

Katherine Williams

From: planninginfo@midsussex.gov.uk
Sent: 11 January 2026 16:02
To: Katherine Williams
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/3146

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/01/2026 4:01 PM.

Application Summary

Address:	Antler Homes Development Site Anscombe Woods Crescent Haywards Heath West Sussex
Proposal:	The erection of two buildings to provide: 2 no. 4 bedroom houses and 6 no.1 bed apartments (total 8 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan
Case Officer:	Katherine Williams

[Click for further information](#)

Customer Details

Address:	2 Anscombe Woods Crescent Haywards Heath
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Comments Details

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

Reasons for comment:

Comments: Dear Katherine Williams,

I am a resident of Anscombe Woods Crescent and wish to strongly object to this development for the following reasons:

1. The effect of the proposed development on the appearance of the area

- The block of flats, 2 houses and supporting structures i.e. refuse storage, cycle storage and parking spaces will have an adverse effect on the residential amenity of neighbours by reason of noise due to increased traffic on the site, disturbance due to the increased density of the resident population and overlooking due to the inappropriate scale of the buildings against existing property in Anscombe Woods Crescent. The aspect of the proposed development will result in the loss of our privacy due to the developments windows overlooking our garden, kitchen and bedrooms and the parking spaces directly outside our living room and bedrooms enabling views into our home also. Due to the height of the buildings, we will be overshadowed and suffer the loss of light to our garden, kitchen and bedrooms.

- These buildings are too large for the site which has limited capacity due to the protected ancient woodland and as such should be considered as an overdevelopment of the site. It risks being inappropriately high-density housing which is detrimental to both existing residents and prospective residents of these dwellings. I'd like to cite the refusal of planning permission at Rocky Lane (DM/20/3456) based on this rationale.
- The new submission by the developers is misleading. There are inconsistencies in the interpretation of the topography of the site and how high the buildings will be. Both proposals are too high for the site and will obstruct light and lead to severe overlooking between existing properties and the proposed homes.
- The visual impact of the development would be deleterious to the surrounding area. These in turn will effect the character of the neighbourhood. It would be more appropriate to draw inspiration from the historic Anscombe Woods Crescent properties (19th Century), as these are in closer proximity and therefore exert greater influence. Policy DP26 (Character & Design) stipulates that development must "respect the character and identity of the local area and respond positively to local distinctiveness." Additionally, the site is situated on the grounds of the historic St. Francis Hospital. The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing developments in the vicinity.
- We can see the developers have failed to submit images of the existing period buildings at Anscombe Woods Crescent, specifically Larchwood House, or of the original hospital building next door to the site. The materiality of which should inform the facade precedent for the proposed development and not the new builds further down the hill.
- The loss of existing views due to the proximity of the building to this at both Anscombe Woods Crescent and Bowden Way would adversely affect the residential amenity of neighbouring owners.

2. Highway safety issues

- The density of proposed new parking spaces would overwhelm the site and essentially convert the space into a parking lot with limited manoeuvrability for residents and limited access for visitors, deliveries and blue light services. This can be evidenced by the existing damage to the roundabout by HGVs (refuse and delivery vehicles).
- The amount of parking spaces is not sufficient for the proposed properties leading to unauthorised parking on verges and encroaching on the ancient woodland.
- This subsequently also impacts the outlook detrimentally.
- This newly proposed parking scheme also removes some existing parking provision for The Willows. The developer makes no provision to re-instate this resulting in parking being sought in neighbouring areas.

3. Loss of important trees

- The proposal involves the removal of a mature tree that is protected by a TPO. An application has not been made for the removal of this tree and as such planning permission should not be considered prior. There are many established trees in the ancient woodland protected by TPOs and this enhances the character of the area, indeed it forms the basis of the name Anscombe Woods Crescent.
- Additionally, the introduction of permeable paving, drainage and foundations of the structures within the vicinity of the ancient woodland and protected trees risks root damage.

4. Green Spaces

- The proposal has made no provision for maintaining the mandated 'Green Corridor', which connects Anscombe Woods Ancient Woodland on either side of the Rocky Lane by-pass. This was an agreed condition of the original potential development of the site and one of the reasons previous planning applications at this site have been rejected. The proposal directly violates this condition.
- In the last few years, residents have witnessed and documented the developer has commissioned removal of vegetation within the protected ancient woodland by way of a large scale flailer, which has destroyed the diverse habitat for insects, bats and small animals. Michele Thomasson, a local urban planner, has advised this hard cutting back to be completely unnecessary and detrimental to the area. It would harm the soil structure and integrity of the woodland. We feel the developer is intentionally seeking to undermine the entomology of the site for gain by way of 'accidental' habitat destruction. These concerns have been reported to

Tom Coll - the Planning Investigation Officer of MSDC.

5. Significantly increased noise and disturbance

- Anscombe Woods Crescent is a quiet area of the estate and as such both common and rare wildlife species have formed their habitat in the ancient woodland. The increased noise and light disturbance introduced by this development risks damaging these habitats in the long term. Protecting these habitats is not simply achieved by not building on the actual land but also preserving the surrounding environment and its conditions under which the wildlife habitats have established.
- The proposal seeks to double the amount of parking on the site which in turn will double the amount of noise and disturbance to residents. Security lighting for the parking spaces and charging points for vehicles will be disruptive to both wildlife and residents and the infrastructure for these amenities has not been detailed in the proposals.

6. Services

- The developers submitted Drainage Strategies states in next steps "permissions to lay sewage across third party lands". Policy DP20 (Securing Infrastructure) & DP42 (Water Infrastructure & the Water Environment) states "Planning permission should not be granted on the assumption that third-party consent will be obtained at a later date unless there is clear evidence that such consent already exists or is guaranteed."

In closing, I understand the need for housing in Haywards Heath but feel the proposal and subsequent revisions seek to over-develop this site, detrimentally affecting the character and amenity of the area. Whilst further revision of the proposals might be permissible, the site is simply not suitable for development.

I respectfully request that planning permission is refused on the basis of the points as outlined above.

Sincerely,

[Redacted Signature]

Kind regards