

Steven King

From: [REDACTED]
Sent: 16 June 2026 19:11
To: planninginfo; Steven King
Cc: Zoe Tanner
Subject: Re: Application DM/25/3129 - Outline planning for 117 dwellings

[REDACTED]
Dear Planning Officer,

Thank you for the opportunity to comment on the outline planning application for up to 117 dwellings on land at Borde Hill Lane.

Since Zoe's earlier email, we have now reviewed the plans and are increasingly concerned about the proposed highway works, particularly the significant enlargement of the roundabout near our property at 34 Balcombe Road.

Our home is located immediately beyond the bend as vehicles exit the roundabout onto Balcombe Road. There is no pavement on our side of the road, meaning that every time we leave our property on foot we are required to cross the carriageway. This is not an occasional inconvenience but an unavoidable part of daily life, currently navigated with our young daughter and a pram.

We are especially concerned because:

- The crossing point is close to a bend where visibility is restricted.
- Vehicle speeds regularly appear to exceed the 30 mph limit already.
- The proposed development is expected to generate a substantial increase in traffic movements.
- The enlarged roundabout may encourage a greater volume of turning movements and traffic activity in the immediate vicinity.
- The enlarged roundabout may result in more vehicles exceeding the speed limit.
- As a family with young children, we must navigate this route frequently, including journeys to and from Harlands Primary School.
- The absence of a footway on our side of Balcombe Road means pedestrians, pushchairs and young children are placed in a particularly vulnerable position.

The National Planning Policy Framework states that development should only be supported where safe and suitable access to the site can be achieved for all users. We respectfully request that particular consideration is given to the safety of pedestrians who already use Balcombe Road and who may be affected by changes to traffic volumes and highway layout arising from this development.

We would be grateful if the Council and Highway Authority could clarify:

Whether a specific pedestrian safety assessment has been undertaken for Balcombe Road in the vicinity of the proposed roundabout alterations.

Whether observed vehicle speeds on this section of road have been considered as part of the transport assessment.

Whether visibility for pedestrians crossing the road from properties on the eastern side of Balcombe Road has been assessed.

Whether any mitigation measures are proposed, such as a footway extension, pedestrian crossing facilities, traffic-calming measures, improved visibility, or other safety interventions.

How the safety of children walking to local schools has been considered within the design.

We are not opposed to development in principle. However, we strongly believe that pedestrian safety must be fully assessed before any permission is granted. In its current form, the proposal appears to raise significant concerns regarding the safety of residents who have no option but to cross Balcombe Road immediately upon leaving their homes.

We respectfully request that these concerns are taken into account when assessing the application and that we are provided with a detailed response addressing the issues raised above.

Yours faithfully,
Damien Davis and Zoe Tanner, 34 Balcombe Road , RH16 1PF

On Fri, 24 Apr 2026 at 09:27, Zoe Tanner <zoe@zestments.com> wrote:

Dear Sir/Madam,

I am writing in response to the recent notification regarding the outline planning application for the erection of up to 117 dwellings, together with landscaping, open space and access, on land at Borde Hill Lane.

We live at 34 Balcombe Road and anticipate that the development will back directly onto our garden boundary.

Having reviewed the information currently available on the Mid Sussex District Council website, I note that there is very limited detail provided to enable residents to fully understand the nature and impact of the proposed development. While I am broadly supportive of appropriate and well-planned development in the area, I would appreciate further clarification on several important matters.

Firstly, in relation to the effect on the appearance of the area and the quality of design, there is currently no indication of what the development will look like. It would be helpful to understand the proposed architectural style, scale, and materials of the dwellings. In particular, clarification is requested as to whether the scheme includes any apartment blocks, and if so, their height and positioning.

Secondly, regarding the impact on outlook, it is difficult to assess how neighbouring properties may be affected without visual plans, elevations, or indicative layouts. Additional information or illustrative material would be valuable in understanding the extent of any visual or spatial impact.

I also have concerns about highway safety. Our property is located near a tight bend immediately following the roundabout from Borde Hill Lane to Balcombe Road. Visibility is already constrained there, and cars frequently travel well in excess of the 30 mph speed limit, making pulling out of our drive safely challenging already. A development of this size will likely generate a significant increase in traffic, and I am concerned about the safety implications. Further information on traffic assessments, access design, and proposed mitigation measures would be essential.

Please note that we do not have a pavement on our side of 34 Balcombe Road. This safety concern affects us as pedestrians on every journey because it is currently impossible to move to a safer, more visible part of Balcombe Road before crossing. This impacts every excursion with our very young family, including travel to Harlands Primary School.

Regarding tree loss and countryside intrusion, we would like to understand how many trees are

proposed to be removed, which specific areas will be affected, and what landscaping or replacement planting is planned. This is particularly important given the role that existing vegetation plays in maintaining the character of the area.

Damien and I support development in principle, provided that it is designed sensitively, maintains the character of the area, preserves as many existing trees as possible, and ensures that traffic and access arrangements are safe and appropriate for the location.

I would be grateful if the above concerns could be addressed, and if further detailed information could be made available to residents to enable informed feedback.

