

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 17 March 2025 20:17:21 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 8:17 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                                                                                                                                                                          |

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### Customer Details

|          |                                               |
|----------|-----------------------------------------------|
| Address: | Merryfields Cottage Lewes Road Haywards Heath |
|----------|-----------------------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                                                                                                                                 |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                |
| Reasons for comment: |                                                                                                                                                                                                                                                                                                                                                             |
| Comments:            | Objection to Planning Application - Land at North Colwell Farm, Haywards Heath<br>I strongly object to this planning application on the following grounds:<br><br>1. Failure to Meet Legal Planning Requirements<br>The Council has not fulfilled its Duty to Cooperate, meaning the strategic planning framework underpinning this development is unsound. |

The local plan's housing allocations are flawed, prioritising one Housing Market Area (HMA) over another without justification. There is a legal basis to challenge this plan, as it contradicts national planning guidance and may not withstand a judicial review.

## 2. Severe Flooding and Drainage Risks

The Flood Risk Assessment admits that parts of the site face medium to high surface water flood risks, particularly along the eastern and southern boundaries.

The drainage system relies on infiltration, yet the soil has limited permeability, meaning it may not cope with additional surface water.

The development requires a pumped foul drainage system, proving the site is not naturally suited to housing.

## 3. Environmental and Biodiversity Damage

The site borders ancient woodland and includes protected habitats, yet the Biodiversity Net Gain (BNG) report fails to fully assess the impact on species such as bats, dormice, and newts. The BNG claims are misleading-the proposal destroys high-value habitats and replaces them with low-quality modified grassland, which does not deliver true biodiversity net gain.

National planning policy requires proper environmental protection, which this application fails to provide.

## 4. Greenfield Site Should Not Be Prioritised

National Planning Policy Framework (NPPF) prioritises brownfield development, yet this valuable greenfield land is being sacrificed unnecessarily.

Mid Sussex has other brownfield sites that should be developed before destroying open countryside.

## 5. Strain on Local Infrastructure

The application fails to demonstrate that local roads, schools, healthcare, and transport links can handle the additional residents.

Lewes Road (A272) is already congested-this development would make traffic and air pollution significantly worse.

## Conclusion

This proposal does not comply with national or local planning policies, presents serious flood risks, and fails to protect the environment. I urge the Planning Committee to reject this application on the basis of its legal, environmental, and infrastructure failings.

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Kind regards