

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 August 2025 20:41:36 UTC+00:00
To: "Susan Dubberley" <susan.dubberley@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/3077

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/08/2025 9:41 PM.

Application Summary

Address:	Sussex House Perrymount Road Haywards Heath West Sussex RH16 1DN
Proposal:	Demolition of the existing buildings and construction of a new food store (Use Class E(a)), with access, car and cycle parking, landscaping and associated works. (Amended plans received 4/08/2025 including a 'Copenhagen' crossing along the site entrance, the installation of cricket nets, amendments to the landscaping strategy and updated Retail Impact Assessment.)
Case Officer:	Susan Dubberley

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Customer Details

Address: 6 Park View Sydney Road Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Further to my comments from January and the consultation response dated 13th February I believe that the estimates for increase in traffic caused by the development are gross underestimates and I offer more concrete evidence to this effect.

One of the pro-arguments in this application reiterated in the consultation response is the strong case for reduced travel distance, which arises from the "defection" of shoppers from other stores. The net effect of this defection on traffic is assumed, correctly, to be zero for stores in the vicinity of the development. However, what is of concern is the effect of the defection from stores in other towns.

The nearest Limited Assortment Discounter (LAD) to the proposed development is Lidl in Burgess Hill. I assert that there will be a very significant increase in traffic on account of "defection" of shoppers from this store. Since, why would you travel to Burgess hill when the same service is on your doorstep?

According to the "Impact Assessment Haywards Heath v2" there are three zones contributing to Lidl trade that are likely to show significant defection towards the proposed development:

Zone 1 Haywards Heath (population 41116), which accounts for 13.5% of Lidl revenues

Zone 3 Haywards Heath / Burgess Hill (population 7474) accounts for 5.5%

Zone 7 Haywards Heath / Uckfield (population 19981) accounts for 7.2%

Assuming that average household size (from ONS) is 2.4 people per household, and each household is doing two food shops a week (source ONS) and assuming that % revenues is very close to any % population figure. Then these would, to any reasonable person, translate to the following car journeys a week

Zone 1 4626 (= 13.5 / 100 * 41116 / 2.4 * 2)

Zone 3 342

Zone 7 1198

We can assume that most of Zone 1 will defect. Probably half of Zone 2. And given the direct line of the A272 to Haywards Heath, most of Zone 7. I.e. Up to 5996 additional traffic movements a week, or 856 a day.

This will create considerably higher traffic than the estimates offered by WSCC of "26 and 91 additional traffic movements during the weekday AM and PM peak hours respectively, and 205 traffic movements during the Saturday peak hour." In fact looking at the Parking Accumulation - TRICS Average from the original Transport Assessment, I think it translates to more than double the estimates.

Therefore the impact on traffic in and around Sydney Road and Sussex square is grossly under estimated and any PICADY9 simulation is inaccurate.

I see also that neither the consultation response dated 13th February nor updated plans make any attempt to address residents concerns over the very sizeable 24/7 365 days a year refrigeration plant situated little more than 30 metres from our bedroom windows. Windows, which in the ever hotter summers we are experiencing with climate change, will be wide open all night long at a time when the plant is really struggling to keep the refrigerators cool and therefore working harder and emitting much more noise than normal. I suggested previously that the plant should be moved to the southern aspect of the development so that the building is in the way and noise will be deflected away from our homes.

Kind regards