

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 12 November 2025 12:58:18 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 12/11/2025 12:58 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:	Broadlands Grange 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:	We strongly object to the proposed development on the following grounds:
1. Conflict with countryside restraint policy	

The site lies within an area designated for countryside restraint. The proposed scale and density are excessive and unnecessary, given that a significant number of homes are already under construction nearby. A prior application for two detached dwellings was considered acceptable by residents and aligned with the area's character. The current proposal represents an excessive intensification.

**2. Impact on strategic gap**

The development would significantly erode the strategic gap between Burgess Hill and the neighbouring villages, contrary to the council's stated commitment to preserve this separation.

**3. Detriment to local character**

The proposal is out of keeping with the existing semi-rural setting along Keymer Road. The locality lacks mains sewerage and surface water drainage, making the proposed density unsuitable.

**4. Drainage issues and flood risk**

Increased surface water runoff would exacerbate flooding in the area.

**5. Highway and pedestrian safety concerns**

Vehicle access would be hazardous due to restricted sight lines, and pedestrian safety would be compromised. The length of the hedgerow removal demonstrates that the developer recognizes this. Further inadequate parking at the proposed development would lead to excessive parking on Broadlands and increased pedestrian traffic crossing Keymer Road.

**6. Traffic Congestion**

Additional traffic generated by the development would worsen congestion along Keymer Road, which already experiences significant delays during peak hours.

**7. Environmental and ecological harm**

The scheme would necessitate removal of mature trees and significant length of hedgerows, which are integral to the landscape and provide habitats for wildlife. It would also adversely affect Batchelors Farm public green space, a valued community amenity.

For these reasons, we urge the planning authority to refuse this application.

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Kind regards