

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 November 2025 09:53:32 UTC+00:00
To: "Martin Dale" <martin.dale@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2634

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/11/2025 9:53 AM.

Application Summary

Address:	Land Adjacent To Batchelors Farmhouse Keymer Road Burgess Hill West Sussex RH15 0BQ
Proposal:	Outline Planning Application with all matters reserved (except the means of access from the public highway) for residential development and the construction of up to 26 dwellings, with vehicular accesses, and new footpath links to Keymer Road, the provision of new landscape amenity space, areas of ecological enhancements, together with associated Highways, Drainage and Utilities works associated with the proposed development.
Case Officer:	Martin Dale

[Click for further information](#)

Customer Details

Address:	Tinkers Broadlands Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to the proposed development for the following reasons: 1. Traffic Safety and Visibility Hazards

- The proposed vehicle access for plots 24-26 is almost directly opposite Broadlands. As a resident of Broadlands, I can confirm that sightlines when exiting Broadlands are poor, particularly to the south.

- The crest in Keymer road to the south obscures oncoming traffic, requiring significant commitment when turning right out of Broadlands. Introducing an additional access point opposite will increase the risk of collisions with vehicles accelerating out of Broadlands and vehicles entering/exiting via the new access.

2. Access Opposite "Purtions"

- The submitted plans omit "Purtions," a newly built property. The main proposed access point is opposite "Purtions" and will have poor visibility to the south due to the crest in Keymer Road.

3. Pedestrian Safety

- There is no pavement on the western side of Keymer Road south of Greenlands, nor on either side south of Broadlands.

- The plans indicate pedestrians will need to cross Keymer Road opposite "Yondover," which is unsafe given the road's narrow width, frequent speeding beyond the 40mph limit, and heavy traffic at peak times.

- The existing eastern pavement is narrow, uneven, poorly maintained, and unlit south of Willowhurst, requiring a torch after sunset. Anybody with a child buggy or similar will struggle.

4. Density and Character of Development

- The proposal for 26 homes on 1.5 hectares is wholly out of character with the surrounding area, which consists of detached houses on large plots. This high-density design conflicts with the established pattern of development along Keymer Road and Broadlands.

5. Impact on Batchelors Farm Nature Reserve

- Batchelors Farm is a valued local nature reserve. Building 26 houses immediately adjacent to its boundary, with minimal screening, will significantly detract from its amenity and ecological value.

Kind regards