designations

Organisation	Sussex Geodiversity Partnership
Website	https://geodiversitysussex.org.uk/geodiversity/

Statutory site advice

Organisation	Natural England – Sussex and Kent Area Team
Email	enquiries@naturalengland.org.uk
Telephone	0300 060 3900
Website	www.gov.uk/government/organisations/natural-england

General conservation advice

Organisation	Sussex Wildlife Trust
Email	wildcall@sussexwt.org.uk
Telephone	01273 494777
Website	www.sussexwildlifetrust.org.uk/discover/wildlife-advice/wildcall

County Species Recorders

Visit www.sxbrc.org.uk/recording/countyRecorders.php for contact details of local experts covering most taxonomic groups.

Supplying records

We rely on the continuous submission of records to keep our database up-to-date. We are always grateful to receive records from ecological consultants and members of the public alike. We accept records in many different formats but recommend the use of [iRecord](#).

Please contact the Record Centre for further information: info@sxbrc.org.uk or 01273 497570

Annex – Supporting Information

Statutory site designations

Non-statutory site designations

Species designations

Sussex notable bird list

Sussex invasive non-native species