

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2025 23:30:07 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 17/03/2025 11:30 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:	Roe Deer Cottage Lewes Road Haywards Heath
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We live on the A272 and will be directly affected by this proposed development. Along with the other residents who have submitted objections, we strongly oppose this application. This site is home to an extensive array of wildlife and flora which has been un-touched and allowed to thrive for many decades. The proposed site includes ancient woodland, large mature trees and many hedgerows which are homes and food for the birds in this area; many of these animal being endangered or protected

species.

The negative impact of this proposed development will be huge and likely result in a high percentage of these animals being pushed out in ecosystems not suitable for their survival or even worse ending up as road kill on the busy A272.

There is a large bat population in this area; it is an amazing site to be out at night here and witness them flying around. They feed off the insects on this undisturbed land which would significantly reduce the bats food supply and therefore threaten their existence in this area if this site was to be developed. I believe many of these bats are endangered species and consequently deliberate disturbance of bat roosts is a criminal offence under the protection act.

Slow worms and adders are additional rare animals we see in this area. These reptiles are of a declining population where their habitats are lost to large developments like this proposed site.

The ecological survey of this site has highlighted several ponds in close proximity which have a population of frogs, toads and newts. Newts are a protected species which under the protection act states it is an offence to disturb them. The ecological survey states the site's habitat is suitable for newts to breed and thrive. Developing this land will disturb them and inevitably kill the breeding colony here.

We get to watch the large Roe Deer population sunbathing and roaming on this site and often see tracks and markings of badgers moving across this site. From the developers survey's it has confirmed the badger set is on this site. Both the deer and badger population would be detrimentally affected by this proposed development causing them to be displaced and seeking alternative resting and grazing areas possibly in residents gardens. Even with the restricted build areas and boundaries proposed by the developers, the noise, ground disturbance, construction traffic, air pollution and ultimately the arrival of several hundred new residents will disturb the badger set and not make it a suitable environment for them to live. Will the developers then be in breach of the Protection of Badgers Act 1992?

As residents bordering this site, we experience the impact from the surface water run off after heavy rainfall. A survey carried out highlights a potential medium to high risk of flooding in parts of this site. There are many streams and ditches surrounding this land which moves the water on at a very slow rate. Building on this site will no doubt put these streams and ditches under significant strain even with the proposed plans to manage the excess water. The main stream identified; Pellingford Brook, is joined by many streams networking down from this site, it runs through the ancient woodland which will be weakened and altered

if excess water is created or not managed by this site. The developer has stated the proposed surface water network will be managed by a private company organised by them but we have no guarantee they will manage this issue with the surrounding areas in their best interests. This site could be set up with no regard for the pollution and run off leaving the site. Any pollutants running off from this site including at the construction stages will have a detrimental effect on the ecosystems that have established themselves on and around this site.

Living on this road for many years, we have witnessed the increase in traffic density and dangerous speeds people travel along it. It is one of the main routes for HGV's, lorries, vans and cars. The road is comprised of a few dangerous sweeping bends and straights where the speeds are usually exceeded. Could the recent, potentially coincidental, addition of an electronic speed warning sign next to the proposed site entrance be the developers way trying to get the speed altered on this dangerous road? Most houses have at least two cars now (especially being in the countryside with no safe walking routes) so proposing 80 new houses on this road will not only put roughly 160 more cars onto this already dangerous road but increase the delivery vans, builders vans and visiting cars turning into a side road.

In the developers plans they have proposed an uncontrolled pedestrian crossing to link this site to nearby schools, shops and local amenities. To put a crossing like this on such a busy road is asking for a fatal disaster. There's is rarely a large enough gap in the traffic to cross safely; even trying to pull out of our driveway on this stretch of A272 by car can involve waiting several minutes for a gap in the traffic. Our only saving grace at the moment is the traffic lights that have been here since November 2024 which break up the flow of traffic.

The footpaths along this road currently mean you must cross several times to walk towards Haywards Heath or the other way towards Scaynes Hill. The footpaths are narrow, only suitable for one person which increases the risk to disabled people, wheelchair users and adults walking with children; of who the developer is trying to market the development and area to. If the development was to be considered then a continuous and suitable sized footpath should be installed by the developer.

The footpath the developers have highlighted to allow pedestrians to walk into Northlands Wood is muddy, unlit, overgrown and flooded several times of the year. It is unsuitable for school children and is mainly used by dog walkers.

Increasing the amount of houses on this road will increase the density of traffic and make any journey by foot along this road even more dangerous than it already is. I don't think the developers have visited this site to see the true reality of what they are proposing.

There are no bus routes or cycle paths in the surrounding area of this site. Few cyclists use this road because of the danger it presents with the speed and surface quality. Providing cycle racks on the proposed development does not make it safe to leave the site by bike.

The bus stop at Bedales Hill has no footpath to it from the site and seems irrelevant to be mentioned by the developer.

The majority of primary schools this area are already oversubscribed meaning new potential residents would have to travel further out which the developer hasn't highlighted. Any new development in this area must include a provision for the building of a new primary school. I do not know the capacity figures for secondary schools but do know they cannot be safely accessed by these local footpaths or by bike. This would significantly increase the amount of cars on the road and in the local areas during commuter peak times.

Recreational facilities in this area are limited without travelling further out by car. The developer highlighted Clair Hall to be a local theatre and social space however this has been closed for at least 6 years. The nearest pub is not safely accessible by foot and only has a small car park. The town is roughly a 20/25 minute walk along the sporadic footpaths of the A272 and after crossing over of a two busy roundabouts. The footpaths are not lit in most areas and the surface quality is poor even for the most sure footed of people.

Local doctors and dentists are not taking on new patients. You have to travel out of the area to find a NHS dentist and even when you are registered with a local doctors surgery the wait for an appointment is lengthy as they are so over subscribed. Would the developer provide provisions for new practices to be built to accommodate their proposed number of new residents to the area?

The pictures the developer has taken of the road are not representative of the traffic density of this road and therefore misleading. The site survey is more representative of the traffic during covid times than what we have to deal with on a daily basis.

Increasing the amount of traffic accessing and using this road is going to add to the ever declining state of the road surface including the increase of potholes and sunken drain covers. We still have a set of traffic lights on this road from November 2024 protecting a drain cover with a large water leak which no company will take responsibility of and repair.

Providing services like gas and electricity as well as the large amount of site construction traffic would have an inevitable damaging effect on the road surface, the congestion, air and noise

quality in this area. It would affect all residents of this road and negatively affect the commuters using this main road in and out of Haywards Heath.

In summary we ask the council to reject the application on the basis of points above. This is not a suitable site for development with the damaging impact on the environment, local residents and amenities being significantly greater than the proposed area of living the developer thinks it will create.

Kind regards