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Sent: 20 March 2025 10:45:58 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0445

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 20/03/2025 10:45 AM from Haywards Heath Town Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/25/0445
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

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Comments Details

- The Town Council is extremely disappointed by the submission of this application and considers it to be opportunistic and speculative. The Town Council OBJECTS to the proposal on the following grounds:
- Comments:
1. it is not an allocated site in the Haywards Heath Neighbourhood Plan and is contrary to Policies E5 and E9;
 2. it is not an allocated site in the Mid Sussex District Plan 2014-2031 and is considered contrary to elements of Policies DP26, DP34 and DP35;
 3. the site falls outside of the built-up area line of the town;
 4. the proposal constitutes development within the green belt;

5. the proposal would be detrimental to the neighbouring Lewes Road Conservation Area;

6. the proposed highway access to the development at this point on Lewes Road (which is part of the busy A272) would generate an unacceptable increase in vehicular traffic entering and leaving the highway to the detriment of highway safety;

7. the proposed highway access - between two existing/established properties in Lewes Road - would be detrimental to the amenities of residents living there;

8. as well as being partially comprised of ancient woodland, the site is home to numerous species of endangered, vulnerable and protected wildlife including: Hazel dormice, adders, multiple species of bats, hedgehogs, Great Crested newts (this is in fact listed as a red area site for this species), deer and badgers. Disturbance of Hazel dormice, protected bats and badgers is a criminal offence. The development would destroy vital habitat, feeding, nesting and hunting grounds for these species and the Town Council believes the proposals do not go far enough to ensure the protection of these, particularly in regard to the large badger set found on site. The development would also result in the loss of a vital wildlife corridor.

In the event that the application is approved despite these objections, the Town Council requests that developer Section 106 contributions for local community infrastructure be allocated towards the proposed allotments, cemetery and Country Park on land off of Hurstwood Lane.

Furthermore, any consent must be conditional on a significant improvement in what is being offered in terms of the proposal's accessibility, connectivity, and sustainability, such as: the creation of controlled crossings/a pedestrian bridge across Lewes Road, improved footpaths, wildlife tunnels and cycle paths.

Kind regards