

90 Lewes Road  
Haywards Heath  
West Sussex  
RH17 7SX

16 May 2025

Re: Outline application for Land at Colwell Farm Lewes Road under reference DM/25/0445

Dear Ms Fisher,

I write in connection with the above planning application. I note that Millers Homes has not considered the impact of the development on the large population of wild deer that graze freely on the fields proposed for development.

In particular, the developer has not considered the impact of deer on road safety – currently the fields are landlocked with fences and hedges preventing the deer from accessing the Lewes Road/A272, but the development will enable access to the road by the large herd of deer causing a major safety hazard.

Below is a photo of the deer on Field 1. Only part of the herd of deer was photographed, but there are 19 deer pictured, showing the considerable size of the herd which grazes the fields.

Photo of deer on Field 1



Millers Homes states in the Ecological Impact Assessment (EclA) that “*Large numbers of Fallow Deer (Dama dama) (up to 20) have been observed during visits to the site throughout the year. Therefore the site is considered to support confirmed presence of Fallow Deer.*” (Section 4.11.1)

Deer are protected under the Deer Act 1991, and it would be expected that a full ecological survey takes place as part of any planning process.

Millers Homes should be asked to submit additional information on

- how they will minimise the impact of development on deer
- how they will prevent the deer from accessing the Lewes Road and causing a traffic hazard

With cars regularly travelling at speeds of 50mph at the site access road, a deer crossing the road is likely to cause a significant hazard and risk of serious road traffic collisions.

According to a parliamentary Road Safety Inquiry<sup>1</sup>, *“deer collisions alone in the UK account for over 400-700 personal injuries per year, including around 20 fatalities (The Deer Initiative, 2016).”*

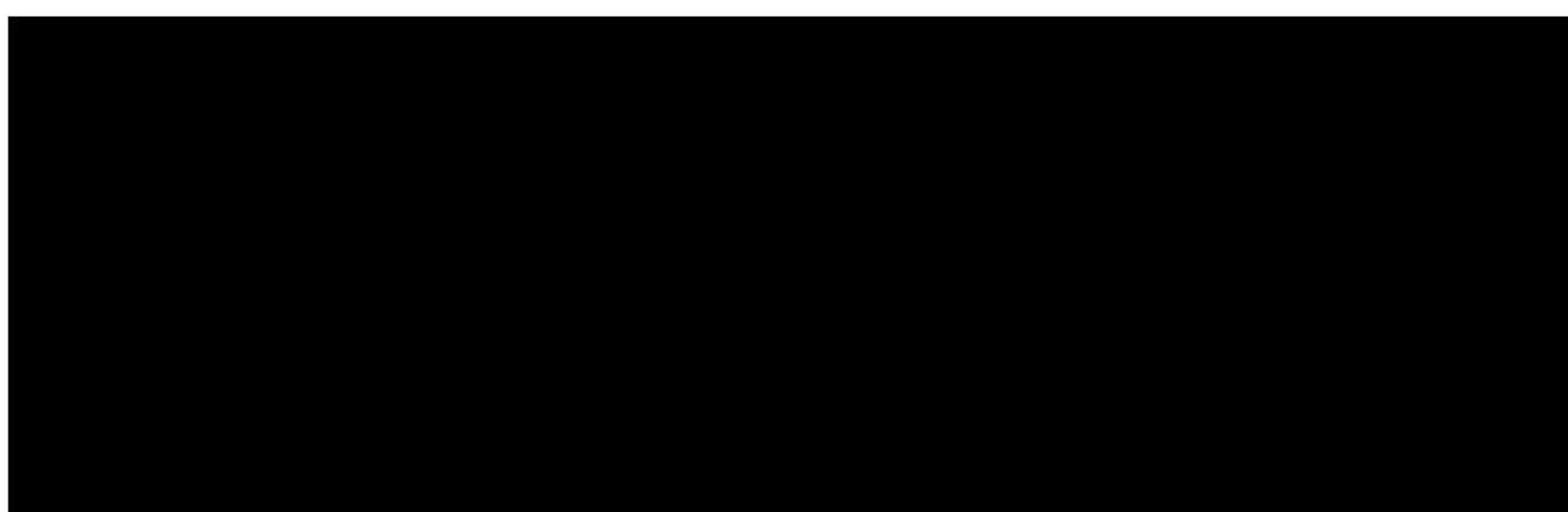
Millers Homes has recently been criticised for not adequately protecting deer in other developments.

For example, in February 2025, BBC published an article<sup>2</sup> detailing residents' concerns over the welfare of wild deer that graze on a site approved for 140 homes in Yorkshire.

*"Miller Homes plans to build the homes off Tadcaster Road at Copmanthorpe near York. Some local residents said a fence erected to protect the site had left deer injured with groups separated, and had forced some of the animals to graze on housing estate lawns," according to the article. "However, a number of residents wrote to the developer, stating one displaced deer had been run over and killed on the road into the village, with another seen injured and limping."*

Thank you for your time in considering this submission.

Yours faithfully



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<sup>1</sup> RSA0145 - Evidence on Road safety

June 2019

<https://committees.parliament.uk/writtenevidence/103481/pdf/>

<sup>2</sup> Residents' fears over building site deer safety

BBC News, Yorkshire

19 February 2025

<https://www.bbc.co.uk/news/articles/clykyd7v8p9o>