

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 November 2025 11:30:02 UTC+00:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2549

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/11/2025 11:30 AM.

Application Summary

Address:	Avondale 3 Glendale Road Burgess Hill West Sussex RH15 0EE
Proposal:	Change of use from boarding house (C2) to single dwellinghouse with integral annexe (C3). Existing external stair cases to be removed.
Case Officer:	Hamish Evans

[Click for further information](#)

Customer Details

Address: 6 Glendale Road Burgess Hill Burgess Hill

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally object to the proposed change of use of the former school boarding building Avondale, Glendale Road, Burgess Hill from educational use to a residential dwelling. 1. Risk of Future Development The school's financial position is clearly under pressure, partly due to VAT on fees, and it is evident that the intention behind this change of use is to enable a sale. Given the property's significant market value (likely over £3 million), and the fact that nearby

properties priced between £1 million and £2 million have struggled to sell (I regularly keep an eye on right move and a local estate agent could validate these facts), there is little appetite from purchasers for a single dwelling at this substantial level (also supported by the fact that mortgage rates are still high). This raises a serious concern that, if sold, the property will not remain as one home. Instead, a developer may seek to:

- 1) Subdivide the building into flats, or
- 2) Redevelop the grounds into an housing estate (which we know has been sought before)

Both outcomes would fundamentally alter the character of Glendale Road and the surrounding conservation area.

Policy references:

NPPF Paragraph 202-204: Great weight should be given to the conservation of heritage assets, including conservation areas. Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72: Special attention must be paid to preserving or enhancing the character or appearance of conservation areas.

2. Impact on Conservation Area

Glendale Road currently consists of seven detached homes, each with individual character. Converting the building into flats or adding multiple dwellings would be completely out of keeping with this setting and undermine the conservation principles that protect the unique nature of this area.

Policy references:

Mid Sussex District Plan Policy DP35: Development within conservation areas must conserve or enhance their special character and appearance.

Historic England Guidance: Harm can arise from inappropriate subdivision or intensification within conservation areas.

3. Traffic and Infrastructure Concerns

Traffic congestion on Glendale Road has already increased significantly and the road is now highly congested every day, largely due to its proximity to the railway station and this Burgess Hill Girl's School entrance gate opposite Avondale, in Glendale Road.

The school's nursery entrance is published as being this entrance, and we frequently see parents parking illegally on yellow lines due to lack of space.

In fact, even the Girl's school can't abide by their own parking rules, and we observed 2 huge removals vans (we can provide

photo evidence) with no parking permits parking up the pavement over the yellow lines (which is a parking offence) for a number of hours. A blatant example, of how congested this road is, and how it is abused by the Girl's school parents and the school's own suppliers. And the fact that they were on site at Avondale, and there weren't able to park their vans in the Avondale off road parking. This was dangerous and lack of thought for the safety of the road.

Historically, congestion was limited to school drop-off and pick-up times, but now the road is constantly full of cars, making at times, MSDC waste collection vehicles struggling to get through.

Any residential dwelling of that size, would be a family with multiple cars and conversion into flats or multiple dwellings would add substantial traffic, creating safety risks and further strain on local infrastructure.

The occupants of Avondale at present, and under the age of 18 and many are overseas students, therefore we rarely see 1 car parked on their driveway.

Policy references:

NPPF Paragraph 109-111: Development should not result in unacceptable impacts on highway safety or severe residual cumulative impacts on the road network.

4. Environmental and Wildlife Impact

This area is home to diverse wildlife, including foxes (including their cubs), hedgehogs, a number of woodpeckers, and protected species the fruit bats. Sadly we have already seen a decrease in the number of fruit bats, and increased footfall, noise, and traffic from additional residents would harm these habitats and diminish the peaceful, natural environment that Glendale Road currently enjoys.

Policy references:

NPPF Paragraph 179-180: Planning should protect and enhance biodiversity and avoid harm to protected species

Additional Concerns

The school has not explained why it is turning the boarding house into residential property rather than using it for classrooms or facilities, given its stated objective to expand. This raises questions about the long-term intentions and whether this application is a precursor to a more extensive development.

The school has been very open (and has talked to us as residents) about its plans to expand (it has already purchased

almost every property in the south side of Silverdale Road) and has purchased 4 Glendale Road but explained that they had no intention to develop but rent (it did have the headmaster).

Those plans have always been in communicated that the neighbours to the school are important to the school and hat they wouldn't change the appearance of the houses or significant use of those houses.

So, to now be turning Avondale into residential is a huge risk to the neighbourhood and the schools true intention of why they are doing this.

Avondale has been a boarding school for over 20 years, and could happily provide the school with they need in terms of classrooms and outdoor space. It is very clear, the intention is to sell to raise funds. I ask that you ask the school to shares its trustee board minutes to its true intention for the planning permission, why on earth would the school want to convert the boarding school into residential rather than classrooms unless they intended to sell it?

I also agree that this would also increase the risk of planning to access the grounds behind Avondale which are outlined in the objection letter from 25 Ferndale Road.

For these reasons, I strongly object to the proposed change of use. It poses a high risk of inappropriate future development, threatens the conservation area's character, worsens traffic congestion, and damages local wildlife.

I urge the council to refuse this application in order to preserve the integrity and tranquillity of Glendale Road.

Yours Sincerely, Anna Prestwich

Kind regards