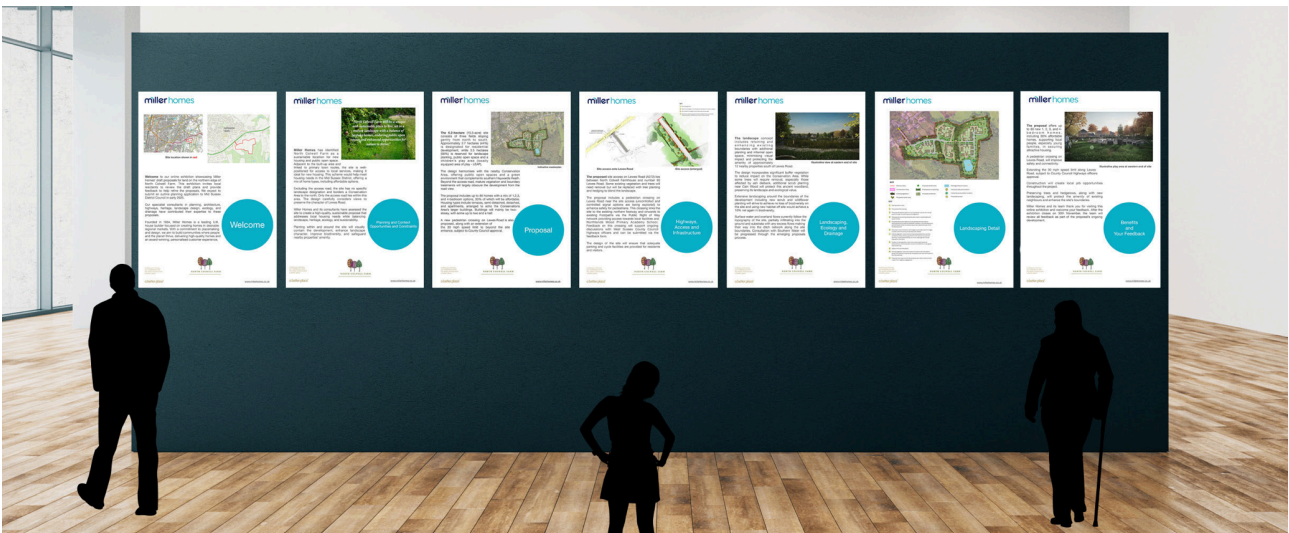


Statement of Community Involvement

North Colwell Farm, Haywards Heath

December 2024



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Executive Summary

Miller Homes conducted an online public consultation for a proposed residential development at North Colwell Farm between 11th and 30th November 2024. This was to provide local residents with an opportunity to review and provide feedback on the emerging development proposal.

This report, prepared by Bluebridge Communications, on behalf of Miller Homes, outlines the community consultation process as part of Miller Homes' commitment to early engagement with the local community. Also summarised is feedback received and how this input has been considered in refining the development plans.

The consultation process included several engagement channels to ensure accessibility for all stakeholders:

- Online consultation website with an integrated feedback mechanism.
- Direct communication options via dedicated 0800 information line, email and post.
- Hand-delivery of 60 flyer/leaflets to nearby residential households.

This public engagement resulted in the online platform receiving six responses with feedback, one phone call to the 0800 line and one direct engagement in person. All responses were carefully reviewed, and where feasible, appropriate amendments incorporated into the emerging proposal.

Additionally, on 2nd December 2024, Miller Homes delivered a 15-minute presentation to Haywards Heath Town Council's planning committee, followed by a 35-minute question-and-answer session with councillors.

A site visit was conducted pre-consultation, attended by representatives from Miller Homes and the development team, Mid Sussex District Council planning officers, and ward councillors Clarke and Kelly. During the visit, a range of questions were addressed to further inform the planning process. Based on Councillor feedback at this visit, an opportunity for a signalised crossing was again explored with West Sussex County Council (WSCC) but following further review by highways officers, they consider a crossing not technically feasible or desirable.

