

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 March 2025 12:54:56 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 13/03/2025 12:54 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:	41 Lewes Road 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:	We strongly oppose this planning application living directly opposite the proposed access road to the proposed development. There are many reasons as to why this should not be considered a viable proposition. 1) The EIA found the site to be of 'county importance' for one the UK's rarest mammals, the endangered Hazel Dormouse as well as finding rare bats, birds and reptiles. Hazel Dormice are a

conservation priority species in the UK, assessed by Natural England as being vulnerable to extinction.

The EIA found a living Hazel Dormouse and three Hazel Dormouse nests in the species-rich hedgerows bordering the fields. After doing a brief survey, the developers deemed the site of "at least regional importance" for bats with a wide range of species, including IUCN endangered species' Leisler's bat and Barbastelle, and other species including Noctule, Serotine and Soprano Pipistrelle bats. Building 80 (or any more) new dwellings on such an important area of Conservation land would cause irreparable damage to the wildlife.

2) The development's prominence on a high ridge, along which the A272 runs, will add more light and noise pollution.

3) The access road is due to be positioned on a stretch of the A272 which is already incredibly busy, providing key access to Haywards Heath and other areas from the East. Despite it being a 40mph zone, it is a straight section of road and thus the speed limit is rarely adhered to, and it is commonplace to see cars and particularly motorbikes travelling in excess of 70mph - there is no deterrent. The current speed warning sign which flashes has no impact and the only feasible solution to this is speed cameras.

4) Cars pulling out of private drives and side roads down this stretch of road already find it dangerous getting onto the main road due to excess traffic and speeding traffic and it's a regular occurrence for those who do follow the speed limit to be overtaken putting others at considerable risk. 80 New houses would mean up to a further c. 160 cars at various points coming in and out of this access road.

5) To think that residents of 80 new houses (c.200 people) will need to "play chicken" crossing this road to access local amenities is utterly irresponsible and will result in serious injury or death at some point.

6) There is only a single pavement along this very busy road and the pavement opposite the access road is already narrow. It is a very poorly lit pavement on which to walk and together with the pavement generally being narrow, significant improvements would need to be made. However, I cannot see how a pavement would be widened without encroaching onto property on the Northern side of the road as clearly narrowing the road is not an option. There is no space for a roundabout and the addition of traffic lights or similar crossings directly outside our and other properties and the additional light, noise and engine pollution this would generate would be unacceptable.

7) The vast majority of the windows from our property will look out to the new access road rather than the current matured woodland. This will be nature change the outlook and increase light, noise and engine pollution towards our property.

8) There is currently no suitable public bus stop along this road and if there were, it would present a considerable danger for children crossing the road as mentioned above.

9) The current pathways to the local shop and doctors' surgery are narrow, overgrown and not paved - they are no better than

country mud tracks and not fit for purpose.

10) The local infrastructure cannot cope with the current number of residents. Northlands Wood surgery has considerably more patients per doctor than the national average and waiting times for a standard appointment is already around 4 weeks.

11) It will add even more traffic to the B2112 and other local roads, already struggling to cope with the excess traffic from housing developments across the area and about to struggle to cope with the nearby Hurst Farm development.

Whilst we appreciate there is a need for new houses and MSDC are under pressure to approve planning, this particular proposal is ill-advised and reckless and should be rejected.

Kind regards