

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 11 November 2025 12:49:22 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 11/11/2025 12:49 PM.

### 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:	Yondover Keymer Road 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 this application for the following reasons -  - The application proposes a pedestrian crossing from the north side of the site to the eastern side of Keymer Road where there is

an existing footpath north of Broadlands. The proposed crossing point looks to join the footpath adjacent to the entrance to my driveway (Yondover). This has raised a number of access and safety concerns for us. A pedestrian crossing adjacent to my driveway will drastically affect the visibility of any vehicles exiting my property. The section of path north of Broadlands outside my property is very narrow and therefore any single pedestrian totally blocks the southbound visibility on a 40mph stretch of road.

Additionally, pedestrians crossing the road in the vicinity of my driveway will cause unnecessary obstruction to vehicles entering my property. The approach to my driveway is 40mph both north and southbound and vehicles are often forced to pull in at speed. Having to navigate an increase in pedestrians who will be forced to cross the road adjacent to my driveway will make it unsafe for the pedestrians but also to the vehicles accessing properties on this stretch of road. I have forwarded photographs of the location of the proposed crossing to the planning officer to evidence my concerns which I wish to be considered alongside my objection. The pedestrian access seems poorly thought out in design in that residents will be forced to cross a 40mph busy stretch of country road to be able to walk anywhere. This design is not very inclusive and supports the fact that this site is not suitable for this number of dwellings. I feel this design will put residents off walking which is not in line with the towns Place and Connectivity programme and will force more vehicles onto Keymer Road and the surrounding areas.

- The proposed pedestrian crossing will also affect my legal right of access to my property. Large delivery vehicles (food shopping/construction/large delivery lorries) cannot access our driveway due to the size. These types of vehicles pull up outside our property on Keymer Road on a regular basis. Should this application be approved, any vehicle doing so in the future will be blocking a pedestrian crossing which is illegal and therefore this will impede our legal right of access to our property.

- This area of Burgess Hill does not need anymore houses, nor does it have the infrastructure to support further houses. In the past 2 years 500 houses less than a mile down the road at Ockley Park have been approved and 260 houses less than 100m from this proposed site at Templegate have been approved. Keymer Road/Ockley Lane is saturated with new builds, it does not need a third development. The fact that new builds on the Templegate development are being reduced currently by the builders as they are not selling supports this.

- Due to this increase of 760 houses within a mile of the proposed site, our water pressure has suffered as a result of the constant building and addition of new houses to the water main network. I am aware of several local residents on Keymer Road/Ockley lane with similar issues. We have raised several complaints with South East Water to have this investigated, however the constant

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addition of houses in this area will only exacerbate the issue for local residents.

- This development will only increase traffic and congestion on Keymer Road, Ockley Lane and Folders Lane. Although the transport statement states there is a reduction in the vehicle movements between the 2018 and 2025 data, there is still a large number of houses in the immediate vicinity that are still under construction. For instance, only 75% of the houses at Ockley Park have been sold, therefore 125 houses are yet to be occupied as of November 2025. Thakeham have not even completed phase 1 at Templegate less than 100m up Keymer Road from this proposed site, phase one accounts for less than half of the 140 houses they are building. Additionally, Charles Church who are building the remaining 120 houses at Templegate are still building and very few houses are currently occupied. There could be in excess of 300 houses becoming occupied in the next 12 months within a mile of the proposed site which will be adding to traffic volumes not yet understood by the developer or MSDC. On these grounds I feel this application should be refused. The morning traffic from my property opposite the proposed site to the centre of Burgess Hill often takes 15-20mins in the morning and afternoon school run times. For a 1 mile journey this is excessive and the addition of houses on Keymer Road will only exacerbate the congestion and pollution in this area.

- The proposed site will be out of character for the semi-rural nature of this section of Keymer Road and an overdevelopment in terms of proposed number of houses. The previously approved planning application for two large Sussex barn style houses was far more appropriate for the site. The development will be an unacceptable urbanisation of the area which will be visible not only from Keymer Road, but to the adjacent Batchelors Farm open space and adjoining pathway. Batchelors Farm is one of the very few accessible countryside spaces in Burgess Hill, building in the vicinity will have an adverse impact on the public space and detract from the countryside views and should not be approved on these grounds.

- I have concerns regarding the surface water runoff and the effect this will have on Batchelors Farm Open Space. As the developer mentions, the site naturally falls away to the west boundary, current run off collects at the bottom of the access path to Batchelors Farm causing flooding in heavy rain. Concreting over this site will increase the risk of flooding in Batchelors Farm and the adjoining newly planted community Orchard and make the open space inaccessible to the public wishing to use the area. This section of Keymer Road is already experiencing an increase of surface water in heavy rain since the Templegate construction began off Willowhurst, I have sent a photo of the road flooding last weekend just south of Willowhurst to the planning officer. I have never seen the road flood like this however it is inevitable when

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such destruction of the countryside takes place.

- Although the site has been put forward for consideration in the 2021-2039 District Plan, this plan has not been fully scrutinised and approved by the Planning Inspectorate. The site is not included in any currently approved District Plan. The developers rather misleadingly advertised the site as being 'allocated for housing' in the 500 leaflets they distributed to residents in the area in September 2025 when they were canvassing for support prior to the application.

- The site has 2 vehicle entrances which raises concerns and questions as to why two separate vehicle points of entry are required for just 26 houses. I feel that two vehicle entrances have been designed with additional houses in the surrounding fields planned in the future and 2 entry points have been put in the plans to accommodate this.

- In relation to my point above, the site would set a precedent for development south of Greenlands Drive on the western side of Keymer Road. I feel this would be a dangerous precedent to set as it would encourage further development further along Keymer Road. The gap between the boundary of Burgess Hill and Hassocks is currently minimal. The new Templegate and Ockley Park developments are further eroding this gap and increasing the risk of coalescence between Hassocks and Burgess Hill. MSDC recently refused a large proposed development in Ansty/Cuckfield (DM/23/2866) on grounds that it represented a 'perceived coalescence' between Ansty and Cuckfield. In light of this, the Bachelors Farm application should be refused on the same grounds.

- There is a large amount of historic hedgerow along Keymer Road that will need to be removed to accommodate this development and provide safe vehicle access. The removal of this historic hedgerow will cause the irreplaceable loss of habitat to wildlife and totally change the character of Keymer Road. The destruction is unnecessary and will not have any positive impact to the site or the surrounding areas.

In conclusion, I feel there are overwhelming grounds for this application to be refused....again. The application was refused back in 2020 for this site to be developed for all the right reasons. The issues raised by the planning officer in 2020 are still valid today and the concerns, safety & access issues and additional pressures on the local resources and road networks remain. The only thing that has changed is the constant pressure from the government to build build build. This proposed development is going to do nothing to alleviate a lack of affordable housing in the area and any contributions from the developer and new residents will make no positive benefit to the local community. There is a minimal amount of affordable housing provided in this application

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which supports my comment about it doing nothing to alleviate local housing pressures. This development was considered by MSDC to represent a 'harmful form of development that will not maintain or enhance the local area'. This statement is still valid even with the minor reduction in houses on the site and I feel this application needs to be refused.

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Kind regards