With the consultation response analysed and incorporated, Miller Homes' intention is to submit a planning application in early 2025.

Background

Miller Homes is proposing a high-quality residential development of up to 80 homes at North Colwell Farm. The scheme aims to provide a diverse range of housing options to meet local needs and contribute to Mid Sussex District Council's housing targets.

An online consultation was held to allow local residents and representatives to review the proposals and provide feedback. This report summarises the responses received and outlines subsequent modification made to the emerging scheme.

Benefits of the Proposal

- Up to 80 homes including up to 28 affordable homes
- Mix of home type including detached, semi detached, terrace & apartment
- Provides high quality homes for local people and families
- Helps address the need for new homes in Haywards Heath
- Will assist MSDC to meet required future housing numbers
- Proposed extension of 30mph speed limit on Lewes Road (subject to WSCC agreement)
- Proposed pedestrian crossing of Lewes Road
- Improves biodiversity
- Over half the site designed as landscaping and public open space
- New children's play area
- Local jobs opportunity in construction

Statement of Community Involvement

The community consultation took place in November 2024 in line with Mid Sussex District Council's Statement of Community Involvement (SCI) guidelines, the aspirations of the Localism Act 2011 and the Revised National Planning Policy Framework (NPPF) (2024).

The NPPF places an emphasis on pre-application engagement with local authorities, other parties and the local community, stating that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”* (paragraph 40).

Miller Homes appointed community consultation specialist Bluebridge Communications to organise the online event, remain point of contact for the community throughout, and produce this Statement of Community Involvement.

Methodology

To facilitate public engagement, a dedicated virtual consultation platform, northcolwellfarmconsultation.co.uk, was established. The website's Feedback section was open to the public from 11th to 30th November 2024, allowing residents to review the development proposals and submit their comments. The website remains accessible for reference, with contact details for the development team available to ensure ongoing communication.

The consultation process provided the local community with multiple channels to engage with the proposed scheme. In addition to the website's feedback functionality, a dedicated 0800 information line, email address and postal address were available throughout the consultation period.



[Website Homepage](#)

Notifications

60 neighbouring and nearby households were notified of the Miller Homes' North Colwell Farm consultation event on Monday 11th November 2024 by hand delivered information flyer/ leaflet (Appendix A).

Elected Representatives

Local elected representatives were notified on 11th November by email of the North Colwell Farm virtual consultation website:

- MSDC Franklands Ward (2 members)
- Haywards Heath Town Council via the Town Clerk (16 members)

Feedback Mechanisms

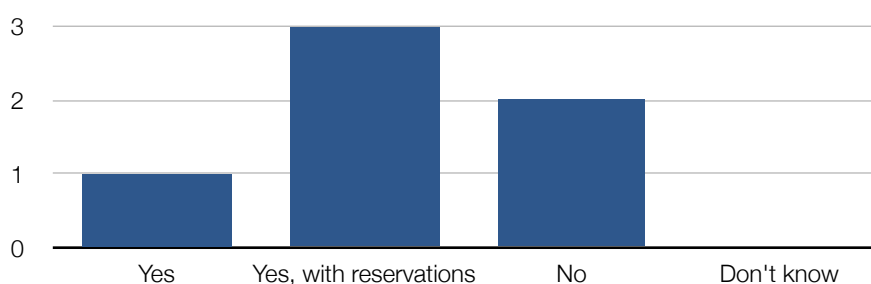
The consultation website (Appendix B) included the Feedback form (Appendix C) enabling visitors to submit their feedback directly. In addition, stakeholders were provided with multiple channels to engage with Bluebridge Communications, including a dedicated email address, 0800 information line, and postal address.

