

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 April 2026 11:49:01 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3146

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/04/2026 11:49 AM.

Application Summary

Address:	Antler Homes Development Site Anscombe Woods Crescent Haywards Heath West Sussex
Proposal:	The erection of two buildings to provide: 2 no. 4 bedroom houses and 6 no.1 bed apartments (total 8 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan
Case Officer:	Katherine Williams

[Click for further information](#)

Customer Details

Address:	23 Bowden Way 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:	Formal Objection to Planning Application DM/25/3146 Anscombe Woods Crescent, Haywards Heath, West Sussex Dear Sir / Madam, I am writing to formally object to planning application DM/25/3146, which proposes the erection of two buildings comprising 2

four-bedroom houses and 6 one-bedroom apartments, together with associated access, parking, cycle storage, refuse facilities and a woodland management plan, on land at Anscombe Woods Crescent, Haywards Heath.

I respectfully request that Mid Sussex District Council refuse this application for the reasons set out below, which relate to overdevelopment, harm to residential amenity, visual impact, drainage and sewerage risk, parking pressure, and loss of biodiversity, contrary to national and local planning policy.

1. Height, Scale and Visual Impact

The proposed buildings would be located on elevated land, significantly above neighbouring properties in Bowden Way, Wheeler Court and Anscombe Woods Crescent. Due to their excessive height, massing and prominence, the development would:

Result in overlooking and loss of outlook for neighbouring homes
Create a dominant and intrusive visual presence.
Replace an existing area of open green space with dense built form

This would be visually harmful and out of character with the surrounding area, contrary to:

NPPF Paragraphs 135 & 139, which require development to be visually attractive, sympathetic to local character, and to avoid poor design.

NPPF Paragraph 130, which states that development should not be of a scale or form that causes significant harm to the amenity of existing residents.

The site is currently perceived as part of a green wooded setting; the proposed development would be an eye-sore when viewed from lower-lying neighbouring properties, particularly in Bowden Way.

2. Loss of Privacy and Residential Amenity

Given the elevated position, proximity, and window placements, the proposal would lead to:

Direct overlooking of neighbouring spaces, gardens and habitable rooms.

A significant erosion of privacy.

Increased noise and disturbance from a higher density of residential use.

This conflicts with established planning principles that seek to protect residential amenity, as required by NPPF Paragraph 134(f), which requires development to create places with a high standard of amenity for existing and future users.

3. Failure to Respect Local and Historic Character

The surrounding residential area is characterised by low-density, traditional housing that responds sensitively to the wooded setting and historic development pattern. The proposal introduces a modern, urban form of development that:

Does not integrate with the historical character of the immediate area.

Appears incongruous in scale and design.

Undermines the established identity of Anscombe Woods and surrounding streets.

This is inconsistent with NPPF Paragraph 127(c), which requires development to be sympathetic to local character and history, including surrounding built form and landscape setting.

4. Drainage and Surface Water Flood Risk

The proposed development would replace natural woodland ground with hard surfaces on elevated land, creating a high risk of:

Increased surface water runoff.

Downhill flow towards lower-lying properties in Bowden Way.

Residents in Bowden Way are especially vulnerable to such impacts due to topography. Inadequate surface water management would be contrary to:

NPPF Paragraphs 159-165, which require development to be safe from flooding and not increase flood risk elsewhere.

The principle that drainage systems must manage run-off sustainably, particularly on sloped sites.

The application does not sufficiently demonstrate how surface water will be controlled to prevent harm to neighbouring properties.

5. Sewerage Network Capacity and Risk of Overflow

The proposal would introduce eight additional dwellings draining into an existing sewerage network that serves lower-lying homes in Bowden Way.

There is serious concern that increased foul water discharge could:

Exceed sewer capacity.

Increase the risk of sewer surcharging or backflow.

Cause flooding or contamination of neighbouring properties.

The lack of clear evidence demonstrating adequate capacity and mitigation is contrary to NPPF Paragraph 20 and established planning requirements that infrastructure must be sufficient to

support new development.

6. Pressure on Parking and Highway Safety

Parking is already limited in the surrounding area, and the proposal would add multiple households with associated vehicles. This raises concerns about:

Inadequate on-site parking provision.
Overspill parking onto surrounding roads.
Increased congestion and reduced pedestrian safety.

This would conflict with NPPF Paragraph 116, which requires development to ensure safe and suitable access for all users and avoid cumulative transport impacts.

7. Loss of Biodiversity and Green Space

The site currently functions as woodland and green space supporting wildlife. Local residents regularly observe wild animals using the site to live, forage and move through the area. The proposed development would result in:

Loss of mature trees and natural habitat.
Fragmentation of wildlife corridors.
A permanent reduction in biodiversity.

This is contrary to NPPF Paragraphs 174-180, which require planning decisions to minimise impacts on biodiversity, provide net gains where possible, and protect valued natural environments.

The proposed woodland management plan does not adequately compensate for the permanent loss of habitat caused by the development itself.

Conclusion

For the reasons set out above, the proposed development represents overdevelopment of a sensitive elevated site and would result in unacceptable harm to:

- Residential amenity
- Visual character
- Drainage and sewerage safety
- Parking and highway conditions
- Biodiversity and green infrastructure

The proposal is therefore contrary to the National Planning Policy Framework and fails to demonstrate sustainable, well-designed development.

I respectfully request that this application be refused.

Kind regards

