

Peter Davies

From: [REDACTED]
Sent: 17 June 2026 23:04
To: planninginfo
Subject: Planning Application DM/25/3129

[REDACTED]

Dear Planning Officer,

Re: Planning Application DM/25/3129 – Land at Borde Hill Lane, Haywards Heath

I wish to object to the above application.

Whilst I recognise the need for additional housing, I do not believe that this proposal has demonstrated that a development of up to 117 dwellings can be accommodated without significant harm to the local environment, infrastructure, highway safety and the character of the area.

My concerns are as follows:

Firstly, the application should not be considered in isolation. Haywards Heath and the surrounding area have experienced substantial housing growth in recent years, including developments along the Balcombe Road corridor and nearby sites such as Hanlye Lane. The cumulative impact of these developments is already being felt by local communities. Roads are busier, public services are under increasing pressure and the countryside surrounding our towns and villages is being steadily eroded. The application does not adequately demonstrate that the cumulative effects of further development have been fully assessed.

Secondly, I have significant concerns regarding highway and pedestrian safety. Balcombe Road already carries considerable traffic and is used by residents travelling between Haywards Heath, Cuckfield, Balcombe and the wider area. Increased traffic associated with 117 additional dwellings would inevitably place further pressure on the road network.

Particular concern should be given to pedestrian safety. Existing residents already face challenges crossing and walking along sections of Balcombe Road, where footway provision is limited and visibility can be restricted. Families, children walking to school and other vulnerable road users should not be expected to accept increased risk as a consequence of additional traffic generated by this development. I am not satisfied that sufficient evidence has been provided to demonstrate that the impact on pedestrian safety can be fully mitigated.

Thirdly, the proposal would result in the loss of a valuable greenfield site and further urbanisation of an important area of open countryside. This land currently contributes to the rural setting of Haywards Heath and the wider landscape character of the area. Once developed, this countryside cannot be replaced. The proposal would represent another step in the gradual loss of the green spaces that separate and define our local communities.

I am also concerned about the environmental and ecological impact of the development. The site currently provides habitat value, natural drainage and open green space. Although mitigation and landscaping measures may be proposed, they cannot fully replicate the ecological value of

established greenfield land. The loss of permeable land will also reduce the site's natural ability to absorb rainfall and contribute to groundwater recharge.

In addition, I have concerns regarding the capacity and resilience of local infrastructure, particularly water supply. As a resident of nearby Cuckfield, I have experienced and received repeated notifications from South East Water regarding supply interruptions and infrastructure incidents in recent weeks. Whilst these incidents may have different causes, they nevertheless raise legitimate concerns regarding the resilience of local infrastructure and its ability to accommodate continued large scale development.

The South East is already recognised as one of the most water stressed regions of the country. The addition of up to 117 new dwellings will create a permanent increase in demand for water and wastewater services. I would therefore ask that the Council seeks robust evidence from the relevant utility providers that sufficient capacity exists to serve the development without adversely affecting existing residents.

Finally, local infrastructure is already under considerable strain. Residents face increasing pressure on GP services, NHS dentistry, school places, parking provision and the wider road network. The application does not provide sufficient confidence that the necessary infrastructure improvements will be delivered in step with the scale of development proposed.

For all of the reasons outlined above, I do not believe that the benefits of this proposal outweigh the harm that would arise from the loss of greenfield land, increased traffic, infrastructure pressures and the cumulative impact of continuing development in this area.

I therefore respectfully request that Mid Sussex District Council refuses planning permission for application DM/25/3129.

Yours faithfully,

[Redacted Signature]

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