Feedback and Response

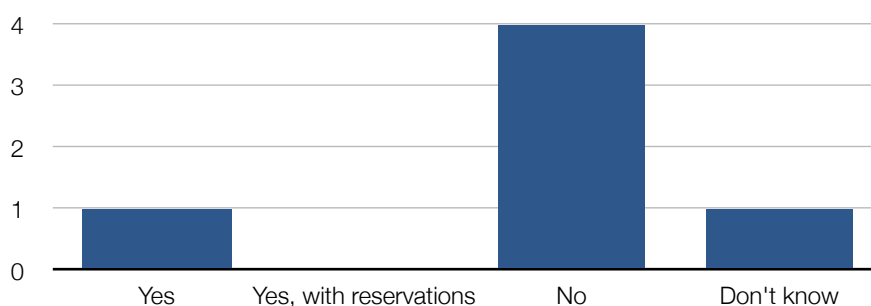
The consultation process generated six responses through the website, with an additional two submissions received via other channels: one telephone call, and one in-person meeting with a Miller Homes representative.

Comments received via website feedback form.

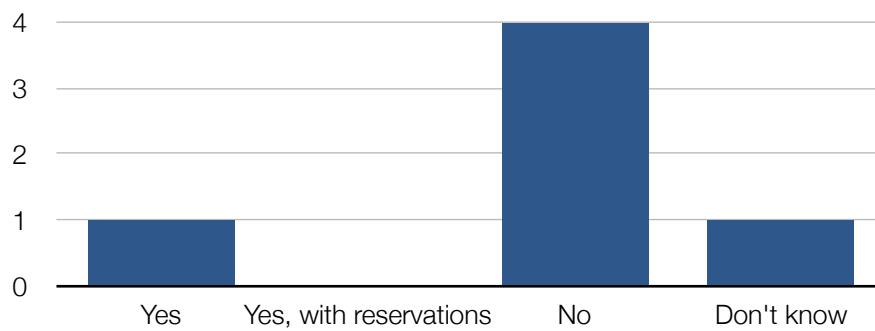
Q1. Are you in support of additional homes for Haywards Heath?



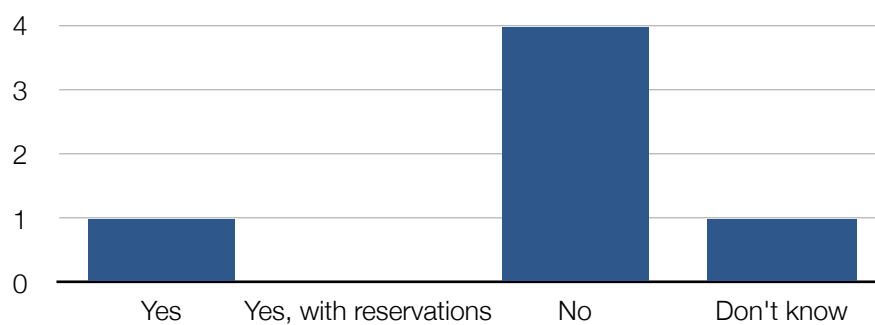
Q2. Are you in support of the proposal?



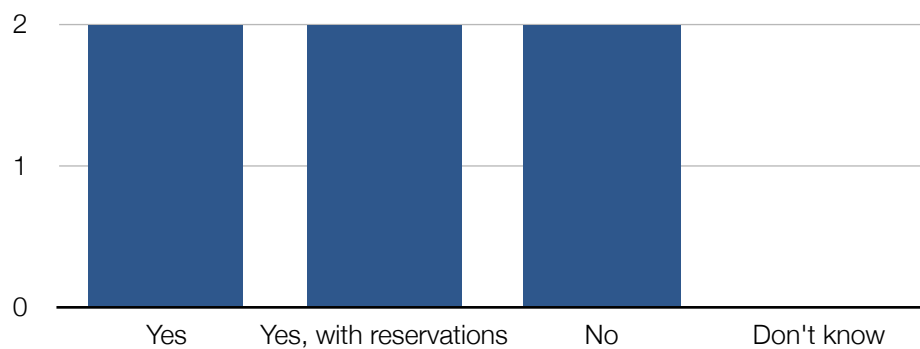
Q3. Are you in support of the number of homes within the proposal?



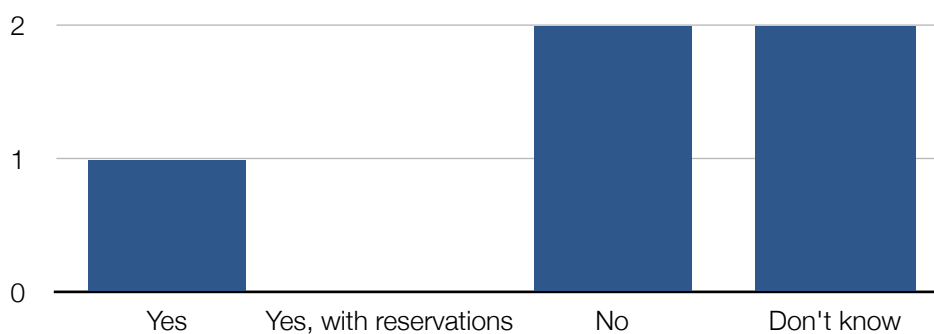
Q4. Are you in support of a new pedestrian crossing on Lewes Road?



Q5. Are you in support of extending the 30mph speed limit on Lewes Road?

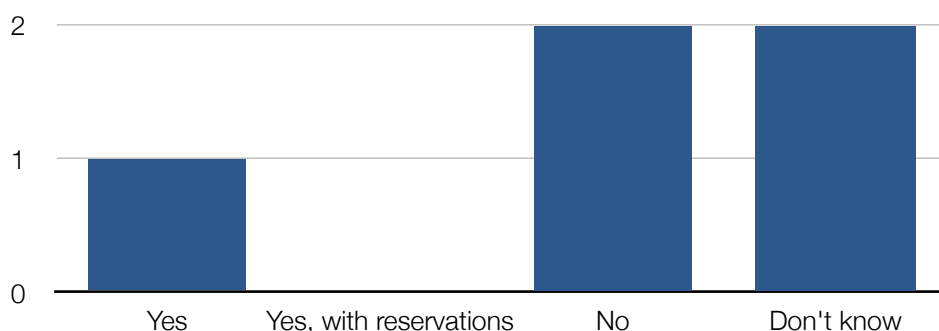


Q6. Are you in support of the proposed landscaping?



NB. One 'no response' to this question.

Q7. Are you in support of the proposed play area and open space?



NB. One 'no response' to this question.

Comments received via telephone and in person meeting

Concern raised regarding the location (ie too close) to existing residents property (southern) boundaries.

Analysis of Comments

Summary of the supportive points:

1. Understanding of Housing Needs: One respondent acknowledges the necessity of new homes and expresses agreement with the proposal in principle, noting it aligns with addressing housing needs.
2. Improved Traffic Safety Measures: Extending the 30 mph speed limit along Lewes Road. This aspect is seen as a significant improvement for resident safety, to help address the current high-speed traffic speeds.

Summary of the concerned points:

1. Traffic and Safety Concerns:
 - Increased traffic density on the A272 / Lewes Road, potentially leading to congestion, "surging" effects, and safety risks for pedestrians.
 - Existing speed limits are often ignored, making proposed pedestrian crossings potentially hazardous.
 - Poor road infrastructure, including flooding and narrow pavements, highlighted as inadequate for supporting additional traffic.
2. Environmental and Wildlife Impact:
 - Development would encroach on designated "Green Corridor" and ancient woodland, a haven for local wildlife.
 - Loss of greenfield areas and impact on the natural ecosystem.
3. Infrastructure Strain:
 - Local facilities; schools, medical services, and public transport, are already overburdened.
 - Lack of communal services and sustainable transport options (e.g. bus routes or cycle lanes) make development car-dependent, contributing to noise and air pollution.

4. Community and Aesthetic Impact:

- Development contributing to urban sprawl and negatively affecting rural-urban balance.
- Obstructed views and loss of scenic and low-density housing character of the area.

5. Design and Accessibility Issues:

- Road access to site would need significant upgrade, e.g. roundabout or traffic lights.
- Proposed crossings and footpaths deemed impractical and insufficient for pedestrian safety.

Modifications - Post Consultation

Play Area location located further to the south and therefore further away from existing residents property (southern) boundaries.

Conclusion

In accordance with Mid Sussex District Council's Statement of Community Involvement (SCI) and Miller Homes' commitment to early engagement, a comprehensive consultation programme was conducted. This included a virtual consultation platform with multiple feedback channels, alongside the distribution of 60 hand-delivered leaflets outlining the consultation process and opportunities for feedback. The consultation resulted in six responses through the website, with an additional two residents engaging directly with Miller Homes representatives.

The feedback received has been carefully reviewed, and where appropriate, modifications have been incorporated into the development proposal. Miller Homes appreciates the contributions of local residents and stakeholders, whose input has been valuable in shaping the project.

Appendices

Appendix A	Consultation Flyer/Leaflet
Appendix B	Consultation Website Boards
Appendix C	Feedback Form

Appendix A Consultation Flyer/Leaflet (double sided)

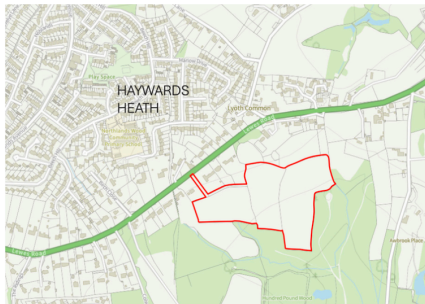
Front



North Colwell Farm - Online Public Consultation

Monday 11th November 2024 to Saturday 30th November

Please visit www.northcolwellfarmconsultation.co.uk



Site location shown in red

Miller Homes invites you to an online consultation showcasing draft proposals for a residential development on the northern edge of North Colwell Farm. You can review the online consultation at www.northcolwellfarmconsultation.co.uk and have the opportunity to provide feedback. The consultation will run from **Monday 11th November to Saturday 30th November**. We expect to submit an outline planning application to Mid Sussex District Council in early 2025.

See our
proposals

making our homes,
our workplaces and
the wider environment
a better place

a better place®



Please turn over

www.millerhomes.co.uk

Reverse



North Colwell Farm - Online Public Consultation



Indicative Masterplan

The site is proposed for up to 80 homes, including 30% affordable housing. A new pedestrian crossing on Lewes Road, along with an extension of the 30mph speed limit, is also included within the proposals. The landscape concept includes retaining and enhancing existing boundaries with additional planting and informal open space, minimising visual impact and protect the amenity of existing neighbours. Miller Homes welcome your views and will review all feedback as part of the proposal's ongoing development.

FEEDBACK OPTIONS

Visit the website for online Feedback

www.northcolwellfarmconsultation.co.uk

Freephone 0800 002 5750

Email david@bluebridgecommunications.co.uk

Post Bluebridge Communications, Basepoint,
Andersons Road, Southampton, SO14 5FE.

See our
proposals

making our homes,
our workplaces and
the wider environment
a better place

a better place®



Please turn over

www.millerhomes.co.uk



Site location shown in red.

Welcome to our online exhibition showcasing Miller Homes' draft proposals for land on the northern edge of North Colwell Farm. This exhibition invites local residents to review the draft plans and provide feedback to help refine the proposals. We expect to submit an outline planning application to Mid Sussex District Council in early 2025.

Our specialist consultants in planning, architecture, highways, heritage, landscape design, ecology, and drainage have contributed their expertise to these proposals.

Founded in 1934, Miller Homes is a leading U.K. house builder focused on creating homes in desirable regional markets. With a commitment to placemaking and design, we aim to build communities where people and the planet thrive, delivering high-quality homes and an award-winning, personalised customer experience.

Welcome

making our homes,
our workplaces and
the wider environment
a better place



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